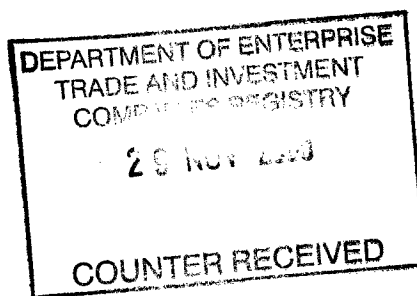




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CIC PROPERTIES LIMITED
FINANCIAL STATEMENTS
30 APRIL 2005

Company Registration Number NI 32178



BDO Stoy Hayward
Chartered Accountants

Lindsay House 10 Callender Street
Belfast BT1 5BN
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CIC PROPERTIES LIMITED

FINANCIAL STATEMENTS

YEAR ENDED 30 APRIL 2005

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CIC PROPERTIES LIMITED**OFFICERS AND PROFESSIONAL ADVISERS**

The board of directors

R A Scott
G R Scott
C D Scott

Company secretary

C Kirkpatrick

Registered office

6 Saintfield Road
Lisburn
Co Antrim
BT27 5BD

Auditors

BDO Stoy Hayward
Chartered Accountants
& Registered Auditors
Lindsay House
10 Callender Street
Belfast
BT1 5BN

Bankers

Northern Bank
8 Donegal Square North
Belfast
BT1 5GJ

Ulster Bank
PO Box 232
Donegall Square East
Belfast
BT1 5UB

First Trust Bank
34 -36 Market Square
Lisburn
Co Antrim
BT28 1AG

Solicitors

Tughan & Co
Marlborough House
Victoria Street
Belfast

Simons Muirhead & Burton
54 Broadwich Street
Soho
London
W1F 7AG

CIC PROPERTIES LIMITED**THE DIRECTORS' REPORT****YEAR ENDED 30 APRIL 2005**

The directors have pleasure in presenting their report and the financial statements of the group for the year ended 30 April 2005.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The group's principal activities of the company during the year were the development and sale of properties and property management. The subsidiary and associated undertakings principally affecting the profits or net assets of the group in the year are listed in note 12 to the financial statements.

RESULTS AND DIVIDENDS

The trading results for the year and the group's financial position at the end of the year are shown in the attached financial statements.

The directors have recommended the following dividends:

	2005 £	2004 £
Dividend paid on ordinary shares	<u>2,000,000</u>	<u>5,800,000</u>

THE DIRECTORS AND THEIR INTERESTS IN THE SHARES OF THE PARENT COMPANY

The directors who served the company during the year together with their beneficial interests in the shares of the parent company were as follows:

	Ordinary shares in the parent company	
	At 30 April 2005	At 1 May 2004
R A Scott	1	1
G R Scott	—	—
C D Scott	<u>1</u>	<u>1</u>

DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the group and of the profit or loss of the group for that year. In preparing those financial statements, the directors are required to:

select suitable accounting policies, as described on pages 11 to 13, and then apply them consistently;

make judgements and estimates that are reasonable and prudent; and

prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group will continue in business.

CIC PROPERTIES LIMITED**THE DIRECTORS' REPORT** *(continued)***YEAR ENDED 30 APRIL 2005**

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the group and to enable them to ensure that the financial statements comply with the Companies (Northern Ireland) Order 1986. The directors are also responsible for safeguarding the assets of the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITORS

BDO Stoy Hayward have expressed their willingness to continue in office and a resolution to re-appoint them will be proposed at a general meeting.

Registered office:
6 Saintfield Road
Lisburn
Co Antrim
BT27 5BD

Signed on behalf of the directors



R A Scott
Director

Approved by the directors on 15 November 2005

CIC PROPERTIES LIMITED**INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF CIC PROPERTIES LIMITED****YEAR ENDED 30 APRIL 2005**

We have audited the financial statements on pages 6 to 22 which have been prepared under the historical cost convention, as modified by the revaluation of certain fixed assets and the accounting policies set out on pages 11 to 13.

