

Registration Number 1128708 (England and Wales)

C. J. O'SHEA GROUP LIMITED

Consolidated Financial Statements

for the year ended 30th September 2012

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C. J. O'SHEA GROUP LIMITED

Company Information

Directors	Crohan J O'Shea Anne O'Shea Rory A O'Connor
Secretary	Rory A O'Connor
Company Number	1128708 (England and Wales)
Registered Office	Granard Business Centre Bunns Lane Mill Hill London NW7 2DZ
Independent auditors	Riordan O'Sullivan & Co Chartered Certified Accountants and Statutory Auditors 40 Chamberlayne Road London NW10 3JE
Bankers	Allied Irish Bank (GB) West End Branch 10 Berkeley Square London W1J 6AA
Solicitors	Denton Wilde Sapte One Fleet Place London EC4M 7WS

C. J. O'SHEA GROUP LIMITED

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C. J. O'SHEA GROUP LIMITED

Directors' report for the year ended 30th September 2012

The directors present their report and the audited financial statements of the company and its subsidiaries for the year ended 30th September 2012

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 group and the company and of the profit or loss of the group and the company for that year. In preparing these financial statements the directors are required to

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

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the group's and the company's transactions and disclose with reasonable accuracy at any time the financial position of the group and 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 group and the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure to auditors

- (a) so far as the directors are aware, there is no relevant information of which the company's auditors are unaware, and
- (b) they have taken all the necessary steps that they ought to have taken as directors in order to make themselves aware of all relevant audit information and to establish that the company's auditors are aware of that information.

Principal activities

The company's principal activity remains that of a holding and property investment company.

The group principal activities are building contractors, property development and management of liquid resources (C J O'Shea and Company Limited), and hire of plant to the construction industry (C J O'Shea (Plant Hire) Limited).

Results and dividends

The results of the group for the year are set out on page 6 of these financial statements. The directors do not recommend payment of a dividend.

Business review

The directors consider the results achieved on ordinary activities to be satisfactory in these uncertain economic times. They also anticipate that trading prospects for the forthcoming year will be satisfactory as the group is concentrating on the London residential market.

The group's business plan of reducing its cost base without a reduction in service levels continues to be implemented. Whilst the directors remain cautious in the short term, the group is well positioned to take advantage of opportunities arising from any improvement in the market.

C. J. O'SHEA GROUP LIMITED

Directors' report for the year ended 30th September 2012

continued

The group continues to focus on property development and construction projects to meet demand and stay competitive in the market place. Profit margins in the current year remain satisfactory despite a highly competitive market. The order book is healthy and turnover and profitability is expected to increase as the group starts some new developments projects. The directors continue to expect that the strength of the group and its dedicated and experienced team and reputation in the sector will continue to deliver a consistent and efficient service and generate an acceptable level of profitable business for the foreseeable future.

The group further increased its participation during the year in development projects undertaken with selected partners, the overall results of which are considered to be very satisfactory.

The directors remain committed to continuously monitor controls on overhead expenditure and utilise the group's resources to their maximum potential.

Key performance indicators

The key financial highlights for the group are as follows

	12 months to 30/09/12	18 months to 30/09/11	12 months to 31/03/10	12 months to 31/03/09
Turnover (£'000)	37,283	73,578	83,310	96,644
Turnover growth (%)	(49.33)	(11.68)	(13.80)	32.33
Net profit margin (%)	16.40	14.20	13.86	10.48
Profit before tax (£'000)	6,113	10,449	11,543	10,129

Principal risks and uncertainties

The group does not utilise complex financial instruments or hedging mechanism. Its principal financial instruments comprise bank deposits, overdrafts, a stockbroking facility, short term investments, finance leases together with trade debtors and trade creditors that arise directly from its activities.

Whilst the group is generally risk-averse there are always risks associated with the activities of building contract works and property development. The principal risk for the group is a downturn in the property market, resulting in building development works being deferred or cancelled. This is likely to ultimately result in lower levels of turnover and more competitive margins. The likelihood of increased bad debts from failing companies in the industry is also greater.

Going concern

The directors have a reasonable expectation that the group has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis in preparing the financial statements.

Further details regarding the adoption of the going concern basis can be found in note 1.4 to the financial statements.

Commercial risk

Contracts are continually reviewed for performance and risk to the group. The global economic position is well understood by the directors. Whilst the directors will monitor the market conditions closely the group is confident that it will secure sufficient workload on acceptable terms in the foreseeable future.

Interest rate risk

Apart from a stockbroking facility relating to CFD transactions, the group has minimal bank borrowings.

