

CHORD (ST PAUL'S SQUARE) LIMITED
ABBREVIATED ACCOUNTS
31 DECEMBER 2005



MGI WENHAM MAJOR LIMITED

Registered Auditors
89 Cornwall Street
Birmingham
B3 3BY

CHORD (ST PAUL'S SQUARE) LIMITED

ABBREVIATED ACCOUNTS

YEAR ENDED 31 DECEMBER 2005

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CHORD (ST PAUL'S SQUARE) LIMITED
INDEPENDENT AUDITOR'S REPORT TO CHORD (ST PAUL'S
SQUARE) LIMITED
UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of Chord (St Paul's Square) Limited for the year ended 31 December 2005 prepared under Section 226 of the Companies Act 1985.

This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special 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 for our audit work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF THE DIRECTORS AND THE AUDITOR

The directors are responsible for preparing the abbreviated accounts in accordance with Section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Act to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you.

BASIS OF OPINION

We conducted our work in accordance with Bulletin 2006/3 "The special auditor's report on abbreviated accounts in the United Kingdom" issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

OPINION

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts have been properly prepared in accordance with those provisions.

MGI Wenham Major Limited

MGI WENHAM MAJOR LIMITED

Registered Auditors

89 Cornwall Street
Birmingham
B3 3BY

30 October 2006

CHORD (ST PAUL'S SQUARE) LIMITED

ABBREVIATED BALANCE SHEET

31 DECEMBER 2005

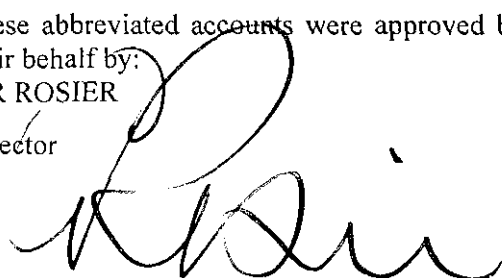
	Note	2005 £	2004 £
CURRENT ASSETS			
Stocks		5,880,770	3,865,281
Debtors		488,438	296,260
Cash at bank and in hand		43,548	1,647,761
		<u>6,412,756</u>	<u>5,809,302</u>
CREDITORS: Amounts falling due within one year	2	<u>194,163</u>	<u>224,502</u>
NET CURRENT ASSETS		<u>6,218,593</u>	<u>5,584,800</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>6,218,593</u>	<u>5,584,800</u>
CREDITORS: Amounts falling due after more than one year	3	<u>6,749,961</u>	<u>5,697,471</u>
		<u>(531,368)</u>	<u>(112,671)</u>
CAPITAL AND RESERVES			
Called-up equity share capital	4	<u>2</u>	<u>2</u>
Profit and loss account		<u>(531,370)</u>	<u>(112,673)</u>
DEFICIENCY		<u>(531,368)</u>	<u>(112,671)</u>

These abbreviated accounts have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985.

These abbreviated accounts were approved by the directors on 30 October 2006 and are signed on their behalf by:

C R ROSIER

Director



The notes on pages 3 to 4 form part of these abbreviated accounts.

CHORD (ST PAUL'S SQUARE) LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 31 DECEMBER 2005

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005).

Chord Investments Limited and KUC Properties Limited have acknowledged their commitment to financially support the company during the initial stages of the company's development. On this basis the directors have prepared the financial statements using the going concern assumption.

Work in progress

Work in progress is valued on the basis of direct costs plus attributable overheads based on normal level of activity. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of work in progress.

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more, tax, with the following exceptions:

deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Turnover

Turnover is recognised on property disposals when legally binding contracts which are irrevocable and effectively unconditional are exchanged where completion has taken place prior to the date on which the accounts are approved.

2. CREDITORS: Amounts falling due within one year

The following liabilities disclosed under creditors falling due within one year are secured by the company:

	2005	2004
	£	£
Amounts owed to related parties	-	213,000

CHORD (ST PAUL'S SQUARE) LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 31 DECEMBER 2005

3. CREDITORS: Amounts falling due after more than one year

The following liabilities disclosed under creditors falling due after more than one year are secured by the company:

	2005	2004
	£	£
Amounts owed to related parties	<u>6,224,962</u>	<u>5,197,472</u>

4. SHARE CAPITAL

Authorised share capital:

	2005	2004
	£	£
500 "A" Ordinary shares of £1 each	500	500
500 "B" Ordinary shares of £1 each	500	500
	<u>1,000</u>	<u>1,000</u>

Allotted, called up and fully paid:

	2005		2004	
	No	£	No	£
"A" Ordinary shares of £1 each	1	1	1	1
"B" Ordinary shares of £1 each	1	1	1	1
	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

The "A" and "B" ordinary shares rank pari passu.