

Registered number
04788178

C G I S (No 3) Finance Thirteen Limited
Directors' Report and Financial Statements
30 June 2013

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C.G.I.S. (No. 3) Finance Thirteen Limited
Directors' report and financial statements
Contents

	Page
Directors' report	1
Statement of directors' responsibilities	2
Independent auditors' report	3
Profit and loss account	4
Balance sheet	5
Notes to the financial statements	6 - 7

C.G.I.S. (No. 3) Finance Thirteen Limited
Registered number: 04788178
Directors' Report

The directors present their annual report and the audited financial statements for the year ended 30 June 2013

Principal activities

The company's principal activity during the year continued to be the provision of finance for property investment

Directors

The following persons served as directors during the year

T S Cole
S R Collins
M N Steinberg

Disclosure of information to auditors

Each person who was a director at the time this report was approved confirms that

- so far as he is aware, there is no relevant audit information of which the company's auditor is unaware, and
- he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information

This report was approved by the board on 4 September 2013 and signed on its behalf by



M N Steinberg
Director

10 Upper Berkeley Street
London
W1H 7PE

C.G.I.S. (No. 3) Finance Thirteen Limited

Statement of Directors' Responsibilities

The directors are responsible for preparing the report and financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

C.G.I.S. (No. 3) Finance Thirteen Limited
Independent auditors' report
to the shareholders of C.G I.S. (No. 3) Finance Thirteen Limited

We have audited the financial statements of C G I S (No 3) Finance Thirteen Limited for the year ended 30 June 2013 which comprise the Profit and Loss Account, the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatements, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Directors' Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies, we consider the implications for our report.

Opinion on the financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 30 June 2013 and of its profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

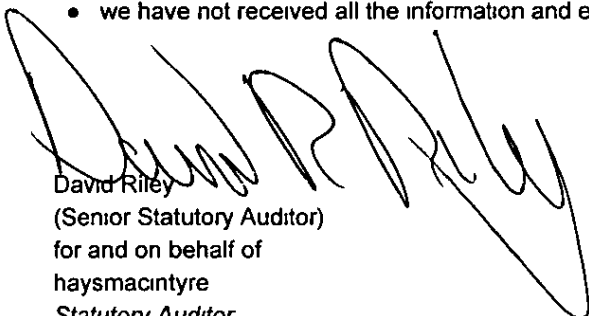
Opinion on other matters prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit.



David Riley
(Senior Statutory Auditor)
for and on behalf of
haysmacintyre
Statutory Auditor
4 September 2013

Fairfax House
15 Fulwood Place
London
WC1V 6AY

C.G.I.S. (No. 3) Finance Thirteen Limited
Profit and Loss Account
for the year ended 30 June 2013

	Notes	2013 £	2012 £
Interest receivable		16,005	15,734
Profit on ordinary activities before taxation		<u>16,005</u>	<u>15,734</u>
Tax on profit on ordinary activities	4	-	-
Profit for the financial year		<u>16,005</u>	<u>15,734</u>

Continuing operations

All the above activities relate to continuing operations

Statement of total recognised gains and losses

There were no recognised gains or losses other than those passing through the above profit and loss account

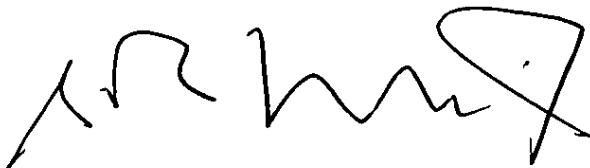
There is no difference between the profit as stated and that prepared on the historical cost basis

The notes on pages 6 - 7 form part of these financial statements

C.G.I.S. (No. 3) Finance Thirteen Limited
Balance Sheet
as at 30 June 2013

	Notes	2013 £	2012 £
Current assets			
Debtors	5	857,247	841,242
Net current assets		<u>857,247</u>	<u>841,242</u>
Net assets		<u>857,247</u>	<u>841,242</u>
Capital and reserves			
Called up share capital	6	1	1
Other reserves	7	347,763	347,763
Profit and loss account	8	509,483	493,478
Shareholders' funds	9	<u>857,247</u>	<u>841,242</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf by



S R Collins
 Director

Approved by the board on 4 September 2013

The notes on pages 6 - 7 form part of these financial statements

C.G.I.S. (No. 3) Finance Thirteen Limited
Notes to the Accounts
for the year ended 30 June 2013

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements

Basis of preparation

The financial statements have been prepared on a going concern basis, under the historical cost convention and in accordance with the Companies Act 2006 and applicable accounting standards for the United Kingdom

The company has taken advantage of the exemption in Financial Reporting Standard 1 from the requirement to prepare a cash flow statement

Related party transactions

As the company is a wholly owned subsidiary of CGIS Group (No 3) Limited, it has taken advantage of the exemption contained in Financial Reporting Standard 8 and has therefore not disclosed transactions or balances which form part of the group (or investees of the group qualifying as related parties)

The consolidated financial statements of CGIS Group (No 3) Limited, within which this company is included, can be obtained from 10 Upper Berkeley Street, London W1H 7PE

2 Staff numbers and costs

Other than the directors, the company employed no staff during the year (2012 None) None of the directors received any remuneration (2012 None)

3 Auditors' remuneration

The auditors' remuneration has been borne by its parent company, CGIS Group (No 3) Limited

4 Taxation	2013	2012
	£	£
Taxation based on profits for the year		
UK corporation tax at 24% (2012 26%)	-	-
The tax on the profit on ordinary activities has been reduced from the amount that would arise from applying the prevailing corporation tax rate to the company's profit as follows		
	2013	2012
	£	£
Profit on ordinary activities before tax	16,005	15,734
UK corporation tax at 24% on profits before tax (2012 26%)	3,841	4,091
Tax losses from group companies	(3,841)	(4,091)
Corporation tax charge for the year	-	-

C.G.I.S. (No. 3) Finance Thirteen Limited
Notes to the Accounts
for the year ended 30 June 2013

5 Debtors	2013	2012
	£	£

Amounts owed by group undertakings	<u>857,247</u>	<u>841,242</u>
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Interest on intercompany loans is charged annually in arrears at bank base rate plus 1 5%
However, where this would result in a loss arising in the subsidiary company's accounts, the
amount of interest charged is restricted to the funds available in that subsidiary company, such
that neither a gain nor a loss arises in its accounts

6 Share capital	Nominal	2013	2013	2012
	value	Number	£	£
Allotted, called up and fully paid				
Ordinary shares	£1 each	1	<u>1</u>	<u>1</u>

7 Other reserves	2013
	£
At 1 July 2012	347,763
At 30 June 2013	<u>347,763</u>

8 Profit and loss account	2013
	£
At 1 July 2012	493,478
Profit for the financial year	16,005
At 30 June 2013	<u>509,483</u>

9 Reconciliation of movement in shareholders' funds	2013	2012
	£	£
At 1 July	841,242	825,508
Profit for the financial year	16,005	15,734
At 30 June	<u>857,247</u>	<u>841,242</u>

10 Ultimate controlling party

The ultimate holding company is CGIS Group (No 3) Limited, a company incorporated in England and Wales

The company is ultimately controlled by its directors