RESPECTIVE RESPONSIBILITIES OF THE DIRECTORS AND THE AUDITORS

The directors' responsibilities for preparing the Annual Report and the financial statements in accordance with applicable United Kingdom law and Accounting Standards are set out in the Statement of Directors' Responsibilities on pages 2 to 3.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies (Northern Ireland) Order 1986. We also report to you if, in our opinion, the Directors' Report is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the Directors' Report and consider the implications for our report if we become aware of any apparent misstatements within it. Our responsibilities do not extend to any other information. This report has been prepared pursuant to the requirements of the Companies (Northern Ireland) Order 1986 and for no other purpose. No person is entitled to rely on this report unless such a person is a person entitled to rely upon this report by virtue of and for the purpose of the Companies (Northern Ireland) Order 1986 or has been expressly authorised to do so by our prior written consent. Save as above, we do not accept responsibility for this report to any other person or for any other purpose and we hereby expressly disclaim any and all such liability.

BASIS OF AUDIT OPINION

We conducted our audit in accordance with United Kingdom Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the group's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

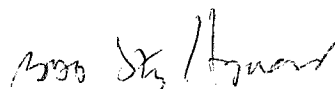
CIC PROPERTIES LIMITED**INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF CIC PROPERTIES LIMITED** *(continued)***YEAR ENDED 30 APRIL 2005**

OPINION

In our opinion the financial statements give a true and fair view of the state of the company's affairs and of the group as at 30 April 2005 and of the profit of the group for the year then ended, and have been properly prepared in accordance with the Companies (Northern Ireland) Order 1986.

Lindsay House
10 Callender Street
Belfast
BT1 5BN

15 November 2005



BDO STOY HAYWARD
Chartered Accountants
& Registered Auditors

CIC PROPERTIES LIMITED
PROFIT AND LOSS ACCOUNT
YEAR ENDED 30 APRIL 2005

	Note	2005 £	2004 £
GROUP TURNOVER	2	13,897,650	19,072,785
Cost of sales		<u>9,678,941</u>	10,058,898
GROSS PROFIT		4,218,709	9,013,887
Administrative expenses		196,902	164,327
Other operating income	3	<u>—</u>	(50,000)
OPERATING PROFIT	4	4,021,807	8,899,560
Write down in investment in associate		<u>(779,610)</u>	—
		3,242,197	8,899,560
Share of associate operating profit		<u>568,529</u>	612,088
		3,810,726	9,511,648
Interest receivable and similar income		16,519	23,112
Share of associate interest receivable		11,356	—
Interest payable and similar charges	7	<u>(831,460)</u>	(620,871)
Share of associate interest payable		<u>(274,379)</u>	(286,931)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		2,732,762	8,626,958
Tax on profit on ordinary activities	8	<u>1,098,933</u>	2,588,244
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION	9	1,633,829	6,038,714
Dividends	10	<u>2,000,000</u>	5,800,000
(LOSS)/RETAINED PROFIT FOR THE FINANCIAL YEAR		<u>(366,171)</u>	<u>238,714</u>

All of the activities of the group are classed as continuing.

The group has no recognised gains or losses other than the results for the year as set out above.

The company has taken advantage of Article 236 of the Companies (NI) Order 1986 not to publish its own Profit and Loss Account.

CIC PROPERTIES LIMITED**GROUP BALANCE SHEET****30 APRIL 2005**

	Note	2005 £	2004 £
FIXED ASSETS			
Tangible assets	11	1,525,880	1,526,280
Investments	12	1,127,499	1,705,377
		<u>2,653,379</u>	<u>3,231,657</u>
CURRENT ASSETS			
Stocks	13	24,660,446	25,473,337
Debtors	14	15,480,797	9,000,243
Cash at bank		836,704	1,401,939
		<u>40,977,947</u>	<u>35,875,519</u>
CREDITORS: Amounts falling due within one year	15	<u>14,797,256</u>	<u>13,722,823</u>
NET CURRENT ASSETS		<u>26,180,691</u>	<u>22,152,696</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>28,834,070</u>	<u>25,384,353</u>
CREDITORS: Amounts falling due after more than one year	16	<u>11,522,633</u>	<u>7,706,249</u>
		<u>17,311,437</u>	<u>17,678,104</u>
PROVISIONS FOR LIABILITIES AND CHARGES			
Deferred taxation	17	181,595	182,091
		<u>17,129,842</u>	<u>17,496,013</u>
CAPITAL AND RESERVES			
Called-up equity share capital	20	100	100
Revaluation reserve	21	832,381	832,381
Other reserves	21	(452,555)	(452,555)
Profit and loss account	21	16,749,916	17,116,087
SHAREHOLDERS' FUNDS	22	<u>17,129,842</u>	<u>17,496,013</u>

