

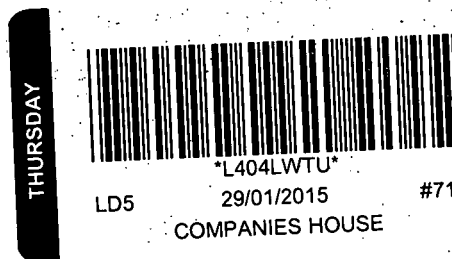
Company Registration No. 05395067 (England and Wales)

STATUTORY COPY

REVCAP PROPERTIES 28 LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2014



REVCAP PROPERTIES 28 LIMITED

COMPANY INFORMATION

Directors

A J Pettit
W J Killick
S J Pettit
N A West

Secretary

R B Mitchell

Company number

05395067

Registered office

First Floor
105 Wigmore Street
LONDON
W1U 1QY

Auditors

UHY Hacker Young
Quadrant House
4 Thomas More Square
London
E1W 1YW

REVCAP PROPERTIES 28 LIMITED

CONTENTS

	Page
Directors' report	1 - 2
Independent auditors' report	3 - 4
Profit and loss account	5
Balance sheet	6
Notes to the financial statements	7 - 12

REVCAP PROPERTIES 28 LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 30 APRIL 2014

The directors present their report and financial statements for the year ended 30 April 2014.

Principal activities

The principal activity of the company continued to be that of property investment.

Directors

The following directors have held office since 1 May 2013:

A J Pettit
W J Killick
S J Pettit
N A West

Auditors

The auditors, UHY Hacker Young, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

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 judgements 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.

REVCAP PROPERTIES 28 LIMITED

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2014

Statement of disclosure to auditors

So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information.

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

By order of the board



R B Mitchell

Secretary

22 January 2015

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF REVCAP PROPERTIES 28 LIMITED

We have audited the financial statements of Revcap Properties 28 Limited for the year ended 30 April 2014 set out on pages 5 to 12. 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 Directors' Responsibilities Statement set out on pages 1 - 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 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

A description of the scope of an audit of financial statements is provided on the APB's web-site at www.frc.org.uk/apb/scope/private.cfm.

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 30 April 2014 and of its loss 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 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.

INDEPENDENT AUDITORS' REPORT (CONTINUED)
TO THE MEMBERS OF REVCAP PROPERTIES 28 LIMITED

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; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the directors' report and from preparing a strategic report.



Marc Waterman (Senior Statutory Auditor)
for and on behalf of UHY Hacker Young

22 January 2015

Chartered Accountants
Statutory Auditor

REVCAP PROPERTIES 28 LIMITED
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 30 APRIL 2014

	Notes	2014 €	2013 €
Administrative expenses		(852,445)	(1,790,329)
Other operating income		50,000	-
Operating loss	2	(802,445)	(1,790,329)
Other interest receivable and similar income	3	972,784	949,122
Interest payable and similar charges	4	(474,877)	(599,151)
Loss on ordinary activities before taxation		(304,538)	(1,440,358)
Tax on loss on ordinary activities	5	-	-
Loss for the year	11	(304,538)	(1,440,358)

The profit and loss account has been prepared on the basis that all operations are continuing operations.

There are no recognised gains and losses other than those passing through the profit and loss account.

REVCAP PROPERTIES 28 LIMITED**BALANCE SHEET****AS AT 30 APRIL 2014**

	Notes	2014 €	€	2013 €	€
Fixed assets					
Investments	6		8,547		8,547
Current assets					
Debtors	7	76,029		191,453	
Creditors: amounts falling due within one year	8	(2,405,480)		(2,102,446)	
Net current liabilities			(2,329,451)		(1,910,993)
Total assets less current liabilities			(2,320,904)		(1,902,446)
Creditors: amounts falling due after more than one year	9		(15,973,451)		(16,087,371)
			(18,294,355)		(17,989,817)
Capital and reserves					
Called up share capital	10		1		1
Profit and loss account	11		(18,294,356)		(17,989,818)
Shareholders' funds	12		(18,294,355)		(17,989,817)

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

Approved by the Board and authorised for issue on 22 January 2015



A J Pettit
Director

Company Registration No. 05395067

REVCAP PROPERTIES 28 LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 APRIL 2014

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention.

The financial statements have been prepared on a going concern basis as in the directors' opinion the predicted future cash flows from the group's joint venture investments and funds available under the group loan facilities will be sufficient to meet the company's liabilities as they fall due.

The company has taken advantage of the exemption in Financial Reporting Standard No 1 from the requirement to produce a cash flow statement on the grounds that it is a small company.

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

1.4 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

1.5 Foreign currency translation

Monetary assets and liabilities denominated in foreign currencies are translated into euros at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at an average rate for the year. All differences are taken to profit and loss account. The financial statements in previous years were prepared in Norwegian kroner, but in the opinion of the directors as the majority of transactions are recorded in euros this should be used as the reporting currency.

1.6 Group accounts

The financial statements present information about the company as an individual undertaking and not about its group. The company has not prepared group accounts as it is exempt from the requirement to do so by section 400 of the Companies Act 2006 as it is a subsidiary undertaking of Real Estate Venture Capital Partners LLP, a limited liability partnership incorporated in England and Wales, and is included in the consolidated accounts of that company.