C. J. O'SHEA GROUP LIMITED

Directors' report for the year ended 30th September 2012

continued

Liquidity risk

The group has cash on deposit at bank and there is no deemed liquidity risk in the foreseeable future

Credit risk

The group's credit risk is primarily attributable to amounts recoverable on contracts and plant hire, monies due from related undertakings, trade creditors and subcontractors. Contract debtors are managed by the regular monitoring of progress on contract work and contract payment applications. Debtors due from related undertakings are closely monitored by management and are included in the balance sheet net of allowances for doubtful amounts. Trade creditors and subcontractors' liquidity is managed by ensuring sufficient funds are available to meet amounts due.

The maximum exposure to credit risk relating to investments of liquid funds is limited to the carrying amounts of investments in development projects recorded in the financial statements as no collateral or other credit enhancements are held. Ultimate responsibilities for credit risk management of liquid funds rests with the board of directors. They carefully select the development projects before making any investment.

Fixed assets

The movements in tangible fixed assets are set out in note 11 to these financial statements.

Employee involvement and training

The group is committed to encouraging the involvement of its employees in the improvement of processes and efficiency within the group. A management structure that allows an employee to follow a career path is in place and key changes in the business are implemented via working parties comprising employee representatives and the group's management.

The group has implemented an in-house training system that allows the group to identify gaps in skill levels or technical knowledge and delivers the required training in a timely manner. This system will allow employees to monitor their own progress in improving their skills at any level or occupation.

Employment of disabled persons

The group continues its policy regarding the employment of disabled persons and fair consideration is given to applications for employment by disabled persons having regard to their particular aptitudes and abilities.

Health and safety at work

The group has a policy for securing the health, safety and welfare at work of its employees and for protecting other persons against the risks to health or safety arising out of or in connection with activities at work of those employees.

C. J. O'SHEA GROUP LIMITED

Directors' report for the year ended 30th September 2012

continued

Environment

The group remains committed to seeking ways of minimizing the impact of its business operations upon the environment

Policies for carbon reduction, waste removal and recycling together with formal accreditation to SPECC all work together to achieve these objectives

Quality Management

The group continues to be accredited to SPECC having been audited on its systems and processes. The group's systems are continually reviewed to enable it to implement changes both through forward planning and historical review process

The group has invested in Easybuild, a new technology to streamline its information flow. This will enable employees to share information amongst themselves and with external parties in a more efficient manner. The group has fully reviewed its supply chain and has in conjunction with its key suppliers and subcontractors implemented a formal process of measurement of performance at every level in order to gain improvement in performance and value

Payments of creditors

Terms and conditions of payment and supply are agreed in advance with suppliers and subcontractors and the group endeavours to adhere to its side of the arrangements. In line with normal practice in the industry general suppliers are paid at the end of the month following the month of supply. Other terms may apply in some cases

The average number of days in which suppliers and subcontractors are paid are

Trade creditors - 30 days

Subcontractors - 25 days

Directors and their interests

The directors who served during the year are

Crohan J. O'Shea

Anne O'Shea

Rory A. O'Connor

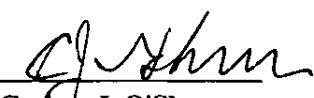
Charitable and political contributions

Charitable donations of £30,500 (2011 £164,629) were made by the group during the year to charities based in the UK. There were no political contributions

Auditors

Riordan O'Sullivan & Co. are deemed to be reappointed in accordance with an elective resolution made under Section 386(1) of the Companies Act 1985 which continues in force under the Companies Act 2006

This report was approved by the Board on 28th June 2013 and signed on its behalf by


Crohan J. O'Shea
Director

**Independent auditor's report to the members of
C. J. O'SHEA GROUP LIMITED**

We have audited the financial statements of C J O'SHEA GROUP LIMITED for the year ended 30th September 2012 on pages 6 to 25, which comprise the Consolidated Profit and Loss Account, the Consolidated Balance Sheet, the company Balance Sheet, the Cash Flow Statement and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Respective responsibilities of directors and auditors

As explained more fully in the statement of directors' responsibilities, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's website at www.frc.org.uk/apb/scope/private.cfm.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the group's and the parent company's affairs as at 30th September 2012 and the group's profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

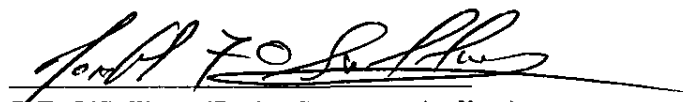
Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year ended 30th September 2012 is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit.