These financial statements were approved by the directors on the 15 November 2005 and are signed on their behalf by:



R A SCOTT



G R SCOTT

CIC PROPERTIES LIMITED**BALANCE SHEET****30 APRIL 2005**

	Note	2005 £	2004 £
FIXED ASSETS			
Investments	12	452,755	452,555
CURRENT ASSETS			
Debtors	14	2,987,052	2,975,552
Cash at bank		2	2
		<u>2,987,054</u>	<u>2,975,554</u>
CREDITORS: Amounts falling due within one year	15	<u>1,500</u>	<u>1,500</u>
NET CURRENT ASSETS		<u>2,985,554</u>	<u>2,974,054</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>3,438,309</u>	<u>3,426,609</u>
CAPITAL AND RESERVES			
Called-up equity share capital	20	100	100
Profit and loss account	21	3,438,209	3,426,509
SHAREHOLDERS' FUNDS		<u>3,438,309</u>	<u>3,426,609</u>

These financial statements were approved by the directors on the 15 November 2005 and are signed on their behalf by:



R A SCOTT



G R SCOTT

CIC PROPERTIES LIMITED**GROUP CASH FLOW****YEAR ENDED 30 APRIL 2005**

	2005	2004
	£	£
NET CASH INFLOW FROM OPERATING ACTIVITIES	122,526	10,036,272
DIVIDENDS RECEIVED FROM ASSOCIATES	—	300,000
RETURNS ON INVESTMENTS AND SERVICING OF FINANCE		
Income from group undertakings	—	300,000
Interest received	16,519	23,112
Interest paid	(831,460)	(620,871)
NET CASH OUTFLOW FROM RETURNS ON INVESTMENTS AND SERVICING OF FINANCE	(814,941)	(297,759)
TAXATION	(1,700,316)	(1,240,622)
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT		
Payments to acquire tangible fixed assets	(5,523)	(1,157)
Acquisition of investments	(33,232)	—
NET CASH OUTFLOW FOR CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT	(38,755)	(1,157)
ACQUISITIONS AND DISPOSALS		
EQUITY DIVIDENDS PAID	(2,000,000)	(5,800,000)
CASH (OUTFLOW)/INFLOW BEFORE FINANCING	(4,431,486)	2,996,734
FINANCING		
Increase in bank loans	3,866,251	(1,474,105)
NET CASH INFLOW/(OUTFLOW) FROM FINANCING	3,866,251	(1,474,105)
(DECREASE)/INCREASE IN CASH	(565,235)	1,522,629

CIC PROPERTIES LIMITED**GROUP CASH FLOW** *(continued)***YEAR ENDED 30 APRIL 2005****RECONCILIATION OF OPERATING PROFIT TO NET CASH INFLOW FROM OPERATING ACTIVITIES**

	2005 £	2004 £
Operating profit	4,021,807	8,899,560
Depreciation	5,923	6,757
Decrease in stocks	812,891	2,093,146
Increase in debtors	(7,260,164)	(1,605,366)
Increase in creditors	2,542,069	642,175
Net cash inflow from operating activities	122,526	10,036,272

RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET DEBT

	2005 £	2004 £
(Decrease)/increase in cash in the period	(565,235)	1,522,629
Net cash (inflow) from/outflow from bank loans	(3,866,251)	1,474,105
	(4,431,486)	2,996,734
Change in net debt	(4,431,486)	2,996,734
Net debt at 1 May 2004	(17,449,982)	(20,113,888)
Net debt at 30 April 2005	(21,881,468)	(17,449,982)

