

EGLINTON DEVELOPMENTS LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2012



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EGLINTON DEVELOPMENTS LIMITED
OFFICERS AND PROFESSIONAL ADVISERS

The Board of Directors

J S Aumonier
A R Drummond
W J Gray Muir
A Gray Muir

Company Secretary

A Gray Muir

Registered Office

46 Charlotte Square
Edinburgh
EH2 4HQ

Accountants

Chiene + Tait
Chartered Accountants
61 Dublin Street
Edinburgh
EH3 6NL

Bankers

The Royal Bank of Scotland plc
36 St Andrew Square
Edinburgh
EH2 2YB

Close Brothers Property Finance
10 Crown Place
London
EC2A 4FT

Solicitors

Andrew Gray Muir, WS
89 Ravenscroft Street
Edinburgh
EH17 8QS

EGLINTON DEVELOPMENTS LIMITED

THE DIRECTORS' REPORT

YEAR ENDED 31 DECEMBER 2012

The directors have pleasure in presenting their report and the unaudited financial statements of the company for the year ended 31 December 2012.

Principal activities

The principal activity of the company during the year was that of property development.

Directors

The directors who served the company during the year were as follows:

J S Aumonier
A R Drummond
W J Gray Muir
A Gray Muir

Statement of directors' responsibilities

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law, the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Small company provisions

This report has been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006.

Signed on behalf of the directors



A Gray Muir

Company Director

Approved by the directors on 24 May 2013

EGLINTON DEVELOPMENTS LIMITED

CHARTERED ACCOUNTANTS' REPORT TO THE BOARD OF DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENTS OF EGLINTON DEVELOPMENTS LIMITED

YEAR ENDED 31 DECEMBER 2012



In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of the company for the year ended 31 December 2012 on pages 4 to 8 from the company's accounting records and from information and explanations you have given us.

As a practicing member of the Institute of Chartered Accountants of Scotland, we are subject to its ethical and other professional requirements which are detailed at <http://www.icas.org.uk/accountspreparationguidance>.

This report is made to the Company's Board of Directors, as a body, in accordance with the terms of the engagement letter dated 28 March 2013. Our work has been undertaken solely to prepare for your approval the financial statements of the Company and state those matters that we have agreed to state to the Board of Directors of the Company, as a body, in this report in accordance with the requirements of the Institute of Chartered Accountants of Scotland as detailed at <http://www.icas.org.uk/accountspreparationguidance>. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that the company has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and profit/loss of the company. You consider that the company is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or review of the financial statements of the company. 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.

Chiene + Tait

CHIENE + TAIT
Chartered Accountants

61 Dublin Street
Edinburgh
EH3 6NL

29 May 2013

EGLINTON DEVELOPMENTS LIMITED**PROFIT AND LOSS ACCOUNT****YEAR ENDED 31 DECEMBER 2012**

	Note	Year to 31 Dec 12 £	Period from 21 Sep 10 to 31 Dec 11 £
Turnover		1,334,130	3,564,452
Cost of sales		1,101,997	3,168,126
Gross profit		<u>232,133</u>	<u>396,326</u>
 Profit on ordinary activities before taxation		<u>232,133</u>	<u>396,326</u>
Tax on profit on ordinary activities	2	46,426	85,013
 Profit for the financial year		<u>185,707</u>	<u>311,313</u>

The notes on pages 6 to 8 form part of these financial statements

EGLINTON DEVELOPMENTS LIMITED

BALANCE SHEET

31 DECEMBER 2012

	Note	£	2012 £	2011 £
Current assets				
Stocks	3	–		404,497
Debtors	4	329,027		2,853,185
Cash at bank		283,461		33,932
		<u>612,488</u>		<u>3,291,614</u>
Creditors: amounts falling due within one year	5	<u>115,466</u>		<u>2,980,299</u>
Net current assets			497,022	311,315
Total assets less current liabilities			497,022	311,315
Capital and reserves				
Called-up equity share capital	7		2	2
Profit and loss account	8		<u>497,020</u>	<u>311,313</u>
Shareholders' funds	8		497,022	311,315

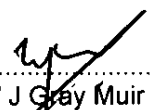
The directors are satisfied that the company is entitled to exemption from the provisions of the Companies Act 2006 (the Act) relating to the audit of the financial statements for the year by virtue of section 477, and that no member or members have requested an audit pursuant to section 476 of the Act.

The directors acknowledge their responsibilities for:

- ensuring that the company keeps adequate accounting records which comply with section 386 of the Act, and
- preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of section 393, and which otherwise comply with the requirements of the Act relating to financial statements, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions for small companies under Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008).

These financial statements were approved by the directors and authorised for issue on 24 May 2013, and are signed on their behalf by:


W J Gray Muir

Company Registration Number: SC385677

EGLINTON DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2012

1. Accounting policies

Basis of accounting

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 the income receivable (excluding Value Added Tax) in the ordinary course of business for goods and services provided.

