

ELMDENE PROPERTY INVESTMENTS LIMITED

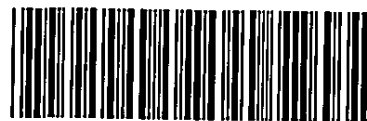
**REPORT AND ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 2008**

CONTENTS

- 1-2. Report of the Directors and Statement of Directors Responsibilities.
- 3. Report of the Auditors.
- 4. Profit and Loss Account.
- 5. Other Statements.
- 6. Balance Sheet.
- 7-9. Notes to the Accounts.
- 10. Detailed Profit and Loss Account.*

*This page does not form part of the statutory accounts of the Company.

FRIDAY



A49 *A962E57H* 304
28/11/2008
COMPANIES HOUSE

ELMDENE PROPERTY INVESTMENTS LIMITED

REPORT OF THE DIRECTORS FOR THE YEAR ENDED 31ST MARCH 2008

The directors present their annual report and the audited accounts of the Company for the year ended 31st March 2008.

ACTIVITIES

The principal activity of the Company during the year was investment in properties.

DIRECTORS

The directors who served during the year were Mrs. S. Van Dooren, Mr. E. J. Van Dooren, Mrs. P. Crawford, Mrs. S. Neville, Mrs. M. Goodwin and Miss. L. Van Dooren.

STATEMENT OF DIRECTORS RESPONSIBILITIES

The directors are responsible for preparing the Annual 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). The financial statements are required by law to 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 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 proper accounting records that 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 1985. 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.

So far as each of the directors is aware, there is no relevant audit information of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

ELMDENE PROPERTY INVESTMENTS LIMITED**REPORT OF THE DIRECTORS CONTINUED
FOR THE YEAR ENDED 31ST MARCH 2008
(Continued)****DIRECTORS INTERESTS IN SHARES**

The Directors had interests in the share capital of the Company, as follows:

	Ordinary Shares Held	
	At 31.03.2008	At 31.03.2007
Mr. E. J. Van Dooren	683,681	683,681
Mrs. S. Van Dooren	659,576	659,576
Miss L. Van Dooren	579,102	579,102
Mrs. S. Neville	568,399	568,399
Mrs. M. Goodwin	544,458	544,458
E. J. Van Dooren and S. Van Dooren - Trustee Holding	661,500	661,500
Mrs P. Crawford – Trustee holding	215,090	215,090
Mrs S Neville – Trustee holding	616,250	616,250

No rights to subscribe for shares in the company were granted to or exercised by the directors or their families during the year.

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

BY ORDER OF THE BOARD
E. J. Van Dooren
Secretary

18 August 2008.

INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS OF ELMdene PROPERTY INVESTMENTS LIMITED

We have audited the financial statements of Elmdene Property Investments Limited for the year ended 31st March 2008 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Total Recognised Gains and Losses and the related notes. These financial statements have been prepared under the accounting policies set out therein.

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 auditors

The directors' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

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. We also report to you whether in our opinion the information given in the Directors' Report is consistent with the financial statements.

In addition, we report to you if, in our opinion, 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 judgments 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.

Opinion

In our opinion:

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 31st March 2008 and of its profit for the year then ended ;
- the financial statements have been prepared in accordance with the Companies Act 1985; and
- the information given in the Directors' report is consistent with the financial statements.

Helmore
HELMORES

Chartered Accountants and Registered Auditors
Grosvenor Gardens House
35/37 Grosvenor Gardens
London
SW1W 0BY

18 August 2008

ELMDENE PROPERTY INVESTMENTS LIMITED**PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31ST MARCH 2008**

		2008	2007
	Notes	£	£
PROPERTY INCOME		189,144	180,425
Property Expenses		53,387	81,435
NET RENTAL INCOME		135,757	98,990
Administrative Expenses		3,992	22,613
Other Operating Income		500	-
OPERATING PROFIT	2	132,265	76,377
Interest Receivable		9	34
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		132,274	76,411
Tax on Profit on Ordinary Activities		35,327	16,775
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION		96,947	59,636

ELMDENE PROPERTY INVESTMENTS LIMITED**ANNUAL ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 2008****STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES**

	2008 £	2007 £
Profit for the Financial Year	96,947	59,636
Unrealised Surplus on Revaluation of Properties	317,000	186,000
	<u>413,947</u>	<u>245,636</u>

NOTE OF HISTORICAL COST PROFITS AND LOSSES

	2008 £	2007 £
Reported Profit on Ordinary Activities Before Taxation	<u>132,274</u>	<u>76,411</u>
Historical Cost Profit on Ordinary Activities Before Taxation	<u>132,274</u>	<u>76,411</u>
Retained Historical Cost Profit/(Loss) for the Year	<u>96,947</u>	<u>(364)</u>

**RECONCILIATION OF MOVEMENTS
IN SHAREHOLDERS FUNDS**

	2008 £	2007 £
Total Recognised Gains and Losses for the Year	413,947	245,636
Dividends	-	(60,000)
Movement in Shareholders Funds	<u>413,947</u>	<u>185,636</u>
Opening Shareholders Funds	4,379,420	4,193,784
Closing Shareholders Funds	<u>4,793,367</u>	<u>4,379,420</u>