ANALYSIS OF CHANGES IN NET DEBT

	At 1 May 2004 £	Cash flows £	At 30 Apr 2005 £
Net cash:			
Cash in hand and at bank	1,401,939	(565,235)	836,704
Debt:			
Debt due within 1 year	(11,145,672)	(49,867)	(11,195,539)
Debt due after 1 year	(7,706,249)	(3,816,384)	(11,522,633)
	(18,851,921)	(3,866,251)	(22,718,172)
Net debt	(17,449,982)	(4,431,486)	(21,881,468)

CIC PROPERTIES LIMITED**NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 30 APRIL 2005**

1. ACCOUNTING POLICIES**Basis of accounting**

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with applicable accounting standards.

Basis of consolidation

The consolidated accounts incorporate the accounts of the company and all group undertakings, together with the group's share of the net assets and results of associated undertakings. These are adjusted, where appropriate, to conform to group accounting policies. Acquisitions are accounted for under the acquisition method and goodwill on consolidation is capitalised and written off over five years from the year of acquisition. The results of companies acquired or disposed of are included in the profit and loss account after or up to the date that control passes respectively. As a consolidated profit and loss account is published, a separate profit and loss account for the parent company is omitted from the group accounts by virtue of article 236 of the Companies (NI) Order 1986.

Undertakings other than subsidiary undertakings in which the group has an investment representing not less than 20% of the voting rights and over which it exerts significant influence are treated as associated undertakings. The group accounts include the appropriate share of these undertakings' results and reserves based on audited accounts (except where otherwise stated) in respect of the following period ends:

Eastonsco Holdings Limited

30 September 2004

Turnover

Turnover represents rent and recharges charged to tenants and proceeds of sale of trading properties and is stated exclusive of VAT.

Profits on the sale of properties are taken into account on the completion of contract. Profits arising from then sale of trading properties are included in the profit and loss account as part of the ordinary activities of the group.

Goodwill

Goodwill arising on acquisitions prior to 31 December 1997 was set off directly against reserves. Goodwill previously eliminated against reserves was not reinstated on implementation of FRS 10.

If a subsidiary or business is subsequently sold or closed, any goodwill arising on acquisition that was written off directly to reserves or that has not been amortised through the profit and loss account is taken into account in determining the profit and loss on sale or closure.

CIC PROPERTIES LIMITED**NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 30 APRIL 2005**

1. ACCOUNTING POLICIES *(continued)***Depreciation**

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Fixtures & Fittings - 20% on annual written down value

Investment properties

Investment properties are revalued annually. Surpluses or deficits on individual properties are transferred to the revaluation reserve, except that a deficit that is expected to be permanent and which is in excess of any previously recognised surplus over cost relating to the same property, or the reversal of such deficit, is charged to (or credited to) the profit and loss account. Depreciation is not provided in respect of freehold investment properties, or in respect of leasehold investment properties where the unexpired term of the lease is more than twenty years. This conflicts with the requirement in Companies (Northern Ireland) Order 1986 that all properties should be depreciated. The directors consider that, as these properties are not held for consumption, but for investment potential, to depreciate them would not give a true and fair view, and that it is necessary to adopt SSAP 19 in order to give a true and fair view.

If the departure from the Order had not been made, the profit for the financial year would have been reduced by depreciation. However, the amount of the depreciation cannot reasonably be quantified because depreciation is only one of the many factors reflected in the annual valuation and the amount which might be otherwise have been shown cannot be separately identified or quantified.

Stocks

Properties are stated at the lower of cost and estimated market value. Cost includes materials, direct labour and an attributable proportion of overheads based on normal levels of activity. Net realisable value is based on estimated selling price less further costs expected to be incurred to completion and disposal.

Operating lease agreements

Rentals applicable to operating leases where substantially all of the benefits and risks of ownership remain with the lessor are charged against profits on a straight line basis over the period of the lease.

