

Oxford GB Two Limited

Director's report and financial statements

Registered number 05675905

Year ended 30 June 2011



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Company information

Directors: Oxford GB Limited
M R Lethaby (*Appointed 18th February 2011*)

Secretary: A T W Ryan

Registered office: Grosvenor House
4-7 Station Road
Sunbury-on-Thames
Surrey
TW16 6SB

Telephone number 01932 733 900
Fax number 01932 733 901

Auditor: KPMG LLP
1 Forest Gate
Brighton Road
Crawley
West Sussex
RH11 9PT

Directors' report

The Directors present their annual report, together with the audited financial statements for the year ended 30 June 2011

Principal activities

The principal activity of the Company is development and project management of hotels for sale

During the year the Company, together with its 100% subsidiary Portland Crescent Leeds Ltd, continued to develop the design of a hotel scheme at Portland Crescent Leeds. In February 2011 the option to purchase land at Portland Crescent Leeds was exercised and Oxford GB Two Limited purchased the land.

The Company has not made profit or losses during the year.

Due to the nature of the business, in the opinion of the Directors there are no key performance indicators whose disclosure is necessary for an understanding of the development, performance or position of the business.

Directors and Directors' interests

The present membership of the Board is set out on page 2. The Directors had no disclosable interest in the shares of the Company.

Going Concern

After making enquires, the Directors have a reasonable expectation that the Company has adequate resources and support from the ultimate parent company to continue in operational existence for the foreseeable future. For this reason the Directors continue to adopt a going concern basis in preparing the financial statements.

Provision of information to the auditor

The Directors who held office at the date of approval of this Directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditor is unaware, and each Director has taken all the steps that he ought to have taken as a Director to make himself aware of any relevant audit information and to establish that the Company's auditor is aware of that information.

Auditor

During the period KPMG LLP were appointed to fill the casual vacancy arising Pursuant to Section 487 of the Companies Act 2006, the auditors will be deemed to be reappointed and KPMG LLP will therefore continue in office.

By order of the Board



A T W Ryan
Company Secretary

Oxford GB Two Limited
Grosvenor House
4-7 Station Road
Sunbury on Thames
Surrey TW16 6SB
16 November 2011

Statement of Directors' responsibilities in respect of the Directors' Report and the financial statements

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 they have elected to prepare the financial statements in accordance with UK Accounting Standards and applicable law (UK Generally Accepted Accounting Practice)

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 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

KPMG LLP

1 Forest Gate
Brighton Road
Crawley
West Sussex RH11 9PT

Independent Auditor's Report to the member of Oxford GB Two Limited

We have audited the financial statements of Oxford GB Two Limited for the year ended 30 June 2011 set out on pages 6 to 8. The financial reporting framework that has been applied in their preparation is applicable law and UK Accounting Standards (UK 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 auditor

As explained more fully in the Directors' Responsibilities Statement set out on page 4, 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 (APB'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 website 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 June 2011 and of its result for the year then ended,
- have been properly prepared in accordance with UK 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.

Other matter

Prior period financial statements

In forming our opinion on the financial statements, which is not modified, we note that the prior period financial statements were not audited. Consequently, International Standards on Auditing (UK and Ireland) require the auditor to state that the corresponding figures contained within these financial statements are unaudited.



D Bowen (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
Crawley

16 November 2011

Balance sheet

At 30 June 2011

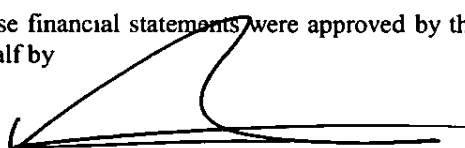
	Note	30 June 2011 £	30 June 2010 £
Fixed assets			
Investment	3	446,610	446,610
Current assets			
Work in progress		3,403,984	587,278
Amounts due from related companies		131,543	773,565
Taxation and social security		-	6,388
Prepayment		95,000	-
		<u>3,630,527</u>	<u>1,367,231</u>
Creditors: (amounts falling due within one year)			
Trade creditors		(29,809)	(42,888)
Amounts due to related companies		(2,147,327)	(1,770,952)
Bank loan		(1,900,000)	-
		<u>(4,077,136)</u>	<u>(1,813,840)</u>
Net assets		<u>1</u>	<u>1</u>
Capital and reserves			
Called up share capital	4	1	1
Profit and loss account		-	-
Total equity shareholders' funds		<u>1</u>	<u>1</u>

The notes on pages 7 to 8 form part of these financial statements

Profit and loss account

The company has no transactions to profit or loss in the year and hence no profit and loss account has been prepared

These financial statements were approved by the board of Directors on 16 November 2011 and were signed on its behalf by



M R Lethaby

Director

Notes (Forming part of the financial statements)

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 are prepared in accordance with applicable United Kingdom accounting standards. The particular accounting policies adopted are described below

The Company is exempt by virtue of S400 of the Companies Act 2006 from the requirement to prepare group financial statements. These financial statements present information about the Company as an individual undertaking and not about its group.

Under Financial Reporting Standard 1 the Company is exempt from the requirement to prepare a cash flow statement on the grounds that GB Group Holdings Limited includes the Company in its own published consolidated financial statements.

Information regarding Directors and employees

The Company had no employees during the current period.

None of the Directors received any remuneration during the current period. Amounts payable in respect of the services of Directors are included in the accounts of group company GB Building Solutions Limited.

Turnover

Revenue is measured at the fair value of the consideration received or receivable for goods and services provided in the normal course of business, net of discounts, VAT and other sales related taxes.

Revenue from development sales and land is recognised when transactions have unconditionally exchanged.

Taxation

The charge for taxation is based on the result for the period and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes.

Deferred tax is recognised, without discounting, in respect of all timing differences between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date, except as otherwise required by FRS 19.

Stock and work in progress

Work in progress is valued at the lower of cost and estimated net realisable value. The cost of work in progress comprises materials, direct and sub-contract labour and attributable production overheads.

2 Operating Profit

Audit and Tax fees are included in the Profit and Loss for the parent company Oxford GB Limited.

Notes (continued)

3 Investments

	30 June 2011 £	30 June 2010 £
Cost and net book value		
Investment in subsidiary undertaking at cost	<u>446,610</u>	<u>446,610</u>

The Company holds 100% of the ordinary share capital in Portland Crescent Leeds Limited a Company incorporated in Great Britain and registered in England and Wales

The Company's principal activities are to develop hotels for sale

4 Called up share capital

	30 June 2011 £	30 June 2010 £
<i>Allotted, called up and fully paid</i>		
1 equity ordinary shares of £1 each	<u>1</u>	<u>1</u>

5 Related party transactions

The beneficial owner of the Company is GB Group Holdings Limited incorporated in Great Britain and registered in England and Wales

(i) Company Transactions

During the year the Company continued to receive funding support from Oxford GB Limited for working capital
 The balance outstanding at 30 June 2011 was £2,147,327 (2010 £1,770,952)

During the year the Company continued to provide funding support to Portland Crescent Leeds Limited for working capital
 The balance outstanding at 30 June 2011 was £131,543 (2010 £773,565)

(ii) Directors' transactions

There were no transactions with Directors during the period or in the subsequent period to 16 November 2011

There have been no related party transactions with any other Director either during or in the subsequent period to 16 November 2011

(iii) Directors' material interests in contracts with the Company

No Director had a material interest in any contract with the Company in the year

6 Immediate and ultimate controlling party

The Company's immediate parent is Oxford GB Limited and the ultimate parent company is GB Group Holdings Limited, which is incorporated in Great Britain and registered in England

Copies of the Group accounts can be obtained from the Company's head office as shown in the Company information