J. F. O'Sullivan (Senior Statutory Auditor)
For and on behalf of Riordan O'Sullivan & Co.
Chartered Certified Accountants and Statutory Auditors
40 Chamberlayne Road
London NW10 3JE
Date: 28th June 2013

C. J. O'SHEA GROUP LIMITED

**Consolidated profit and loss account
for the year ended 30th September 2012**

		Year ended 30/09/12 £	18 Months ended 30/09/11 £
	Notes		
Turnover	2	37,282,743	73,578,008
Cost of sales		(29,161,851)	(51,940,446)
Gross profit		8,120,892	21,637,562
Administrative expenses		(3,901,288)	(11,449,139)
Other operating profit/(loss)	3	1,437,133	(1,137,508)
Operating profit	4	5,656,737	9,050,915
Share of operating profit in associated undertaking	13	37,636	58,371
Profit on ordinary activities before interest		5,694,373	9,109,286
Dividend receivable	5	-	110,000
Interest receivable and similar income	6	428,022	1,242,183
Interest payable and similar charges	7	(9,094)	(12,789)
Profit on ordinary activities before taxation		6,113,301	10,448,680
Tax on profit on ordinary activities	10	(1,714,987)	(2,883,409)
Profit for the financial year	21	4,398,314	7,565,271

There are no recognised gains or losses other than the profit or loss for the above two financial years

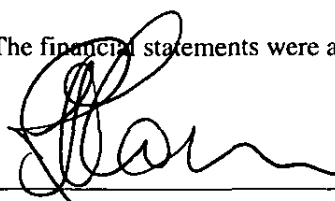
The notes on pages 10 to 25 form part of these financial statements.

C. J. O'SHEA GROUP LIMITED

Consolidated balance sheet as at 30th September 2012

	Notes	At 30/09/12 £	At 30/09/11 £
Fixed assets			
Tangible assets	11	12,325,602	12,977,932
Investments	13	3,155,838	2,799,703
		<u>15,481,440</u>	<u>15,777,635</u>
Current assets			
Stocks	14	739,173	759,761
Debtors	15	13,517,448	16,309,490
Investments	16	26,051,669	17,343,607
Cash at bank and in hand		6,876,843	10,965,531
		<u>47,185,133</u>	<u>45,378,389</u>
Creditors: amounts falling due within one year	17	(13,865,363)	(16,697,439)
Net current assets		<u>33,319,770</u>	<u>28,680,950</u>
Total assets less current liabilities		48,801,210	44,458,585
Provisions for liabilities	19	(632,603)	(688,292)
Net assets		<u>48,168,607</u>	<u>43,770,293</u>
Capital and reserves			
Called up share capital	20	200,000	200,000
Revaluation reserve	21	64,714	64,714
Profit and loss account	21	47,903,893	43,505,579
Equity shareholders' funds	22	<u>48,168,607</u>	<u>43,770,293</u>

The financial statements were approved by the Board on 28th June 2013 and signed on its behalf by



Rory A O'Connor

Director

Registration number 1128708 (England and Wales)

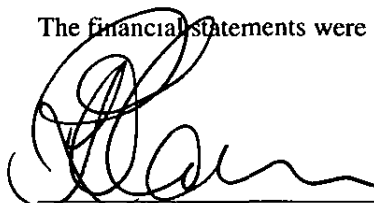
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C. J. O'SHEA GROUP LIMITED

Balance sheet as at 30th September 2012

	Notes	At 30/09/12 £	At 30/09/11 £
Fixed assets			
Tangible assets	11	4,534,918	4,534,918
Investments in group undertakings	12	100,200	100,200
Investment in associated undertaking	13	34	34
		<u>4,635,152</u>	<u>4,635,152</u>
Current assets			
Debtors	15	1,057,657	707,607
Cash at bank and in hand		26,728	4,010,424
		<u>1,084,385</u>	<u>4,718,031</u>
Creditors: amounts falling due within one year	17	(29,304)	(89,817)
Net current assets		<u>1,055,081</u>	<u>4,628,214</u>
Total assets less current liabilities		5,690,233	9,263,366
Creditors: amounts falling due after more than one year	18	-	(3,670,651)
Net assets		<u>5,690,233</u>	<u>5,592,715</u>
Capital and reserves			
Called up share capital	20	200,000	200,000
Revaluation reserve	21	64,714	64,714
Profit and loss account	21	5,425,519	5,328,001
Shareholders' funds	22	<u>5,690,233</u>	<u>5,592,715</u>

The financial statements were approved by the Board on 28th June 2013 and signed on its behalf by


Rory A O'Connor Director

Registration number 1128708 (England and Wales)

The notes on pages 10 to 25 form part of these financial statements.

