

**CITY & GENERAL SECURITIES FINANCE FOUR LIMITED**  
**REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31ST MARCH 2010**

**Company number 04872608**

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**CITY & GENERAL SECURITIES FINANCE FOUR LIMITED**  
**REPORT AND FINANCIAL STATEMENTS**  
**YEAR ENDED 31ST MARCH 2010**

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## **CITY & GENERAL SECURITIES FINANCE FOUR LIMITED**

### **DIRECTORS' REPORT**

**YEAR ENDED 31ST MARCH 2010**

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The directors present their report together with the audited financial statements for the year ended 31 March 2010

#### **PRINCIPAL ACTIVITIES**

The principal activity of the company during the year was the provision of finance for property investment

#### **RESULTS FOR THE YEAR**

The profit for the year after taxation was £Nil (2009 £Nil) No income or expenditure arose during either the current or prior year  
The company has elected not to present a profit and loss account

#### **DIVIDENDS**

The directors do not recommend the payment of a dividend (2009 £Nil)

#### **DIRECTORS**

The directors of the company during the year were as follows -

T S Cole  
S R Collins  
M N Steinberg

#### **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the Directors' Report and the 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 judgments and accounting estimates that are reasonable and prudent,
- 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

**CITY & GENERAL SECURITIES FINANCE FOUR LIMITED**

**DIRECTORS' REPORT (continued)**

**YEAR ENDED 31ST MARCH 2010**

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So far as each of the directors is aware at the time the report is approved

- there is no relevant audit information of which the company's auditors are unaware, and,
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information

**BY ORDER OF THE BOARD ON** 17 December 2010



**R J De Barr**  
Secretary

**Registered office:**  
**10 Upper Berkeley Street**  
**London**  
**W1H 7PE**

**INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF  
CITY & GENERAL SECURITIES FINANCE FOUR LIMITED**

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We have audited the financial statements of City & General Securities Finance Four Limited for the year ended 31st March 2010 which comprise 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 Auditor's 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 Directors' Responsibilities Statement set out on pages 1 and 2, 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 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 misstatement, 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 made by the directors, and the overall presentation of the financial statements.

**Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 March 2010,
- 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.


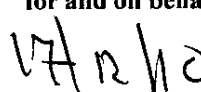
**Opinion on other matter prescribed by the Companies Act 2006**

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  


**Fairfax House  
15 Fulwood Place  
London  
WC1V 6AY**

**CITY & GENERAL SECURITIES FINANCE FOUR LIMITED**

**BALANCE SHEET**

**AS AT 31ST MARCH 2010**

	Notes	£	2010 £	£	2009 £
<b>FIXED ASSETS</b>					
Investments	4		55,017,923		55,017,923
<b>CURRENT ASSETS</b>					
<b>CREDITORS: amounts falling due within one year</b>	5	(72,933)		(72,933)	
<b>NET CURRENT LIABILITIES</b>			(72,933)		(72,933)
			<u>£54,944,990</u>		<u>£54,944,990</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	6		51,945,902		51,945,902
Share premium account	7		2,828,913		2,828,913
Profit and loss account	8		170,175		170,175
<b>SHAREHOLDERS' FUNDS</b>	9		<u>£54,944,990</u>		<u>£54,944,990</u>

The financial statements were approved and authorised for issue by the Board of Directors on *17 December 2010* and signed below on its behalf by

Director

*MN Steinberg*

Director

*SR Collins*

# CITY & GENERAL SECURITIES FINANCE FOUR LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31ST MARCH 2010

### 1. ACCOUNTING POLICIES

**a) Basis of preparation**

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards

**b) Basis of consolidation**

The directors have taken the exemption available under Section 400 of the Companies Act 2006 and have not prepared consolidated accounts on the grounds that the company is itself a subsidiary company (see Note 11)