Profit is recorded in the financial statements in connection with property developments when a legally binding contract for sale of the development has been entered into.

Work in progress

Work in progress is valued on the basis of direct costs plus attributable overheads based on normal level of activity. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of work in progress.

Deferred taxation

The accounting policy in respect of deferred tax reflects the requirements of the FRSSE.

Deferred tax is provided on the liability method to take account of timing differences between the treatment for certain items for accounts purposes and the treatment for tax purposes. Tax deferred is accounted for in respect of all material timing differences. Deferred tax assets are only recognised to the extent that they are regarded as recoverable.

Going concern

The financial statements have been prepared on a going concern basis. The directors have assessed the company's ability to continue as a going concern and have reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the financial statements.

Interest capitalised

Interest costs and similar charges attributable to properties in the course of development are capitalised to these properties. Capitalisation ceases when all the activities that are necessary to get the asset ready for use are complete.

2. Taxation on ordinary activities

Analysis of charge in the year

	Year to 31 Dec 12 £	Period from 21 Sep 10 to 31 Dec 11 £
Current tax:		
UK Corporation tax based on the results for the year	46,426	85,013
Total current tax	<u>46,426</u>	<u>85,013</u>

EGLINTON DEVELOPMENTS LIMITED
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 DECEMBER 2012

3. Stocks

	2012 £	2011 £
Work in progress	<u>—</u>	<u>404,497</u>

Work in progress in the course of development includes £nil (2011: £93,901) of interest capitalised in the period.

4. Debtors

	2012 £	2011 £
Amounts owed by group undertakings and undertakings in which the company has a participating interest	319,027	—
VAT recoverable	10,000	8,185
Other debtors	<u>—</u>	<u>2,845,000</u>
	<u>329,027</u>	<u>2,853,185</u>

5. Creditors: amounts falling due within one year

	2012 £	2011 £
Overdrafts	—	1,624,905
Trade creditors	13	117,399
Amounts owed to undertakings in which the company has a participating interest	—	806,424
Corporation tax	45,453	85,013
Other creditors	<u>70,000</u>	<u>346,558</u>
	<u>115,466</u>	<u>2,980,299</u>

EGLINTON DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2012

6. Related party transactions

The company was under the joint control of Fox Edinburgh Limited and CLRG Limited. On incorporation, the company issued one ordinary share to each of these companies. W J Gray Muir and A Gray Muir, who are directors of Eglinton Developments Limited, are also directors of Fox Edinburgh Limited. A Drummond, who is a director of Eglinton Developments Limited, is also a director of CLRG Limited.

During the year, the company fully repaid a loan to CLRG Limited. At 31 December 2012, the loan outstanding to CLRG Limited was £nil (2011: £403,212). A loan of £160,000 was advanced to CLRG at 31 December 2012.

During the year, the company fully repaid a loan to Fox Edinburgh Limited. At 31 December 2012, the loan outstanding to Fox Edinburgh Limited was £nil (2011: £403,212). A loan of £160,000 was advanced to Fox Edinburgh Limited during the year. The balance due from Fox Edinburgh was reduced by £973 to £159,027 as at 31 December 2012.

During the year Sundial Properties (Gilmerton) Limited charged £389,423 (2011: £1,306,185) plus VAT for construction services on commercial terms. The amount outstanding at the year end was £nil (2011: £117,399). A Gray Muir and W J Gray Muir are both directors within Sundial Properties (Gilmerton) Limited. Sundial Properties (Gilmerton) Limited charged a selling agents fee of £52,617 (2011: £8,688) plus VAT during the year, no amount was outstanding at the year end.

During the year the company accrued £64,500 (2011: £nil) for construction services supplied by Sundial Properties (Gilmerton) Limited on normal commercial terms which remained outstanding at 31 December 2012.

During the year, CLRG Limited charged £50,000 (2011: £150,000) plus VAT for management services provided. During the year, Sundial Properties (Gilmerton) Limited also charged £50,000 (2011: £150,000) plus VAT for management services provided. There was no amount outstanding at the year end (2011: £150,000 each).

A Gray Muir charged fees and disbursements of £11,198 (2011: £6,294) plus VAT for legal services. A balance of £13 (2011: £6,168) was outstanding at the year end.

7. Share capital

Allotted, called up and fully paid:

	2012		2011	
	No	£	No	£
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>

8. Reconciliation of shareholders' funds and movement on reserves

	Share capital	Profit and loss account	Total share-holders' funds
	£	£	£
Balance brought forward	2	311,313	311,315
Profit for the year	—	185,707	185,707
Balance carried forward	<u>2</u>	<u>497,020</u>	<u>497,022</u>