C. J. O'SHEA GROUP LIMITED

Consolidated cash flow statement for the year to 30th September 2012

	Notes	Year ended 30/09/12 £	Period ended 30/09/11 £
Reconciliation of operating profit to net cash inflow from operating activities			
Operating profit		5,656,737	9,050,915
Depreciation and disposal of tangible fixed assets		1,399,458	1,905,042
Decrease/(increase) in stocks		20,588	(170,979)
Decrease in debtors		2,792,042	5,013,009
Decrease in creditors		(3,975,224)	(15,143,442)
Other non cash item		-	82,490
Net cash inflow from operating activities		5,893,601	737,035

CONSOLIDATED CASH FLOW STATEMENT

Net cash inflow from operating activities		5,893,601	737,035
Returns on investments and servicing of finance	27	418,928	1,339,394
Taxation	27	(619,991)	(2,624,647)
Capital disposals, expenditure and financial investments	27	(747,128)	(2,562,826)
Acquisition of fixed asset investments	27	(326,036)	(859,631)
		4,619,374	(3,970,675)
Management of liquid resources	27	8,708,062	337,898
Financing	27	-	(552,331)
Decrease in cash in the year		(4,088,688)	(4,860,904)

Reconciliation of net cash flow to movement in net funds (note 28)

Decrease in cash in the year		(4,088,688)	(4,860,904)
Cash inflow from change in debt and lease financing		-	552,331
Cash inflow from change in liquid resources		(8,708,062)	337,898
Change in net funds resulting from cash flows		4,619,374	(3,970,675)
Opening funds		28,309,138	32,279,813
Closing funds		32,928,512	28,309,138

The notes on pages 10 to 25 form part of these financial statements.

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

1. Accounting policies

1.1. Basis of preparation of financial statements

The financial statements have been prepared in accordance with applicable accounting standards using the historical cost convention as modified by the revaluation of freehold land and buildings and investment properties

The previous accounting period was extended to eighteen months and therefore the comparatives are for eighteen months

1.2. Basis of consolidation

The consolidated financial statements include the financial statements of the company and its subsidiary undertakings made up to 30th September 2012 and the group's share of the results of its participating interest

In accordance with Section 408 of the Companies Act 2006 advantage has been taken of the exemption from the requirement to prepare a separate profit and loss account for the parent company

1.3. Turnover

Turnover comprises the income receivable from group activities during the period, exclusive of value added tax. It excludes inter-company sales

Turnover and related costs are recognised in the accounting system as contract activity progresses. For long term contracts an appropriate proportion of the anticipated profit is recognised reflecting the work carried out to the balance sheet date, and when the final outcome is reasonably certain

1.4. Going concern

The group's business activities, together with the factors likely to affect its future development, performance and position are set out in the Business Review which forms part of the Directors' Report. The Directors' Report also describes the financial position of the group, its cash flows and liquidity position, the group's objectives, policies and processes for managing its capital, details of its financial instruments, and its exposure to credit risk and liquidity risk

The group is expected to continue to generate positive cash flows on its own account for the foreseeable future

The group has considerable financial resources together with secured workload for the twelve months and beyond from the date of approval of these financial statements. As a consequence, the directors believe that the group is well placed to manage its business risks successfully despite the current uncertain economic outlook

The directors are confident that the group 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

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

continued

1.5. Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided on all tangible fixed assets other than freehold land at rates calculated to write off the cost of each asset evenly over its expected useful life, as follows

Freehold buildings	- straight line over 50 years
Plant for hire	- over 10 years
Plant and equipment	- over 4 to 7 years
Motor vehicles	- over 4 years

1.6. Investment properties

Investment properties are stated at their open market values. In accordance with Statement of Standard Accounting Practice Number 19 investment properties are not depreciated. The directors consider that this accounting policy, which represents a departure from the statutory accounting principles, is necessary to provide a true and fair view. Depreciation is only one of many factors reflected in the annual revaluation and the amount that might otherwise have been shown cannot be separately identified or quantified.

1.7. Investments

Fixed asset investments are included in the group balance sheet at cost less any amounts written off for impairment in value.

Listed and unlisted current asset investments are stated at the lower of cost and estimated net realisable value. Other investments are stated at cost.

1.8. Leasing

Assets obtained under hire purchase contracts and finance leases are capitalised as tangible assets and depreciated over the shorter of the lease term and their useful lives. Obligations under such agreements are included in creditors net of the finance charge allocated to future periods. The finance element of the rental payment is charged to the profit and loss account so as to produce constant periodic rates of charge on the net obligations outstanding in each period.

Rentals payable under operating leases are charged against income on a straight line basis over the lease term.

1.9. Stocks

Stocks comprise of

(i) properties acquired for development together with work in progress on the property. These assets are included at the lower of cost and net realisable value. Cost for this purpose consists of purchase cost of the land and buildings and the development expenditure.

(ii) Contract work in progress which is valued at the cost of direct materials, labour and attributable overheads.

(iii) Consumables and spares which are valued at the lower of cost and net realisable value after making due allowance for obsolete and slow-moving items.

