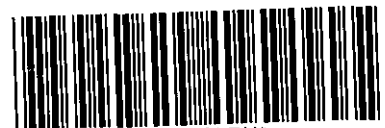


AGECROFT INVESTMENT CO LIMITED
ABBREVIATED ACCOUNTS
25 MARCH 2006

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29/12/2006

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COMPANIES HOUSE

HAINES WATTS

Chartered Accountants & Registered Auditors

Bridge House
157 Ashley Road
Hale, Altrincham
Cheshire
WA14 2UT

AGECROFT INVESTMENT CO LIMITED

ABBREVIATED ACCOUNTS

YEAR ENDED 25 MARCH 2006

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AGECROFT INVESTMENT CO LIMITED

INDEPENDENT AUDITOR'S REPORT TO AGECROFT INVESTMENT CO LIMITED

UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts set out on pages 4 to 9, together with the financial statements of Agecroft Investment Co Limited for the year ended 25 March 2006 prepared under Section 226 of the Companies Act 1985.

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 auditor's 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 audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the directors and the auditor

The directors are 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 abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you.

Basis of opinion

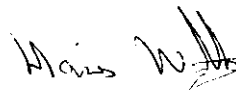
We conducted our work in accordance with Bulletin 2006/3 "The special auditor's report on abbreviated accounts in the United Kingdom" issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

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 have been properly prepared in accordance with those provisions.

Other information

On ~~11/11/06~~..... we reported, as auditor of the company, to the shareholders on the financial statements prepared under Section 226 of the Companies Act 1985 for the year ended 25 March 2006, and the full text of company audit report is reproduced on pages 2 to 3 of these financial statements.



HAINES WATTS
Chartered Accountants
& Registered Auditors

Bridge House
157 Ashley Road
Hale, Altrincham
Cheshire
WA14 2UT

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AGECROFT INVESTMENT CO LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF AGECROFT INVESTMENT CO LIMITED

YEAR ENDED 25 MARCH 2006

We have audited the financial statements of Agecroft Investment Co Limited for the year ended 25 March 2006 on pages 6 to 13 which have been prepared on the basis of the accounting policies set out on pages 8 to 7.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's 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 and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditor

As described in the Statement of Directors' Responsibilities the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

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 Act 1985 applicable to small companies. 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 other transactions 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.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) 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 company'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.

AGECROFT INVESTMENT CO LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF AGECROFT INVESTMENT CO LIMITED *(continued)*

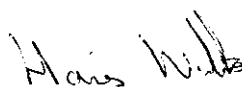
YEAR ENDED 25 MARCH 2006

Qualified audit opinion arising from disagreement about accounting treatment

No provision has been made for depreciation of freehold investment properties and leasehold investment properties with over 20 years to expiry. This is contrary to the requirements of the Companies Act 1985, as stated in the accounting policies on page 8.

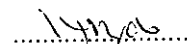
Statement of Standard Accounting Practice 19 requires investment properties to be included in the balance sheet at open market value. Agecroft Investment Co Limited investment properties are included in the balance sheet at original cost. The effect of any revaluation cannot be quantified.

Except for the absence of depreciation and revaluation, in our opinion the financial statements give a true and fair view of the state of the company's affairs as at 25 March 2006 and of its profit for the year to 25 March 2006 and have been properly prepared in accordance with the Companies Act 1985.



HAINES WATTS
Chartered Accountants
& Registered Auditors

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Cheshire
WA14 2UT


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AGECROFT INVESTMENT CO LIMITED

ABBREVIATED BALANCE SHEET

25 MARCH 2006

	Note	2006 £	£	2005 £	£
Fixed assets	2				
Tangible assets			3,596,458		3,624,365
Investments			897,636		896,869
			<u>4,494,094</u>		<u>4,521,234</u>
Current assets					
Debtors		127,631		109,826	
Cash at bank and in hand		1,015,911		730,190	
		<u>1,143,542</u>		<u>840,016</u>	
Creditors: Amounts falling due within one year		<u>1,840,323</u>		<u>1,789,017</u>	
Net current liabilities			<u>(696,781)</u>		<u>(949,001)</u>
Total assets less current liabilities			<u>3,797,313</u>		<u>3,572,233</u>
Capital and reserves					
Called-up equity share capital	4		4,000		4,000
Other reserves			31,618		31,618
Profit and loss account			3,761,695		3,536,615
Shareholders' funds			<u>3,797,313</u>		<u>3,572,233</u>

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

These abbreviated accounts were approved by the directors on 14/12/06 and are signed on their behalf by:

Mr R J Briggs

The notes on pages 5 to 9 form part of these abbreviated accounts.

AGECROFT INVESTMENT CO LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 25 MARCH 2006

1. Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention.

Changes in accounting policies

In preparing the financial statements for the current year, the company has adopted the following Financial Reporting Standards:

-FRS 21 'Events after the Balance Sheet date (IAS 10)'; and

-the presentation requirements of 'FRS 25 'Financial Instruments: Disclosure and Presentation (IAS 32)''.

FRS 21 'Events after the Balance Sheet date (IAS 10)'

The adoption of FRS 21 has resulted in a change in accounting policy in respect of proposed equity dividends. If the company declares dividends to the holders of equity instruments after the balance sheet date, the company does not recognise those dividends as a liability at the balance sheet date. The aggregate amount of equity dividends proposed before approval of the financial statements, which have not been shown as liabilities at the balance sheet date, are disclosed in the notes to the financial statements. Previously, proposed equity dividends were recorded as liabilities at the balance sheet date.

This change in accounting policy has resulted in no prior year adjustment for the company.

FRS 25 'Financial Instruments: Disclosure and Presentation (IAS 32)'

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

This change in accounting policy has resulted in no prior year adjustment for the company.

