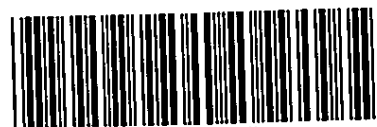


REGISTERED NUMBER. 07320958 (England and Wales)

Abbreviated Accounts
for the Period 1 August 2011 to 30 September 2012
for
Property Finance Capital Limited

THURSDAY



A07 13/06/2013 #383
COMPANIES HOUSE

Property Finance Capital Limited

**Contents of the Abbreviated Accounts
for the period 1 August 2011 to 30 September 2012**

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Property Finance Capital Limited
Company Information
for the period 1 August 2011 to 30 September 2012

DIRECTORS:

J Rubins
B L Rubins
S D Meller

REGISTERED OFFICE:

49a High Street
Ruislip
Middlesex
HA4 7BD

REGISTERED NUMBER:

07320958 (England and Wales)

AUDITORS:

Grant Harrod Parkinson LLP
Chartered Accountants
Registered Auditors
49a High Street
Ruislip
Middlesex
HA4 7BD

**Report of the Independent Auditors to
Property Finance Capital Limited
Under Section 449 of the Companies Act 2006**

We have examined the abbreviated accounts set out on pages three to four, together with the full financial statements of Property Finance Capital Limited for the period ended 30 September 2012 prepared under Section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Section 449 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.

Basis of opinion

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.

A H Grant (Senior Statutory Auditor)
for and on behalf of Grant Harrod Parkinson LLP
Chartered Accountants
Registered Auditors
49a High Street
Ruislip
Middlesex
HA4 7BD

Date

Property Finance Capital Limited

**Abbreviated Balance Sheet
30 September 2012**

	Notes	2012 £	2011 £
CURRENT ASSETS			
Debtors		22,855,158	8,559,277
Cash at bank		158,650	17,464
		<u>23,013,808</u>	<u>8,576,741</u>
CREDITORS			
Amounts falling due within one year		23,007,458	8,572,641
		<u>23,007,458</u>	<u>8,572,641</u>
NET CURRENT ASSETS		<u>6,350</u>	<u>4,100</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>6,350</u>	<u>4,100</u>
CAPITAL AND RESERVES			
Called up share capital	2	2,070	1,620
Share premium		4,280	2,480
		<u>6,350</u>	<u>4,100</u>
SHAREHOLDERS' FUNDS		<u>6,350</u>	<u>4,100</u>

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies

The financial statements were approved by the Board of Directors on its behalf by

20/5/12

and were signed on



S D Meller - Director

The notes form part of these abbreviated accounts

Property Finance Capital Limited

**Notes to the Abbreviated Accounts
for the period 1 August 2011 to 30 September 2012**

1 ACCOUNTING POLICIES

Accounting convention

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

Turnover

Turnover represents income receivable for the year, excluding value added tax

2 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid				
Number	Class	Nominal value	2012 £	2011 £
107	Ordinary B	£10	<u>1,070</u>	<u>620</u>
Allotted and issued				
Number	Class	Nominal value	2012 £	2011 £
1,000	Ordinary A	£1	<u>1,000</u>	<u>1,000</u>

45 Ordinary B shares of £10 each were allotted as fully paid at a premium of £40 per share during the period

3 ULTIMATE PARENT COMPANY

The ultimate controlling party is Southern Group Limited by virtue of its controlling shareholding in Alternative Bridging Corporation Limited