CIC PROPERTIES LIMITED**NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 30 APRIL 2005**

1. ACCOUNTING POLICIES *(continued)***Deferred taxation**

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date except that:

- deferred tax is not recognised on timing differences arising on revalued properties unless the company has entered into a binding sale agreement and is not proposing to take advantage of rollover relief; and
- the recognition of deferred tax assets is limited to the extent that the company anticipates to make sufficient taxable profits in the future to absorb the reversal of the underlying timing differences.

Deferred tax balances arising from underlying timing differences in respect of all tax allowances on industrial buildings are reversed if and when all conditions for retaining those allowances have been met.

Deferred tax balances should not be discounted.

Investments

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

Associates

In the group financial statements, investments in associates are accounted for using the equity method. The consolidated profit and loss account includes the group's share of associated profits less losses, while the groups share of net assets of the associate is shown in the consolidated balance sheet.

2. TURNOVER

No analysis of turnover and attributable pre-tax profit by class of business or geographical segment has been disclosed in the financial statements as, in the opinion of the directors, such disclosure would be prejudicial to the interests of the group.

3. OTHER OPERATING INCOME

	2005	2004
	£	£
Other operating income	—	50,000

CIC PROPERTIES LIMITED**NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 30 APRIL 2005****4. OPERATING PROFIT**

Operating profit is stated after charging:

	2005	2004
	£	£
Depreciation	5,923	6,757
Auditors' remuneration		
- as auditors	12,000	22,450
Operating lease costs:		
Land and buildings	44,203	43,064

5. PARTICULARS OF EMPLOYEES

The average number of staff employed by the group during the financial year amounted to:

	2005	2004
	No	No
Number of other staff (including directors)	6	2

The aggregate payroll costs of the above were:

	2005	2004
	£	£
Wages, salaries and other benefits	1,500,000	—
	1,500,000	—

6. DIRECTORS' EMOLUMENTS

The directors' aggregate emoluments in respect of qualifying services were:

	2005	2004
	£	£
Emoluments receivable	1,500,000	—

Emoluments of highest paid director:

	2005	2004
	£	£
Total emoluments (excluding pension contributions)	1,500,000	—

7. INTEREST PAYABLE AND SIMILAR CHARGES

	2005	2004
	£	£
Interest payable on bank borrowing	831,460	619,783
Other similar charges payable	—	1,088
	831,460	620,871

CIC PROPERTIES LIMITED**NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 30 APRIL 2005****8. TAXATION ON ORDINARY ACTIVITIES****(a) Analysis of charge in the year**

	2005 £	2004 £
Current tax:		
In respect of the year:		
UK Corporation tax based on the results for the year at 30% (2004 – 30%)	962,422	1,970,317
(Over)/under provision in prior year	–	(3,187)
	<u>962,422</u>	<u>1,967,130</u>
Group tax on loss on ordinary activities		
Share of associate taxation charge	137,007	97,580
Total current tax	<u>1,099,429</u>	<u>2,064,710</u>
Deferred tax:		
Origination and reversal of timing differences	(496)	523,534
Tax on profit on ordinary activities	<u>1,098,933</u>	<u>2,588,244</u>

(b) Factors affecting current tax charge

The tax assessed on the profit on ordinary activities for the year is higher than the standard rate of corporation tax in the UK of 30% (2004 – 30%).

	2005 £	2004 £
Profit on ordinary activities before taxation	<u>2,427,256</u>	<u>8,601,801</u>
Profit/(loss) on ordinary activities by rate of tax	962,060	2,588,843
Tax losses not utilised	–	(755)
Utilisation of tax losses brought forward	–	(522,115)
Permanent differences	–	1,052
Adjustments for previous periods	–	(3,187)
Capital allowances in excess of depreciation	496	872
Disallowed expenses	137,007	–
Prior year adjustments	(134)	–
Total current tax (note 8(a))	<u>1,099,429</u>	<u>2,064,710</u>

9. PROFIT ATTRIBUTABLE TO MEMBERS OF THE PARENT COMPANY

The loss dealt with in the accounts of the parent company was £1,534 (2003 - loss £1,500).

