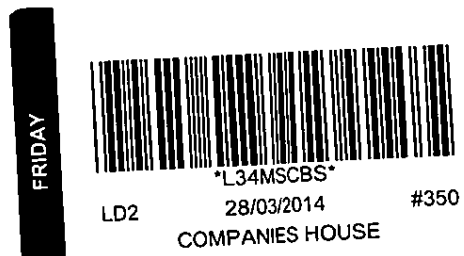


Company Registration No. 06435512 (England and Wales)

ESQUIRE PEARL REALTY LIMITED
ABBREVIATED ACCOUNTS
FOR THE PERIOD ENDED 30 JUNE 2013



ESQUIRE PEARL REALTY LIMITED

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ESQUIRE PEARL REALTY LIMITED

INDEPENDENT AUDITORS' REPORT TO ESQUIRE PEARL REALTY LIMITED

UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages 2 to 4, together with the financial statements of Esquire Pearl Realty Limited for the period ended 30 June 2013 prepared under section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Chapter 10 of Part 15 of the Companies Act 2006. 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 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, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 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 section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.

Ketan Shah (Senior Statutory Auditor)
for and on behalf of KLSA LLP
Chartered Accountants
Statutory Auditor
28-30 St John's Square
London
EC1M 4DN

26 March 2014

ESQUIRE PEARL REALTY LIMITED

ABBREVIATED BALANCE SHEET

AS AT 30 JUNE 2013

	Notes	2013 £	£	2011 £	£
Fixed assets					
Investments	2		2		2
Current assets					
Debtors	3	1,952,477		1,863,684	
Creditors: amounts falling due within one year		(1,952,476)		(1,863,683)	
Net current assets			1		1
Total assets less current liabilities			3		3
Capital and reserves					
Called up share capital	4		3		3
Shareholders' funds			3		3

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

Approved by the Board for issue on 26 March 2014



Mr John Roland Pickstock
Director

Company Registration No 06435512

ESQUIRE PEARL REALTY LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE PERIOD ENDED 30 JUNE 2013

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

1.2 Investments

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

1.3 Group accounts

The financial statements present information about the company as an individual undertaking and not about its group. The company and its subsidiary undertaking comprise a small-sized group. The company has therefore taken advantage of the exemptions provided by section 399 of the Companies Act 2006 not to prepare group accounts.

2 Fixed assets

	Investments
	£
Cost	
At 1 January 2012 & at 30 June 2013	2
	<u>2</u>
At 31 December 2011	2
	<u>2</u>

Holdings of more than 20%

The company holds more than 20% of the share capital of the following companies

Company	Country of registration or incorporation	Shares held	%
		Class	
Subsidiary undertakings			
Esquire Pearl Realty (Danbury) Limited	England & Wales	Ordinary	100.00
Danbury Healthcare Limited	England & Wales	Ordinary	100.00
St Josephs Limited	England & Wales	Ordinary	100.00

The aggregate amount of capital and reserves and the results of these undertakings for the last relevant financial year were as follows

		Capital and reserves	Profit/(loss) for the year
		2013	2013
		£	£
Esquire Pearl Realty (Danbury) Limited	Principal activity Investment Holding and Property Investment Company	(8,921,150)	(8,698,504)
Danbury Healthcare Limited	Non trading company	900,000	-
St Josephs Limited	Non trading company	-	-
		<u>900,000</u>	<u>-</u>

ESQUIRE PEARL REALTY LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS (CONTINUED)

FOR THE PERIOD ENDED 30 JUNE 2013

3 Debtors

Debtors include an amount of £1,952,476 (2011 - £1,863,683) which is due after more than one year

4 Share capital

	2013	2011
	£	£
Allotted, called up and fully paid		
3 Ordinary Shares of £1 each	<u>3</u>	<u>3</u>

5 Ultimate parent company

The ultimate controlling parties are Mr John Roland Pickstock and Mr James Andrew Pickstock owning 66 67% collectively and Esquire Realty Holdings Limited, a company registered in Guernsey, owning 33 33%