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

continued

1.10. Amounts recoverable on contracts

Amounts recoverable on contracts, which are included in debtors, are stated at the value of the work done to date after provision for contingencies and anticipated future losses on contracts, less amounts received as progress payments on account. Excess progress payments are included in creditors as deferred income. Turnover and related costs are recorded for accounting purposes as contract activity progresses and for long term contracts an appropriate proportion of the anticipated profit is recognised reflecting the work carried out to the balance sheet date, and where the final outcome is reasonably certain.

1.11. Pensions

Obligations for contributions to defined contribution pension plans are charged to the profit and loss account in the period to which the contributions relate.

1.12. Deferred taxation

The charge for taxation takes into account taxation deferred as a result of timing differences between the treatment of certain items for taxation and accounting purposes. In general, deferred taxation is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date. However, deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. Deferred tax balances are not discounted.

1.13. Foreign currencies

Monetary assets and liabilities in foreign currencies are translated into sterling at the rates of exchange at the balance sheet date. Transactions in foreign currencies are translated into sterling at the rate ruling on the date of the transaction. Exchange differences are taken into account in arriving at operating profit.

1.14. Liquid resources

Liquid resources comprise of current asset investments.

2. Turnover

Turnover represents the income receivable from group activities during the period, all derived from UK operations.

3. Other operating profit / (loss)

	Year ended 30/09/12 £	Period ended 30/09/11 £
Income/(deficit) generated from current asset investments	847,300	(702,580)
Share of loss from fixed assets investments	-	(82,268)
Share of profit/(loss) from other investments	589,833	(352,660)
	<u>1,437,133</u>	<u>(1,137,508)</u>

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

continued

4. Operating profit	Year ended 30/09/12 £	Period ended 30/09/11 £
Operating profit is stated after charging / (crediting)		
Exceptional doubtful debt (included in administrative expenses)	-	5,190,332
Depreciation of tangible fixed assets		
- owned by the group	1,399,458	1,903,644
Loss on disposal of tangible fixed assets	-	1,398
Loss/(gain) on foreign exchange transactions	12,189	(45,815)
Auditors' remuneration		
- audit	48,000	62,000
- other services	25,000	25,000
Other bad or doubtful debts	<u>385,152</u>	<u>328,404</u>

5. Income from fixed asset investments

	Group		Company	
	Year ended 30/09/12 £	Period ended 30/09/11 £	Year ended 30/09/12 £	Period ended 30/09/11 £
Dividend receivable from associated undertaking	-	110,000	-	110,000

6. Interest receivable and similar income

	Group		Company	
	Year ended 30/09/12 £	Period ended 30/09/11 £	Year ended 30/09/12 £	Period ended 30/09/11 £
Bank interest	85,143	421,951	25,478	80,388
Loan interest from related undertakings	38,024	133,688	-	-
Other interest	304,855	686,544	-	-
	<u>428,022</u>	<u>1,242,183</u>	<u>25,478</u>	<u>80,388</u>

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

continued

7. Interest payable and similar charges

	Group		Company	
	Year ended	Period ended	Year ended	Period ended
	30/09/12	30/09/11	30/09/12	30/09/11
	£	£	£	£
On overdue tax	8,719	1,553	80	-
Other interest	375	11,236	-	-
	<u>9,094</u>	<u>12,789</u>	<u>80</u>	<u>-</u>

8. Staff costs (Group)

	Year ended	Period ended
	30/09/12	30/09/11
	£	£
Staff costs, including directors' remuneration, were as follows		
Wages and salaries	4,878,872	8,723,194
Social security costs	543,853	988,261
Pension costs	205,800	197,993
	<u>5,628,525</u>	<u>9,909,448</u>

None of the directors were remunerated by C J O'Shea Group Limited

The average number of employees (including directors) during the period was

Directors	4	4
Direct labour	57	87
Administrative and technical	62	71
	<u>123</u>	<u>162</u>

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

continued

8.1. Directors' emoluments

	Group	
	Year ended	Period ended
	30/09/12	30/09/11
	£	£
Remuneration and other emoluments	980,360	2,077,813
Other benefits	2,684	2,631
Pension costs	13,089	19,296
	<u>996,133</u>	<u>2,099,740</u>
	Number	Number
Number of directors to whom retirement benefits are accruing under a money purchase scheme	<u>1</u>	<u>1</u>
	£	£
Highest paid director		
Amounts included above		
Remuneration and other emoluments	983,044	2,080,444
Pension costs	13,089	19,296
	<u>996,133</u>	<u>2,099,740</u>

9. Pension costs

The group operates defined contribution pension plans. Each member has their own policy. The assets of the pension plans are held separately from those of the group under the management of independent pension providers. The total pension cost of £180,551 (2011: £197,993) represents contributions payable to the defined contribution pension plans by the group. At the balance sheet date, contributions of £Nil (2011: £9,730) were due to the fund.