CIC PROPERTIES LIMITED**NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 30 APRIL 2005****10. DIVIDENDS**

The following dividends have been paid in respect of the year:

	2005 £	2004 £
Dividend paid on ordinary shares	<u>2,000,000</u>	<u>5,800,000</u>

11. TANGIBLE FIXED ASSETS

Group	Freehold & Leasehold Property £	Fixtures & Fittings £	Total £
COST OR VALUATION			
At 1 May 2004	1,500,380	76,312	1,576,692
Additions	—	5,523	5,523
At 30 April 2005	<u>1,500,380</u>	<u>81,835</u>	<u>1,582,215</u>
DEPRECIATION			
At 1 May 2004	—	50,412	50,412
Charge for the year	—	5,923	5,923
At 30 April 2005	<u>—</u>	<u>56,335</u>	<u>56,335</u>
NET BOOK VALUE			
At 30 April 2005	<u>1,500,380</u>	<u>25,500</u>	<u>1,525,880</u>
At 30 April 2004	<u>1,500,380</u>	<u>25,900</u>	<u>1,526,280</u>

All investment properties are held at cost. The valuation of the company's land and buildings was reviewed by the directors on the 30th April 2005 and they concluded that no revision in the revaluation was necessary.

12. INVESTMENTS

Group	Associates £	Other £	Total £
COST			
At 1 May 2004	1,265,235	440,143	1,705,378
Additions	(611,111)	33,232	(577,879)
At 30 April 2005	<u>654,124</u>	<u>473,375</u>	<u>1,127,499</u>
NET BOOK VALUE			
At 30 April 2005	<u>654,124</u>	<u>473,375</u>	<u>1,127,499</u>
At 30 April 2004	<u>1,265,235</u>	<u>440,143</u>	<u>1,705,378</u>

CIC PROPERTIES LIMITED**NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 30 APRIL 2005**

This represents the annual premiums paid on an endowment policy of a director.

Subsidiary undertakings

	Country of incorporation	Holding	Proportion of voting rights and shares held	Nature of business
Windsor Securities Limited	N Ireland	Ord. shares	100%	Property Development
Windsor Developments Limited	N Ireland	Ord. shares	100%	Property Development
Ulster Properties Limited	N Ireland	Ord. shares	100%	Dormant
Myarno Holdings Limited	Jersey	Ord. shares	100%	Dormant
H T Homes Limited	N Ireland	Ord. shares	100%	Dormant
Associated undertakings				
Eastonsco Holdings Limited	N Ireland	Ord. shares	50%	Property Rental

CIC PROPERTIES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 30 APRIL 2005
12. INVESTMENTS (continued)

Company	Group companies
	£
COST	
At 1 May 2004	452,555
Additions	200
At 30 April 2005	452,755
NET BOOK VALUE	
At 30 April 2005	452,755
At 30 April 2004	452,555

13. STOCKS

	Group		Company	
	2005	2004	2005	2004
	£	£	£	£
Stock	24,660,446	25,473,337	—	—

14. DEBTORS

	Group		Company	
	2005	2004	2005	2004
	£	£	£	£
Trade debtors	567,970	965,041	—	—
Amounts owed by group undertakings	—	—	2,987,052	2,975,552
Other debtors	14,912,827	8,035,202	—	—
	15,480,797	9,000,243	2,987,052	2,975,552

CIC PROPERTIES LIMITED**NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 30 APRIL 2005****15. CREDITORS: Amounts falling due within one year**

	Group		Company	
	2005	2004	2005	2004
	£	£	£	£
Bank loans and overdrafts	11,195,539	11,145,672	—	—
Directors' loan accounts	24,814	23,534	—	—
Other creditors	785,056	1,533,645	—	—
Accruals and deferred income	2,791,847	1,019,972	1,500	1,500
	<u>14,797,256</u>	<u>13,722,823</u>	<u>1,500</u>	<u>1,500</u>

The loans are repayable upon demand, or if earlier on subsequent disposal of the property. Repayment terms are negotiable.

