

The Insolvency Act 1986

Notice of statement of affairs

Name of Company Delphi Properties Limited (In Administration)	Company number 05394074
In the High Court of Justice, Chancery Division Companies Court [full name of court]	Court case number 8994/2013

(a) Insert full name(s) and address(es) of administrator(s) I/We (a) Alan Robert Bloom and Angela Swarbrick
c/o Ernst & Young LLP, 1 More London Place, London, SE1 2AF

attach a copy of -

- * Delete as applicable
- * the statement(s) of affairs,
 - * the statement(s) of concurrence,

Signed A Swarbrick

Joint Administrator(s)

Dated 15/1/2014

Contact Details:

You do not have to give any contact information in the box opposite but if you do, it will help Companies House to contact you if there is a query on the form. The contact information that you give will be visible to searchers of the public record.

Sacha Russell	
Ernst & Young LLP, 1 More London Place, London, SE1 2AF	
	Tel 0207 951 1002
DX Number	DX Exchange

When you have completed and signed this form please send it to the Registrar of Companies at

Companies House, Crown Way, Cardiff, CF14 3UZ

DX 33050 Cardif

THURSDAY



A04 *A2ZOVQVS* 16/01/2014 #172
COMPANIES HOUSE

Statement of affairs

Name of Company Delphi Properties Limited (In Administration)	Company number 05394074
In the High Court of Justice, Chancery Division Companies Court {full name of court}	Court case number 8994/2013

(a) Insert name and
address of registered
office of the company

Statement as to the affairs of (a) Delphi Properties Limited (In Administration)

c/o Ernst & Young LLP, 1 More London Place, London, SE1 2AF

(b) Insert date on the (b) 18 December 2013, the date that the company entered administration

Statement of Truth

I believe that the facts stated in this statement of affairs are a full, true and complete statement of the affairs *to the best of knowledge*

of the above named company as at (b) 18 December 2013 the date that the company entered administration

Full name

WILLIAM ROBERT BARNES

Signed



Dated

10 / 14



10/01/2014
COMPANIES HOUSE

#171

A – Summary of Assets

Assets

Assets subject to fixed charge

Investment Properties *

Cash at bank

Assets subject to floating charge

Prepayments

Uncharged assets

Estimated total assets available for preferential creditors

Book Value (£)	Estimated to Realise (£)
156 493 000	156 493 000
145 329	145 329
13 520	—
NIL	—
156 651 849	156 638 329

Signature



Date

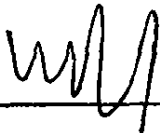
10.1.14

* Recorded at book value from July 2013 Cushman + Wakefield valuation. Potential sale at 18.12.13 noted but unclear as to net proceeds receivable.

A1 – Summary of Liabilities

		Estimated to realise (£)
Estimated total assets available for preferential creditors (carried from page A)	£	156 638 329
Liabilities	£	
Preferential creditors -	188 333 819	188 333 819
Estimated deficiency/surplus as regards preferential creditors	£	(31 695 490)
Estimated prescribed part of net property where applicable (to carry forward)	£	
Estimated total assets available for floating charge holders	£	
Debts secured by floating charges	£	
Estimated deficiency/surplus of assets after floating charges	£	
Estimated prescribed part of net property where applicable (brought down)	£	
Total assets available to unsecured creditors	£	
Unsecured non-preferential claims (excluding any shortfall to floating charge holders)	£ 788 798	788 798
Estimated deficiency/surplus as regards non-preferential creditors (excluding any shortfall to floating charge holders)	£	(788 798)
Shortfall to floating charge holders (brought down)	£	
Estimated deficiency/surplus as regards creditors	£	(32 484 288)
Issued and called up capital	£ 1	(1)
Estimated total deficiency/surplus as regards members	£	(32 484 289)

Signature



Date

10.1.14

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession

Name of creditor or claimant	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
Bank of Ireland (as Agent)	2 Burlington Place, Burlington Rd, Dublin 4, Eire	184 315 564	Fixed and floating charges	31/3/2005	184 315 564
" " "	" " " " " "	622 908	" " " " " "	"	622 908
Bank of Ireland	New Century House, Mayes St Lower, 155C, Dublin 1 Eire	1698 314	" " " " " "	"	1698 314
RBS	135 Bishopsgate, London, EC2M 3UL	1253 631	" " " " " "	"	1253 631
Lloyds Bank	Po Box 575, Farners House, 25 Monument St, London EC3A 8BA	443 402	" " " " " "	"	443 402
"		188 333 819			
"					
"					
"					
"					
CF		188 333 819			