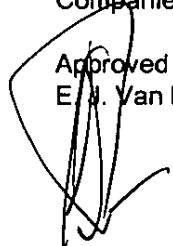
ELMDENE PROPERTY INVESTMENTS LIMITED

BALANCE SHEET
AT 31ST MARCH 2008

		2008		2007	
	Notes	£	£	£	£
FIXED ASSETS					
Tangible Assets	3		4,717,000		4,400,000
CURRENT ASSETS					
Debtors	4	96,125		26,626	
Cash at Bank and in Hand		<u>26,279</u>		<u>9,569</u>	
		122,404		36,195	
CREDITORS: Amounts Falling Due Within One Year	5	<u>46,037</u>		<u>56,775</u>	
NET CURRENT ASSETS / (LIABILITIES)			76,367		(20,580)
NET ASSETS			<u>4,793,367</u>		<u>4,379,420</u>
CAPITAL AND RESERVES					
Called Up Share Capital	6		100		100
Revaluation Reserve	7		4,576,928		4,259,928
Profit and Loss Account	8		216,339		119,392
SHAREHOLDERS FUNDS			<u>4,793,367</u>		<u>4,379,420</u>

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

Approved by the board on 18 August 2008.
E. J. Van Dooren, S. Van Dooren - Directors



S. Van Dooren.

ELMDENE PROPERTY INVESTMENTS LIMITED**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 2008****1. ACCOUNTING POLICIES****a) Accounting Convention**

The accounts have been prepared under the historical cost convention, as modified by the inclusion of land and buildings at a valuation.

b) Land and Buildings

Land and buildings are included at their valuation on an open market basis at the balance sheet date. The valuation was carried out by Middlesex Property Management Limited. Any surplus or deficit arising is transferred to revaluation reserve. No provision is made in respect of any future corporation tax liability on unrealised capital gains.

c) Investment Properties

In accordance with Statement of Standard Accounting Practice 19, no depreciation is provided in respect of freehold properties which are classified as investment properties. This is a departure from the requirements of the Companies Act 1985 which requires all properties to be depreciated. Such properties are not held for consumption but for investment and the directors consider that to depreciate them would not give a true and fair view.

d) Disposals of Property

Gains and losses on disposal of property are calculated by reference to the book value of the property. Where appropriate, a transfer is made from revaluation reserve of an amount equivalent to the difference between the book value and historical cost.

2. OPERATING PROFIT

The following amounts have been included in arriving at the Operating Profit:

	2008	2007
	£	£
Directors Emoluments	-	20,000
Auditors Remuneration	2,707	2,585

3. TANGIBLE FIXED ASSETS

	£
Land and Buildings	
Opening Balance	4,400,000
Revaluation	317,000
Closing Balance	<u>4,717,000</u>
Net Book Value - 2008	<u>4,717,000</u>
Net Book Value - 2007	<u>4,400,000</u>

The original cost of land and buildings included at valuation was £144,820 (2007 - £144,820). A potential estimated liability to corporation tax of £950,000 (2007: £910,000) would arise on a simultaneous disposal of the company's properties at the amount at which they are stated.

ELMDENE PROPERTY INVESTMENTS LIMITED

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 2008
(Continued)

4. DEBTORS

	2008	2007
	£	£
Trade Debtors	42,465	22,966
Amounts Owed by Group Companies	49,000	-
Others	4,660	3,660
	<u>96,125</u>	<u>26,626</u>

The aggregate amount of debtors falling due after one year amounts to £3,660 (2007 - £3,660).

5. CREDITORS

	2008	2007
	£	£
Amounts Owed to Group Companies	-	31,000
Taxation and Social Security	35,327	16,775
Other Creditors	10,710	9,000
	<u>46,037</u>	<u>56,775</u>

6. SHARE CAPITAL

	2008	2007
	£	£
Authorised:		
1,000 Shares of £1 Each	<u>1,000</u>	<u>1,000</u>
Issued and Fully Paid:		
100 Shares of £1 Each	<u>100</u>	<u>100</u>

7. REVALUATION RESERVE

	2008	2007
	£	£
Balance Brought Forward	4,259,928	4,073,928
Surplus on Revaluation of Property	317,000	186,000
	<u>4,576,928</u>	<u>4,259,928</u>

ELMDENE PROPERTY INVESTMENTS LIMITED
**NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 2008
(Continued)**
8. PROFIT AND LOSS ACCOUNT

	2008 £	2007 £
PROFIT FOR THE FINANCIAL YEAR	96,947	59,636
Dividends	-	60,000
RETAINED PROFIT / (LOSS) FOR THE YEAR	96,947	(364)
Balance Brought Forward	119,392	119,756
BALANCE CARRIED FORWARD	<u>216,339</u>	<u>119,392</u>

9. PARENT COMPANY

The company is a wholly owned subsidiary of Belgravia Finance Co. (1990) Limited, a company incorporated in Great Britain. Belgravia Finance Co. (1990) Limited was the ultimate parent company at 31st March 2008.

10. RELATED PARTIES

At 31 March 2008, the company was owed £49,000 by Belgravia Finance Co. (1990) Limited (the Parent Company). At 31 March 2007 the company owed £31,000 to Belgravia Finance Co. (1990) Limited.

The company is ultimately controlled by Mr. E. J. Van Dooren.

11. INTERESTS IN SHARE CAPITAL

A partner in the company's auditors has a trustee holding in 1,492,840 ordinary shares in the parent company, representing 32.82% of the issued share capital.