The bank loans are secured by a first legal mortgage on certain of the property stocks of the company and a guarantee from a parent undertaking. There are also unlimited cross company guarantees in respect of certain loans and overdrafts.

In addition there is a floating charge on the assets of the company, an all monies guarantee, proposed registered deposits, assignment of two life policies on one director and a fixed charge on its book debts to the extent that any outstanding loans, bank overdrafts and unpaid interest payable.

16. CREDITORS: Amounts falling due after more than one year

	Group		Company	
	2005	2004	2005	2004
	£	£	£	£
Bank loans and overdrafts	5,176,486	1,360,102	—	—
Amounts owed to group undertakings	1,632,189	1,632,189	—	—
Other creditors	4,713,958	4,713,958	—	—
	<u>11,522,633</u>	<u>7,706,249</u>	<u>—</u>	<u>—</u>

The bank loan as at 30 April 2005 bears a variable rate of interest and is secured on the book debts, a fixed charge over the assets of certain properties owned by the company, a floating charge over the assets and undertaking of the company and unlimited cross guarantees completed by certain group companies. The bank loan is repayable in quarterly instalments over the 2 years duration remaining.

CIC PROPERTIES LIMITED
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YEAR ENDED 30 APRIL 2005
16. CREDITORS: Amounts falling due after more than one year (continued)

The following aggregate liabilities disclosed under creditors falling due after more than one year are due for repayment after more than five years from the balance sheet date:

	Group		Company	
	2005	2004	2005	2004
	£	£	£	£
Bank loans and overdrafts	<u>745,292</u>	<u>—</u>	<u>—</u>	<u>—</u>

The other loans are repayable after more than five years, are secured by way of first legal mortgage on certain property stocks and a guarantee from a parent undertaking.

17. DEFERRED TAXATION

The movement in the deferred taxation provision during the year was:

	Group		Company	
	2005	2004	2005	2004
	£	£	£	£
Provision/Asset brought forward	182,091	(341,443)	—	—
(Decrease)/Increase in provision	(496)	523,534	—	—
Provision carried forward	<u>181,595</u>	<u>182,091</u>	<u>—</u>	<u>—</u>

18. COMMITMENTS UNDER OPERATING LEASES

At 30 April 2005 the group had annual commitments under non-cancellable operating leases as set out below.

Group	Land and buildings	
	2005	2004
	£	£
Operating leases which expire:		
After more than 5 years	<u>10,000</u>	<u>10,000</u>

19. RELATED PARTY TRANSACTIONS

The company was managed by the directors throughout the current and previous years.

No transactions with related parties were undertaken such as are required to be disclosed under Financial Reporting Standard 8.

CIC PROPERTIES LIMITED**NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 30 APRIL 2005****20. SHARE CAPITAL****Authorised share capital:**

	2005 £	2004 £
10,000 Ordinary shares of £1 each	<u>10,000</u>	<u>10,000</u>

Allotted, called up and fully paid:

	2005 No	£	2004 No	£
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

21. RESERVES**Group**

	Revaluation reserve £	Other reserves £	Profit and loss account £
Balance brought forward	832,381	(452,555)	17,116,087
Loss for the year	—	—	(366,171)
Balance carried forward	<u>832,381</u>	<u>(452,555)</u>	<u>16,749,916</u>

Company

	Profit and loss account £
Balance brought forward	3,426,509
Retained profit for the year	11,700
Balance carried forward	<u>3,438,209</u>

CIC PROPERTIES LIMITED**NOTES TO THE FINANCIAL STATEMENTS****YEAR ENDED 30 APRIL 2005****22. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS**

	2005 £	2004 £
Profit for the financial year	1,633,829	6,038,714
Dividends	(2,000,000)	(5,800,000)
	(366,171)	238,714
Opening shareholders' equity funds	17,496,013	17,257,299
Closing shareholders' equity funds	17,129,842	17,496,013

23. ULTIMATE PARENT COMPANY

The ultimate undertaking is Ardmore Limited, a company incorporated in the Isle of Man.