Bank Loan
Accrued Interest
Swap Valuation
"

WVY

Signature

Date 10.1.14

ADMG1803

* Shown net of payment of £1,759,436 from bank account on 17/12/13 which is unclear as to purpose

COMPANY CREDITORS

Note: You must include all creditors and identify all creditors under hire-purchase, chattel leasing or conditional sale agreements and customers claiming amounts paid in advance of the supply of goods or services and creditors claiming retention of title over property in the company's possession

Name of creditor or claimant	Address (with postcode)	Amount of debt £	Details of any security held by creditor	Date security given	Value of security £
B/f		188 333 819			
HMRC	Regina House, Liverpool, L7S 1AD	559 622	-	-	-
HMRC	UBS Leeds, 16 Moor Road, White Rose, Leeds, LS11 0EA	145 329	-	-	-
Andrew Mills	Property Consultant, Tarncliffe City, Salford, B24 9PJ	4583	-	-	-
Cushman & Wakefield	P.O. Box 14729, 9 Cornhill Road, Birmingham, B2 2JS	12000	-	-	-
KPMG	Dept 791, 58 Cornhill Road, Whitford, WID1 1DE	12000	-	-	-
DFS Trading Ltd	1 Lockington Way, Redhouse, Powick Le Street, MK6 7NA	5264	-	-	-
		788 798			
		189 122 617	-	-	188 333 819

VAT

Corp Tax

Signature

WJ

Date

10.1.14

COMPANY SHAREHOLDERS

Name of Shareholder	Address (with postcode)	No of shares held	Nominal Value	Details of Shares held
Delphi Properties Holdings Limited	8 Ebor Court, Redhouse, Abwick-Le-Street, Storks DN6 7FE	1	£1	Ordinary shares of £1
TOTALS		1	£1	

WJG

10.1.14

Signature

Date

Statement of concurrence

Name of Company Delphi Properties Limited (In Administration)	Company number 05394074
In the High Court of Justice Chancery Division Companies Court [full name of court]	Court case number 8994/2013

(a) Insert full name and address of registered office of company to which statement of affairs relates

With regards the Statement of Affairs of (a)

Delphi Properties Limited (In Administration)

1 More London Place, London, SE1 2AF ("the company")

(b) Insert date statement of truth on the statement of affairs was made

made on (b) 10 January 2014

(c) Insert full name of person who made the statement of truth on the statement of affairs being concurred with

by (c) William Robert Barnes

Statement of Truth

(d) Insert full name and address of person making statement

I (d) Nathan Hugh Massey

*Delete as applicable

* concur with the Statement of Affairs of the above company and I believe that the facts stated in the Statement of Affairs are a full true and complete statement of the affairs of the company on the date that it entered Administration

OR

*concur with the statement of Affairs of the above company, subject to the following qualifications

(e) Please list matters in the statement of affairs which you are not in agreement with or which you consider to be erroneous or misleading or matters to which you have no direct knowledge and indicate reason for listing them

(e)

and believe that subject to these qualifications the facts stated in the statement of affairs are a full true and complete statement of the affairs of the company on the date that it entered administration

Full name NATHAN HUGH MASSEY
Signed [Signature]
Dated 13 January 2014

Statement of concurrence

Name of Company

Delphi Properties Limited (In Administration)

Company number

05394074

In the High Court of Justice Chancery Division
Companies Court

Court case number

8994/2013

a. insert full name and
address of registered
office of company to
which statement relates

With regards the Statement of Affairs of (a)

Delphi Properties Limited (In Administration)

1 More London Place, London, SE1 2AF (the company)

b. insert date
of statement of affairs
and date of statement
made

made on 10 01 14

c. insert name of
person making
statement of affairs
and date of statement

by William Robert Barnes

Statement of Truth

d. insert name of
person making
statement of truth

The Lord Kitchener CVO

Deponent's declaration

I concur with the Statement of Affairs of the above company and I believe that the facts stated in
the Statement of Affairs are a full, true and complete statement of the affairs of the company on the
date that I entered Administration

OR

I concur with the statement of Affairs of the above company subject to the following qualifications

e. insert details of
qualifications
if any, and date of
statement of affairs
and date of statement
made

2

I do believe that subject to these qualifications the facts stated in the statement of affairs are a
full, true and complete statement of the affairs of the company on the date that I entered
Administration

Signed The Lord Kitchener CVO

Signed Kitchener

Dated 10.01.14