Cash flow statement

The directors have taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from including a cash flow statement in the financial statements on the grounds that the company is small.

Turnover

The turnover shown in the profit and loss account represents amounts invoiced during the year, exclusive of Value Added Tax.

Fixed assets

All fixed assets are initially recorded at cost.

AGECROFT INVESTMENT CO LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 25 MARCH 2006

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:

Freehold Property	- nil
Fixtures & Fittings	- 25% reducing balance
Equipment	- 20% reducing balance

Investment properties

Investment properties are included at original cost and not market value as the directors consider that the additional cost of providing the necessary valuations would outweigh the benefit achieved. No amortisation or depreciation is provided in respect of freehold investment properties or leasehold investment properties with over 20 years to expiry, in accordance with Statement of Standard Accounting Practice 19: "Accounting for investment properties". This treatment is contrary to the requirements of the Companies Act 1985 to provide for depreciation but is considered necessary to ensure the financial statements give a true and fair view. Depreciation is only one of the many factors reflected in the annual valuation of properties and accordingly the amount of depreciation which might otherwise have been charged cannot be separately identified or quantified. The directors consider that this policy results in the accounts giving a true and fair view.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as either financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

Investments

All investments are initially recorded at cost, being the fair value of the consideration given and including acquisition costs associated with the investment. All purchases and sales of investments are recognised using trade date accounting.

After initial recognition, investments, which are classified as held for trading and available-for-sale, are measured at fair value. Gains or losses on investments held for trading are recognised in the profit and loss account. Gains or losses on available-for-sale investments are recognised as a separate component of equity until the investment is disposed of or until its value is impaired, at which time the cumulative gain or loss previously reported in equity is included in the profit and loss account.

Investments classified as held-to-maturity are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in the profit and loss account when the investment is derecognised, or impaired, as well as through the amortisation process.

AGECROFT INVESTMENT CO LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 25 MARCH 2006

1. Accounting policies *(continued)*

Investments are fair valued using quoted market prices, independent appraisals, discounted cash flow analysis or other appropriate valuation models at the balance sheet date.

Trade and other debtors

Trade and other debtors are recognised and carried forward at invoice amounts less provisions for any doubtful debts. Bad debts are written off when identified.

Cash and cash equivalents

Cash and cash equivalents are included in the balance sheet at cost. Cash and cash equivalents comprise cash at bank and in hand and short term deposits with an original maturity of three months or less.

Revenue recognition

Rental income is recognised on a quarterly basis excluding rental in advance. Investment income is recognised when the company is entitled to receive that income.

2. Fixed assets

	Tangible Assets £	Investments £	Total £
Cost			
At 26 March 2005	3,684,193	896,869	4,581,062
Additions	—	767	767
Disposals	(7,000)	—	(7,000)
At 25 March 2006	<u>3,677,193</u>	<u>897,636</u>	<u>4,574,829</u>
Depreciation			
At 26 March 2005	59,828	—	59,828
Charge for year	20,907	—	20,907
At 25 March 2006	<u>80,735</u>	<u>—</u>	<u>80,735</u>
Net book value			
At 25 March 2006	<u>3,596,458</u>	<u>897,636</u>	<u>4,494,094</u>
At 25 March 2005	<u>3,624,365</u>	<u>896,869</u>	<u>4,521,234</u>

AGECROFT INVESTMENT CO LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 25 MARCH 2006

2. Fixed assets (continued)

Aggregate capital and reserves

Robinmoor Limited	(76,694)	(69,851)
Towlbuckle limited	1,380,120	1,331,979
Profit and (loss) for the year		
Robinmoor Limited	(6,843)	(1,909,378)
Towlbuckle Limited	48,141	115,356

Listed investments with a net book value of £7,349 (2005:£6,582) are held by the company and had a market value of £19,617 at the end of the year (2005:£14,694).

The company owns 100% of the issued share capital of Robinmoor Limited and 63.8% of Towlbuckle Limited. The company also has a 12.4% interest of the issued share capital of Westspark Limited.

Under the provision of section 248 of the Companies Act 1985 the company is exempt from preparing consolidated accounts and has not done so, therefore the accounts show information about the company as an individual entity.

3. Related party transactions

An interest free loan exists between the company and its wholly owned subsidiary company, Robinmoor Limited. Included within debtors, under amounts owed from group undertakings is a balance payable from Robinmoor Limited totalling £11,494 (2005 - £4,894). No date has as yet been set for repayment of these monies.

Agecroft Investment Co Limited is related to Central Manchester Holdings Limited by virtue of common directors, M J Keene and R J Briggs. Included in other creditors at the balance sheet date is a balance due to Central Manchester Holdings Limited, totalling £190,000 (2005 - £190,000). No interest is being charged on this loan amount and as yet no date has been set for the repayment of these monies.

R J Briggs is also a director of Halliday Meakin Limited which provides company secretarial services to Agecroft Investment Co Limited. During the year £7,440 was paid to Halliday Meakin Limited.

There are no other transactions with related parties such as are required to be disclosed under Financial Reporting Standard 8.

AGECROFT INVESTMENT CO LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 25 MARCH 2006

4. Share capital

Authorised share capital:

	2006	2005
	£	£
10,000 Ordinary shares of £1 each	<u>10,000</u>	<u>10,000</u>

Allotted, called up and fully paid:

	2006		2005
	No	£	No
	4,000	4,000	4,000
Ordinary shares of £1 each	<u>4,000</u>	<u>4,000</u>	<u>4,000</u>
Equity shares			
Ordinary shares of £1 each	<u>4,000</u>	<u>4,000</u>	<u>4,000</u>