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

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10. Taxation

	Group		Company	
	Year ended 30/09/12 £	Period ended 30/09/11 £	Year ended 30/09/12 £	Period ended 30/09/11 £
UK Corporation tax - current period	1,791,614	2,966,435	29,687	70,702
- prior periods	(20,938)	-	(5,183)	-
Total current tax charge	1,770,676	2,966,435	24,504	70,702
Deferred tax credit	(55,689)	(83,026)	-	-
Tax on profit on ordinary activities	1,714,987	2,883,409	24,504	70,702

The tax assessed for the period is lower than the standard rate of corporation tax in the UK (24%) applicable to the group. The differences are explained below:

Profit on ordinary activities before taxation	6,113,301	10,448,680	122,023	368,676
Group share of profit in associated undertaking	(37,636)	(58,371)	-	-
	6,075,665	10,390,309	122,023	368,676
Profit on ordinary activities multiplied by standard rate 24% (2011 28%)	1,458,160	2,909,287	29,286	103,229
Effects of:				
Expenses not deductible for tax purposes	202,502	117,728	-	-
Difference in capital allowance and depreciation	52,837	29,582	-	-
Other timing differences	-	2,724	-	-
Franked investment income	-	(30,800)	-	(30,800)
Adjustment for prior periods	(20,938)	-	5,183	-
Share of tax in associated undertaking	7,537	12,252	-	-
Difference in tax rates	71,396	(74,338)	1,219	1,727
Marginal relief	(818)	-	(818)	-
Current tax charge for the period	1,770,676	2,966,435	24,504	70,702

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

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11. Tangible fixed assets

a) Group	Freehold land and buildings £	Freehold investment properties £	Plant and equipment £	Motor vehicles £	Total £
Cost / valuation					
At 1st October 2011	5,228,318	260,609	19,195,563	540,044	25,224,534
Additions	-	-	813,347	61,360	874,707
Disposals	-	-	-	(133,325)	(133,325)
At 30th September 2012	<u>5,228,318</u>	<u>260,609</u>	<u>20,008,910</u>	<u>468,079</u>	<u>25,965,916</u>
Depreciation					
At 1st October 2011	316,499	-	11,517,126	412,977	12,246,602
On disposals	-	-	-	(5,746)	(5,746)
Charge for the year	13,468	-	1,364,679	21,311	1,399,458
At 30th September 2012	<u>329,967</u>	<u>-</u>	<u>12,881,805</u>	<u>428,542</u>	<u>13,640,314</u>
Net book value					
At 30th September 2012	<u>4,898,351</u>	<u>260,609</u>	<u>7,127,105</u>	<u>39,537</u>	<u>12,325,602</u>
At 30th September 2011	<u>4,911,819</u>	<u>260,609</u>	<u>7,678,437</u>	<u>127,067</u>	<u>12,977,932</u>

Cost or valuation at 30th September 2012 is represented by

Cost	5,228,318	80,609	20,008,910	468,079	25,785,916
Valuation	-	180,000	-	-	180,000
	<u>5,228,318</u>	<u>260,609</u>	<u>20,008,910</u>	<u>468,079</u>	<u>25,965,916</u>

The directors have reviewed the valuations of investment properties, and in their opinion the current open market valuations are in excess of that shown in these financial statements

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

continued

11. Tangible fixed assets

b) Company

	Freehold land and buildings £	Freehold investment properties £	Total £
Cost / valuation			
At 1st October 2011 and At 30th September 2012	4,354,918	180,000	4,534,918
Net book value			
At 30th September 2012	4,354,918	180,000	4,534,918
At 30th September 2011	4,354,918	180,000	4,534,918

12. Investments in group undertakings Company

	At 30/09/12 £	At 30/09/11 £
Shares in subsidiary undertakings	100,200	100,200

Additional information on principal subsidiary undertakings

Name	Country of registration/ incorporation	Nature of business	Capital held class	Proportion of shares held
C J O'Shea and Company Limited	England and Wales	Building contractors	Ordinary share	100%
C J O'Shea (Plant Hire) Limited	England and Wales	Plant hire and sale	Ordinary share	100%
Redgrave Limited	Republic of Ireland	Dormant	Ordinary share	100%

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

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13. Fixed asset investments

	Group		Company	
	At	At	At	At
	30/09/12	30/09/11	30/09/12	30/09/11
	£	£	£	£
(a) Interests in associated undertaking	777,117	747,018	34	34
(b) Other investments and loans	2,378,721	2,052,685	-	-
	<u>3,155,838</u>	<u>2,799,703</u>	<u>34</u>	<u>34</u>

Additional information in respect of movement during the year

(a) Interests in associated undertaking	£	£
Cost of shares		34
Group share of post acquisition reserves		
Opening balance	746,984	
Share of profit for the year	37,636	
Share of taxation	(7,537)	
		<u>777,083</u>
Closing balance		<u>777,117</u>
(b) Other investments and loans		
Opening balance		2,052,685
Additional loans		326,036
Closing balance		<u>2,378,721</u>