**c) Cashflow statement**

The cashflow statement included in the consolidated financial statements of the holding company, City & General Securities Limited, complies with the conditions of Financial Reporting Standard No 1 (revised 1996) 'Cash flow statements' (FRS1). The company therefore is exempt under FRS1 from the requirement to prepare a separate cashflow statement

**d) Investments**

Investments in subsidiaries are stated at cost less provision for impairment

**e) Deferred taxation**

Deferred tax is provided using the full provision method. Deferred tax is recognised in respect of all timing differences which have originated but not reversed at the balance sheet date. It is the group's policy not to discount deferred tax to reflect the time value of money

### 2. STAFF COSTS

No staff were employed by the company during the year (2009 £Nil)

### 3. DIRECTORS' REMUNERATION

No emoluments were paid to the directors of the company in the year (2009 £Nil)

### 4. FIXED ASSET INVESTMENTS

At 1 April 2009 and 31 March 2010

	£	
	<u>£55,017,923</u>	
	<b>2010</b>	<b>2009</b>
	<b>£</b>	<b>£</b>
Subsidiary undertakings	<u>£55,017,923</u>	<u>£55,017,923</u>

The Company has an investment in the following subsidiary undertaking which is wholly owned by City & General Securities Ltd and is registered in England and Wales

Name	Principal Activity	Holding	%
New Derwent House Management Company Limited	Provision of finance for property investment	Ordinary £1	38.2

**CITY & GENERAL SECURITIES FINANCE FOUR LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (continued)**

**YEAR ENDED 31ST MARCH 2010**

<b>5. CREDITORS</b>	<b>2010 £</b>	<b>2009 £</b>
Amounts due to group undertaking	72,933	72,933
	<u>£72,933</u>	<u>£72,933</u>
<b>6. SHARE CAPITAL</b>	<b>2010 £</b>	<b>2009 £</b>
Authorised 51,945,902 Ordinary shares of £1 each	<u>£51,945,902</u>	<u>£51,945,902</u>
Issued, allotted and fully paid 51,945,902 Ordinary shares of £1 each	<u>£51,945,902</u>	<u>£51,945,902</u>
<b>7. SHARE PREMIUM ACCOUNT</b>	<b>2010 £</b>	<b>2009 £</b>
At 1 April 2009 and 31 March 2010	<u>£2,828,913</u>	<u>£2,828,913</u>
<b>8. PROFIT AND LOSS ACCOUNT</b>	<b>2010 £</b>	<b>2009 £</b>
At 1 April 2009	170,175	170,175
Retained profit for the year	-	-
At 31 March 2010	<u>£170,175</u>	<u>£170,175</u>
<b>9. RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS</b>	<b>2010 £</b>	<b>2009 £</b>
Retained profit in the year	-	-
Opening shareholders' funds	<u>54,944,990</u>	<u>54,944,990</u>
Closing shareholders' funds	<u>£54,944,990</u>	<u>£54,944,990</u>

**10. CONTINGENT LIABILITY**

The financing arrangements adopted by the company have been the subject of enquiries by HM Revenue & Customs. These enquiries have now been completed and the level of taxable profits of the company for the years ended 31 March 2004 and 31 March 2005 is disputed. The amount of Corporation tax and interest on overdue tax payable should HM Revenue & Customs be successful in their contentions is £1,138,144 at 31 March 2010. The directors have taken advice on this matter and consider that no liability should arise.

**11. ULTIMATE CONTROLLING PARTIES**

The largest and smallest group into which the company is consolidated is City & General Securities Limited which is registered in England and Wales.

Group financial statements for City & General Securities Limited are available to the public on payment of the appropriate fee, from Companies House, Crown Way, Cardiff, CF14 3UZ. The company is ultimately controlled by the directors.

**12. RELATED PARTY TRANSACTIONS**

The company has taken advantage of the exemption under Section 3c of Financial Reporting Standard No 8 'Related Party Disclosures' (FRS 8) and has not disclosed any intra group related party transactions.