REVCAP PROPERTIES 28 LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 30 APRIL 2014****1 Accounting policies****(Continued)****1.7 Interest rate swaps**

The Group used interest rate swaps to manage the exposure to interest rate movements arising from the business activities of the Group and the financing of those activities. Interest was charged to the profit and loss account during the year for the net income or expense for the company's allocation of the Group interest rate swap entered into, all of which were cancelled in the year. The Companies Act 2006 permits but does not require companies to adopt "fair value accounting" in respect of financial instruments that they are party to. As the company has chosen not to adopt fair value accounting, no entry is made for the fair value of, nor for the notional amount of the interest rate swap in the balance sheet.

2 Operating loss	2014	2013
	€	€
Operating loss is stated after charging:		
Auditors' remuneration (including expenses and benefits in kind)	5,742	5,898
and after crediting:		
Profit on foreign exchange transactions	(64,883)	(17,311)
	<u> </u>	<u> </u>
3 Investment income and other interest receivable	2014	2013
	€	€
Other interest receivable and similar income		
Interest from subsidiary undertakings	972,784	949,122
	<u> </u>	<u> </u>
4 Interest payable	2014	2013
	€	€
On amounts payable to group companies	204,351	-
On bank loans and overdrafts	65,334	144,654
On interest rate swaps	205,192	454,497
	<u> </u>	<u> </u>
	474,877	599,151
	<u> </u>	<u> </u>

REVCAP PROPERTIES 28 LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 30 APRIL 2014**

5	Taxation	2014	2013
		€	€
	Total current tax	-	-
		<u> </u>	<u> </u>
	Factors affecting the tax charge for the year		
	Loss on ordinary activities before taxation	(304,538)	(1,440,358)
		<u> </u>	<u> </u>
	Loss on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 23.00% (2013 - 24.00%)	(70,044)	(345,686)
		<u> </u>	<u> </u>
	Effects of:		
	Tax losses	70,044	345,686
		<u> </u>	<u> </u>
		70,044	345,686
		<u> </u>	<u> </u>
	Current tax charge for the year	-	-
		<u> </u>	<u> </u>
6	Fixed asset investments		
			Investment in subsidiary undertakings
			€
	Cost		
	At 1 May 2013 & at 30 April 2014		8,547
			<u> </u>
	Net book value		
	At 30 April 2014		8,547
			<u> </u>
	At 30 April 2013		8,547
			<u> </u>

The company has a 50% direct holding in Capmore LLP, which is registered in England and Wales, with the principal activity of property investment.

REVCAP PROPERTIES 28 LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 30 APRIL 2014**

7 Debtors	2014	2013
	€	€
Amounts owed by subsidiary undertakings	76,029	191,453
8 Creditors: amounts falling due within one year	2014	2013
	€	€
Amounts owed to parent and fellow subsidiary undertakings	2,196,116	2,047,454
Accruals and deferred income	209,364	54,992
	2,405,480	2,102,446
9 Creditors: amounts falling due after more than one year	2014	2013
	€	€
Group loans (2013: Bank loans)	15,973,451	16,087,371
The group loans (2013: bank loans) are secured on the assets of the company, its parent and fellow subsidiary undertakings.		
10 Share capital	2014	2013
	€	€
Allotted, called up and fully paid		
1 Ordinary share of £1 each	1	1

REVCAP PROPERTIES 28 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2014

11 Statement of movements on profit and loss account

	Profit and loss account €
Balance at 1 May 2013	(17,989,818)
Loss for the year	(304,538)
Balance at 30 April 2014	<u>(18,294,356)</u>

12 Reconciliation of movements in Shareholders' funds

	2014 €	2013 €
Loss for the financial year	(304,538)	(1,440,358)
Opening Shareholders' funds	<u>(17,989,817)</u>	<u>(16,549,459)</u>
Closing Shareholders' funds	<u>(18,294,355)</u>	<u>(17,989,817)</u>

13 Contingent liabilities

The assets of the company are used as security in respect of the group loans (2013: bank loans) for the company, its parent and fellow subsidiary undertakings.

14 Control

The immediate parent is Revcap UK Holdings Limited and the ultimate parent is Real Estate Venture Capital Partners LLP. This limited liability partnership is controlled by its members. Real Estate Venture Capital Partners LLP prepares group financial statements and copies can be obtained from Companies House.

REVCAP PROPERTIES 28 LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 30 APRIL 2014

15 Related party relationships and transactions

During the year repayment fees of €750 (2013: €6,750) were charged by Lumley Properties 1 LLP of which A J Pettit and W J Killick are designated members.

During the year directors' fees of €18,249 (2013: €47,180) and repayment fees of €Nil (2013: €18,444) were charged by Real Estate Venture Capital Management LLP, a fellow subsidiary undertaking of the ultimate controlling company.

The company has taken advantage of the exemption available in accordance with FRS 8 'Related party disclosures' not to disclose transactions entered into between two or more members of a group, as the company is a wholly owned subsidiary undertaking of the group to which it is party to the transactions.