This investment was realised and fully recovered after the year end

Additional information on associated undertakings and other significant holdings

Name	Country of registration/ incorporation	Nature of business	Capital held class	Proportion of shares held
Tramore Properties Limited	England and Wales	Property investment	Ordinary share	34%
Blendpack Limited	England and Wales	Property development	Ordinary share	50%
Marsh Wall Chelsea LLP	England and Wales	Property development	Partnership	33%

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

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14. Stocks

	Group	
	At 30/09/12 £	At 30/09/11 £
Consumables and spares	93,921	114,509
Development properties	645,252	645,252
	<u>739,173</u>	<u>759,761</u>

15. Debtors

	Group		Company	
	At 30/09/12 £	At 30/09/11 £	At 30/09/12 £	At 30/09/11 £
Due within one year				
Amounts recoverable on contracts	7,781,409	9,384,326	-	-
Trade debtors	1,379,453	1,998,604	-	-
Due from group undertakings	-	-	298,624	-
Due from related undertakings	1,839,992	1,768,842	-	-
Due from associated undertaking	381,695	381,286	375,694	375,694
Other debtors	603,224	896,094	-	-
Prepayments and accrued income	436,918	530,415	15,295	68,869
	<u>12,422,691</u>	<u>14,959,567</u>	<u>689,613</u>	<u>444,563</u>
Due after more than one year:				
Amounts recoverable on contracts	1,094,757	1,349,923	-	-
Amounts owed by group undertakings	-	-	368,044	263,044
	<u>13,517,448</u>	<u>16,309,490</u>	<u>1,057,657</u>	<u>707,607</u>

Other debtors include an amount of £286,986 (2011 £922,277) relating to VAT refund

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

continued

16. Current asset investments	Group	
	At 30/09/12 £	At 30/09/11 £
Investments in development projects	23,835,159	12,324,639
Listed securities	1,725,270	4,424,271
Unlisted securities	11,009	11,009
Other investments	480,231	583,688
	<u>26,051,669</u>	<u>17,343,607</u>

Investments of £23,835,159 (2011 £12,324,639) represent the current funds invested in property development projects in the London area in which the group has a participating interest in the results of these projects, together with other investors. Profits or losses from these investments are recognised as and when realised. The comparative amount has been reclassified from debtors to reflect the true and fair nature of the investment.

The investments are recoverable as follows	£	£
Due within one year	5,678,157	1,806,884
Due after more than one year	18,157,002	10,517,755
	<u>23,835,159</u>	<u>12,324,639</u>

Other investments consist of CFD transactions operated through a stockbroking facility. The balance at the year end was represented by

	£	£
Cost	590,186	1,020,717
Facility	(584,420)	(889,577)
Margin	5,766	131,140
Deposits	474,465	452,548
	<u>480,231</u>	<u>583,688</u>

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

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17. Creditors: amounts falling due within one year

	Group		Company	
	At	At	At	At
	30/09/12	30/09/11	30/09/12	30/09/11
	£	£	£	£
Trade creditors	6,768,489	10,784,504	-	-
Amounts owed to associated undertaking	141,934	141,934	-	-
Owed to investments	-	3,652	-	3,652
Corporation tax	2,097,331	954,183	19,124	70,701
Other taxes and social security costs	318,557	227,624	-	-
Other creditors	221,860	111,408	-	-
Deferred income	3,297,090	2,891,285	-	-
Accruals	1,020,102	1,582,849	10,180	15,464
	<u>13,865,363</u>	<u>16,697,439</u>	<u>29,304</u>	<u>89,817</u>

18. Creditors: amounts falling due within one year

	Group		Company	
	At	At	At	At
	30/09/12	30/09/11	30/09/12	30/09/11
Amount owed to group undertaking	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,670,651</u>

19. Provisions for liabilities

Deferred taxation in respect of

	Group	
	At	At
	30/09/12	30/09/11
	£	£
Accelerated capital allowances	<u>632,603</u>	<u>688,292</u>
Opening balance	688,292	771,318
Credit to profit and loss account	(55,689)	(83,026)
Closing balance	<u>632,603</u>	<u>688,292</u>

20. Share capital

	At	At
	30/09/12	30/09/11
	£	£
Allotted, called up and fully paid		
200,000 Ordinary shares £1 each	<u>200,000</u>	<u>200,000</u>

