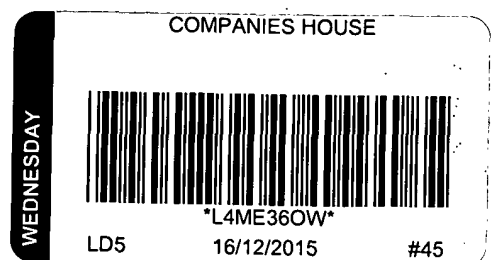

OMEGA NO. 19 2012 DEVELOPMENTS LIMITED

**ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 5 APRIL 2015**



OMEGA NO. 19 2012 DEVELOPMENTS LIMITED

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OMEGA NO. 19 2012 DEVELOPMENTS LIMITED

COMPANY INFORMATION

Director

T Levy

Registered number

08261077

Registered Office

10 Old Burlington Street
London
W1S 3AG

**DIRECTOR'S REPORT
FOR THE YEAR ENDED 5 APRIL 2015**

The Director presents the annual report together with the financial statements for the year ended 5 April 2015.

PRINCIPAL ACTIVITIES

The principal activity of the company is the provision of certain integrated property services for real estate outside of the UK through investment in a limited liability partnership.

DIRECTOR

The following director has held office since 6 April 2014:

T Levy

DIRECTOR'S RESPONSIBILITIES STATEMENT

The Director is responsible for preparing the Director's report and the financial statements in accordance with applicable law and regulations.

Company law requires the Director to prepare financial statements for each financial year. Under that law the Director has elected to prepare the financial statements in accordance with the United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Director must not approve the financial statements unless 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 Director is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements 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 Director is 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. The Director is 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.

In preparing this report, the Director has taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.


T Levy
Director

Date: 11/12/15

OMEGA NO. 19 2012 DEVELOPMENTS LIMITED

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 5 APRIL 2015

	Note	2015 £	2014 £
TURNOVER		7,942	7,942
Administrative expenses		<u>(7,977)</u>	<u>(8,017)</u>
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(35)	(75)
Tax on ordinary activities		-	-
LOSS FOR THE FINANCIAL YEAR	7	<u>(35)</u>	<u>(75)</u>

The company made no recognised gains and losses other than those reported in the profit and loss account.

OMEGA NO. 19 2012 DEVELOPMENTS LIMITED

BALANCE SHEET AT 5 APRIL 2015

	Note	2015 £	2014 £
FIXED ASSETS			
Investments	3	5,083,078	5,083,078
CURRENT ASSETS			
Debtors: amounts falling due within one year	4	7,942	-
Cash at bank		2	7
CREDITORS: Amounts falling due within one year	5	(8,093)	(121)
NET CURRENT LIABILITIES		(149)	(114)
NET ASSETS		<u>5,082,929</u>	<u>5,082,964</u>
CAPITAL AND RESERVES			
Called up share capital	6	5,083,078	5,083,078
Profit and loss account	7	(149)	(114)
SHAREHOLDERS FUNDS		<u>5,082,929</u>	<u>5,082,964</u>

Preparation of the financial statements

The Director considers that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act.

The Director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 5 April 2015 and of its loss for the year in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

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

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

.....

T Levy
 Director

Date: 11/12/15

The notes on pages 5-6 form part of these financial statements.

OMEGA NO. 19 2012 DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS AT 5 APRIL 2015

1. ACCOUNTING POLICIES**1.1 Basis of preparation of financial statements**

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).

1.2 Investments

Investments held as fixed assets are carried at cost less provision for impairment. The Directors undertake an impairment review annually in order to establish whether there are any indications of a fall in value. In doing so, various factors are taken into account including economic, future expected performance and market conditions.

Any necessary provision in a given period is charged to the profit and loss account in that year.

2. (LOSS)/PROFIT

During the year, no director received any emoluments (2014 --£nil).

3. FIXED ASSET INVESTMENTS

	Participating interests £
Cost or valuation	
At 6 April 2014 and 5 April 2015	5,083,078
Net book value	
At 5 April 2015	5,083,078
At 5 April 2014	5,083,078

The participating interest represents an investment by Omega No. 19 2012 Developments Limited ("the Company") in 96% of the total Members' capital of Omega Design and Build Partners No.19 LLP ("the LLP"), which is registered in England and Wales. Under the terms of the LLP Agreement, the Company does not have control over the partnership and, as such, is not considered to be the parent company of the LLP.

The LLP's business is that of providing integrated property services for real estate outside of the UK, including design and build activities. Its future income is dependent on the success of these activities, market conditions on completion and other factors not known at this time. The Director established that the cost of the company's investment was appropriate at the date it was made and have reviewed the investment for impairment at the balance sheet date. There are no factors that the Director is aware of, which would act to impair the investment, since its performance continues according to expectations.

The LLP's Profit/(Loss) for the period ended and Balance sheet as at 5 April 2015 were:

	2015 £	2014 £
Profit/(Loss)	587,159	658,289
Assets		
Current assets	809,591	70,447
Liabilities		
Due within one year or less	(719,215)	(170)
Net assets	90,376	70,277

OMEGA NO. 19 2012 DEVELOPMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS AT 5 APRIL 2015

4. DEBTORS	2015	2014
	£	£
Other debtors	7,942	-
	<u>7,942</u>	<u>-</u>

5. CREDITORS	2015	2014
Amounts falling due within one year	£	£
Trade creditors	7,942	-
Other creditors	151	121
	<u>8,093</u>	<u>121</u>

6. SHARE CAPITAL	2015	2014
	£	£
Allotted, called up and fully paid		
5,083,078 Ordinary shares of £1 each	<u>5,083,078</u>	<u>5,083,078</u>

7. RESERVES	Profit and loss accounts £
At 6 April 2014	(114)
Profit/(Loss) for the financial year	<u>(35)</u>
At 5 April 2015	<u>(149)</u>

8. CONTROLLING PARTY

The controlling party for the year was T Levy.

9. RELATED PARTY TRANSACTIONS

Future Capital Partners Limited ("Future") is a company under the control of T Levy. At the year end date the balance outstanding by Omega No. 19 2012 Developments Limited to Future was £8,093 (2014: £121).