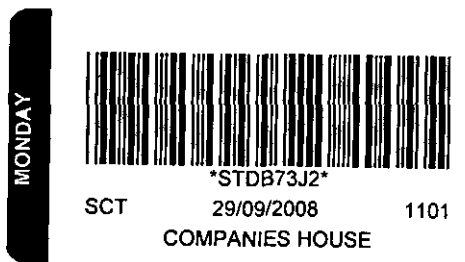


Company Registration No. SC13150 (Scotland)

JPSE LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2007



Saffery Champness
CHARTERED ACCOUNTANTS

JPSE LIMITED

INDEPENDENT AUDITORS' REPORT TO JPSE LIMITED UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts set out on pages 2 to 5, together with the financial statements of the company for the year ended 31 December 2007 prepared under section 226 of the Companies Act 1985

Respective responsibilities of the director and auditors

The director is responsible for preparing the abbreviated accounts in accordance with section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and (6) of the Act to the Registrar of Companies and whether the accounts to be delivered are properly prepared in accordance with those provisions and to report our opinion to you.

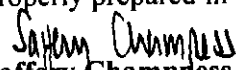
This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' report and for no other purpose. To the fullest extent permitted 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.

Basis of audit opinion

We conducted our work in accordance with Bulletin 2006/3 "The special auditor's report on abbreviated accounts in the United Kingdom" 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. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the full financial statements.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts on pages 2 to 5 are properly prepared in accordance with those provisions.


Saffery Champness

25 September 2008

Chartered Accountants
Registered Auditors

Kintail House
Beechwood Park
Inverness
IV2 3BW

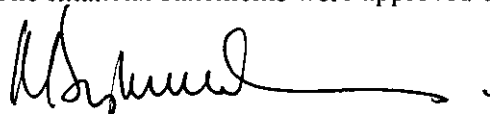
JPSE LIMITED

**ABBREVIATED BALANCE SHEET
AS AT 31 DECEMBER 2007**

		2007		2006	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	2	13,601,449		13,537,576	
Investments	2	7,000		7,000	
		<u>13,608,449</u>		<u>13,544,576</u>	
Current assets					
Debtors		7,145,619	8,319,749		
Cash at bank and in hand		2,919	1,513		
		<u>7,148,538</u>	<u>8,321,262</u>		
Creditors: amounts falling due within one year	3	<u>(625,045)</u>	<u>(423,441)</u>		
Net current assets		<u>6,523,493</u>	<u>7,897,821</u>		
Total assets less current liabilities		<u>20,131,942</u>	<u>21,442,397</u>		
Provisions for liabilities and charges				<u>(5,951)</u>	
		<u>20,131,942</u>	<u>21,436,446</u>		
Capital and reserves					
Called up share capital	4	2,262,400	2,262,400		
Revaluation reserve		12,085,283	12,085,283		
Other reserves		21,578	21,578		
Profit and loss account		5,762,681	7,067,185		
Shareholders' funds		<u>20,131,942</u>	<u>21,436,446</u>		

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

The financial statements were approved by the Board on 23/9/08



R P Douglas Miller
Director

**NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2007**

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007)

1.2 Turnover

Turnover represents amounts receivable for goods and services net of VAT and trade discounts

1.3 Tangible fixed assets and depreciation

Research expenditure is written off to the profit and loss account in the year in which it is incurred. Development expenditure is written off in the same way unless the directors are satisfied as to the technical, commercial and financial viability of individual projects. In this situation, the expenditure is deferred and amortised over the period during which the company is expected to benefit.

Fixtures, fittings and equipment	5% to 33 1/3% per annum straight line
Motor vehicles	25% per annum straight line

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007), it is a departure from the general requirement of the Companies Act 1985 for all tangible assets to be depreciated. In the opinion of the directors, compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

1.4 Investments

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

1.5 Pensions

The company operates a defined contribution scheme for the benefit of its employees. Contributions payable are charged to the profit and loss account in the year they are payable.

1.6 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 248 of the Companies Act 1985 not to prepare group accounts.

NOTES TO THE ABBREVIATED ACCOUNTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2007

2 Fixed assets

	Tangible assets	Investments	Total
	£	£	£
Cost or valuation			
At 1 January 2007	13,574,871	7,000	13,581,871
Additions	119,187		119,187
Disposals	(30,188)		(30,188)
	<u>13,663,870</u>	<u>7,000</u>	<u>13,670,870</u>
At 31 December 2007			
Depreciation			
At 1 January 2007	37,295		37,295
On disposals	(13,130)		(13,130)
Charge for the year	38,256		38,256
	<u>62,421</u>	<u></u>	<u>62,421</u>
At 31 December 2007			
Net book value			
At 31 December 2007	<u>13,601,449</u>	<u>7,000</u>	<u>13,608,449</u>
At 31 December 2006	<u>13,537,576</u>	<u>7,000</u>	<u>13,544,576</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	Principal activity	Shares held	
			Class	%
Subsidiary undertakings				
Kennington Leasing Limited	Scotland	Non trading	Ordinary	100

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 for the year
	2007	2007
	£	£
Kennington Leasing Limited	<u>244,979</u>	<u>(532)</u>

JPSE LIMITED**NOTES TO THE ABBREVIATED ACCOUNTS (continued)
FOR THE YEAR ENDED 31 DECEMBER 2007**

3	Creditors: amounts falling due within one year	2007	2006
		£	£
	Bank loans and overdrafts	669	
	Trade creditors	22,263	3,671
	Amounts owed to group undertakings and undertakings in which the company has a participating interest	245,479	246,010
	Taxation and social security	128,651	(22,213)
	Other creditors	227,983	195,973
		<u>625,045</u>	<u>423,441</u>

In respect of the Mount Royal Hotel, there is a fixed security by the company in favour of the Royal Bank of Scotland plc

4	Share capital	2007	2006
		£	£
	Authorised		
	2,262,400 Ordinary shares of £1 each	<u>2,262,400</u>	<u>2,262,400</u>
	Allotted, called up and fully paid		
	2,262,400 Ordinary shares of £1 each	<u>2,262,400</u>	<u>2,262,400</u>

5 Ultimate parent company

The ultimate parent company is Moorfoot Capital Management Limited, a company registered in Scotland