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

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21. Reserves	Revaluation reserve	Profit and loss account
	£	£
a) Group		
At 1st October 2011	64,714	43,505,579
Profit for the year	-	4,398,314
At 30th September 2012	<u>64,714</u>	<u>47,903,893</u>
b) Company		
At 1st October 2011	64,714	5,328,000
Profit for the year	-	97,519
At 30th September 2012	<u>64,714</u>	<u>5,425,519</u>
22. Reconciliation of movements in shareholders' funds	At 30/09/12	At 30/09/11
	£	£
a) Group		
Opening shareholders' funds	43,770,293	36,205,022
Profit for the period	<u>4,398,314</u>	<u>7,565,271</u>
Closing shareholders' funds	<u>48,168,607</u>	<u>43,770,293</u>
b) Company		
Profit for the year	97,519	297,974
Opening shareholders' funds	<u>5,592,714</u>	<u>5,294,740</u>
Closing shareholders' funds	<u>5,690,233</u>	<u>5,592,714</u>
23. Capital commitments		
There were no capital commitments either authorised or contracted for at the balance sheet date (2011 £Nil)		
24. Contingent liabilities		
The group has entered into performance bonds with recourse in favour of third parties. The maximum total potential liability at the balance sheet date was £4,873,076 (2011 £18,775,333). These contingent liabilities are not expected to give rise to any material loss as they are fully insured.		
25. Ultimate controllers		
The directors, Crohan J. O'Shea and Anne O'Shea, who together control 100% of the shares of C. J. O'Shea Group Limited, are the company's ultimate controllers.		

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

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26. Post balance sheet events

There were no events since the year end which materially affected the company and the group

27. Gross cash flows

	2012 £	2011 £
Returns on investments and servicing of finance		
Interest received	428,022	1,242,183
Interest paid	(9,094)	(12,789)
Dividends received	-	110,000
	<u>418,928</u>	<u>1,339,394</u>
Taxation		
Corporation tax paid	<u>(619,991)</u>	<u>(2,624,647)</u>
Capital disposals, expenditure and financial investments		
Payments to acquire tangible fixed assets	(874,707)	(2,896,236)
Receipts from repayments of loan to investments	-	9,344
Receipts from sales of tangible fixed assets	127,579	324,066
	<u>(747,128)</u>	<u>(2,562,826)</u>
Acquisitions and disposals of fixed asset investments		
Receipts from other investments for repayment of members' capital	-	519
Payments to other investments	<u>(326,036)</u>	<u>(860,150)</u>
	<u>(326,036)</u>	<u>(859,631)</u>
Management of liquid resources		
Receipts from sale of short term investments	3,392,644	10,263,619
Payments to acquire short term investments	<u>(12,100,706)</u>	<u>(6,339,967)</u>
	<u>(8,708,062)</u>	<u>3,923,652</u>
Financing		
Capital element of hire purchase contracts	<u>-</u>	<u>(552,331)</u>

28. Analysis of changes in net funds

	Opening balance £	Cash flows £	Other changes £	Closing balance £
Cash at bank and in hand	10,965,531	(4,088,688)	-	6,876,843
Liquid resources	17,343,607	8,708,062	-	26,051,669
Net funds	<u>28,309,138</u>	<u>4,619,374</u>	<u>-</u>	<u>32,928,512</u>

C. J. O'SHEA GROUP LIMITED

Notes to the financial statements for the year ended 30th September 2012

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29. Related party transactions

The group has taken advantage of the exemption available in accordance with FRS 8 "Related party disclosures" not to disclose transactions or balances between group entities that have been eliminated on consolidation

Group

The group had the following related party balances

	At 30/09/12 £ Owed by/ (Owed to)	At 30/09/11 £ Owed by/ (Owed to)
<u>Associated undertaking</u>		
Tramore Properties Limited	381,695	381,286
<u>Other related undertakings</u>		
O' Shea Homes Limited	1,776,222	1,768,842
Blendpack Limited	(141,934)	(141,934)
Rayforce Construction Limited	5,254,102	5,190,332
Less provision for doubtful debt	(5,190,332)	(5,190,332)
	63,770	-

The group had the following related party transactions

	Year ended 30/09/12 £	Period ended 30/09/11 £
Interest was received from/ (paid to)		
O'Shea Homes Limited	26,583	53,495
C J O'Shea (Indecon) Limited	-	80,191
Tramore Properties Limited	11,441	-

C J O'Shea and Company Limited and O'Shea Homes Limited are under common control. The company owns 50% of Blendpack Limited and 34% of Tramore Properties Limited. Rayforce Construction Limited is under the ultimate control of the C J O'Shea Family.

Company

The company had the following related party balances

	At 30/09/12 £ Owed by/ (Owed to)	At 30/09/11 £ Owed by/ (Owed to)
<u>Group undertakings</u>		
C J O'Shea and Company Limited	298,624	(3,670,651)
C J O'Shea (Plant Hire) Limited	368,044	263,044
<u>Associates</u>		
Tramore Properties Limited	375,694	375,694