

Registration number: 06038264

Capital EPR Freehold Limited
Abbreviated Accounts
31 December 2008



Michaelides Warner & Co
Accountants & Business Advisors
102 Fulham Palace Road
Hammersmith
London
W6 9PL

Capital EPR Freehold Limited

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The following reproduces the text of the accountants' report in respect of the company's annual financial statements, from which the abbreviated accounts (set out on pages 2 to 3) have been prepared.

**Accountants' Report to the Directors on the Financial Statements of
Capital EPR Freehold Limited**

In order to assist you to fulfil your duties under the Companies (Northern Ireland) Order 1986, we have compiled the financial statements of the company which comprise the Profit and Loss Account, the Balance Sheet, and the related notes from the accounting records and information and explanations you have given to us.

This report is made to the Company's Board of Directors, as a body, in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the Company's Board of Directors that we have done so, and state those matters that we have agreed to state to them in this 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 Board of Directors, as a body, for our work or for this report.

You have acknowledged on the balance sheet as at 31 December 2008 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies (Northern Ireland) Order 1986. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

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Michaelides Warner & Co

28 January 2010

Accountants & Business Advisors
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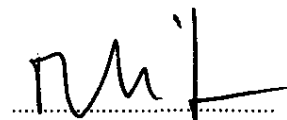
Capital EPR Freehold Limited
Abbreviated Balance Sheet as at 31 December 2008

		2008		2007	
	Note	£	£	£	£
Fixed assets					
Tangible assets	2		1,383,567		-
Current assets					
Debtors		-		1	
Creditors: Amounts falling due within one year		<u>(699)</u>		<u>-</u>	
Net current (liabilities)/assets			<u>(699)</u>		<u>1</u>
Total assets less current liabilities			1,382,868		1
Creditors: Amounts falling due after more than one year			<u>(1,383,558)</u>		<u>-</u>
Net (liabilities)/assets			<u>(690)</u>		<u>1</u>
Capital and reserves					
Called up share capital	3		9		1
Profit and loss reserve			<u>(699)</u>		<u>-</u>
Shareholders' (deficit)/funds			<u>(690)</u>		<u>1</u>

For the financial year ended 31 December 2008, the company was entitled to exemption from audit under section 249A(1) of the Companies Act 1985; and no notice has been deposited under section 249B(2) requesting an audit. The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 221 of the Act and preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the year and of its profit or loss for the financial year in accordance with the requirements of section 226 and which otherwise comply with the Companies Act 1985, so far as applicable to the company.

The abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Approved by the Board on ²⁹~~28~~ January 2010 and signed on its behalf by:



M Cidonio
Director

The notes on page 3 form an integral part of these financial statements.

Capital EPR Freehold Limited

Notes to the abbreviated accounts for the Year Ended 31 December 2008

1 Accounting policies

Basis of preparation

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007).

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as 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.

2 Fixed assets

	Tangible assets £
Cost	
Additions	<u>1,383,567</u>
Net book value	
As at 31 December 2008	<u><u>1,383,567</u></u>

3 Share capital

	2008 £	2007 £
Authorised		
Equity		
100 Ordinary Share Capital shares of £1 each	<u>100</u>	<u>100</u>
Allotted, called up and fully paid		
Equity		
9 (2007 - 1) Ordinary Share Capital shares of £1 each	<u><u>9</u></u>	<u><u>1</u></u>