

Company Registration No. 03360708 (England and Wales)

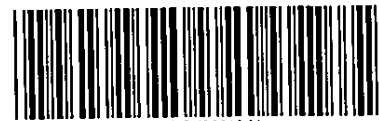
REGISTRAR'S
COPY

PIXIEACRE LIMITED

DIRECTORS' REPORT
AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 AUGUST 2011

THURSDAY



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COMPANIES HOUSE



PIXIEACRE LIMITED

COMPANY INFORMATION

Directors	G T Mascolo R J Staal
Secretary	R W L Berrow
Company number	03360708
Registered office	58 / 60 Stamford Street London SE1 9LX
Auditors	HW 30 Camp Road Farnborough Hampshire GU14 6EW



PIXIEACRE LIMITED

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PIXIEACRE LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 AUGUST 2011

The directors present their report and financial statements for the year ended 31 August 2011

Principal activities and review of the business

The principal activity of the company continued to be that of a property investment company

The results for the year and the financial position at the year end were considered satisfactory by the directors

Results and dividends

The results for the year are set out on page 5

The directors do not recommend payment of an ordinary dividend

Post balance sheet events

Since the year end the company has acquired additional investment properties as detailed in note 16

Directors

The following directors have held office since 1 September 2010

G T Mascolo

R J Staal

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 judgements and accounting estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- 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

PIXIEACRE LIMITED

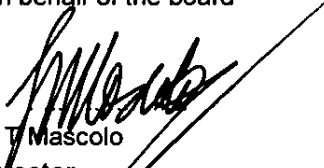
DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2011

Statement of disclosure to auditors

So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the directors 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.

On behalf of the board



G T Mascolo
Director
Dated 16.5.12

PIXIEACRE LIMITED

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF PIXIEACRE LIMITED

We have audited the financial statements of Pixieacre Limited for the year ended 31 August 2011 set out on pages 5 to 12. 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).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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 auditors' 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

As explained more fully in the Directors' Responsibilities Statement set out on pages 1 - 2, 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 Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Annual Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 August 2011 and of its 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 for which the financial statements are prepared is consistent with the financial statements.

PIXIEACRE LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED) TO THE MEMBERS OF PIXIEACRE LIMITED

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, or 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



**Andrew Parsons (Senior Statutory Auditor)
for and on behalf of HW**

25 May 2012

**Chartered Accountants
Statutory Auditor**

30 Camp Road
Farnborough
Hampshire
GU14 6EW

PIXIEACRE LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 AUGUST 2011

	Notes	2011 £	2010 £
Turnover	2	337,441	298,005
Cost of sales		(58,027)	-
Gross profit		279,414	298,005
Administrative expenses		(4,309)	(2,392)
Operating profit	3	275,105	295,613
Other interest receivable and similar income	4	-	73
Interest payable and similar charges	5	(22,937)	(21,311)
Profit on ordinary activities before taxation		252,168	274,375
Tax on profit on ordinary activities	6	(68,493)	(77,673)
Profit for the year	12	183,675	196,702

The profit and loss account has been prepared on the basis that all operations are continuing operations

There are no recognised gains and losses other than those passing through the profit and loss account

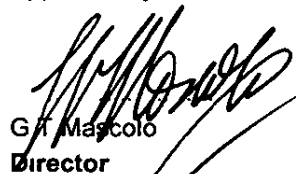
PIXIEACRE LIMITED

BALANCE SHEET

AS AT 31 AUGUST 2011

	Notes	2011 £	£	2010 £	£
Fixed assets					
Tangible assets	7	4,459,390		4,459,390	
Current assets					
Debtors	8	21,233		53	
Cash at bank and in hand		4,909		-	
		<u>26,142</u>		<u>53</u>	
Creditors' amounts falling due within one year	9	(1,255,552)		(1,151,933)	
Net current liabilities		(1,229,410)		(1,151,880)	
Total assets less current liabilities		3,229,980		3,307,510	
Creditors' amounts falling due after more than one year	10	(1,143,966)		(1,405,171)	
		<u>2,086,014</u>		<u>1,902,339</u>	
Capital and reserves					
Called up share capital	11	31		31	
Revaluation reserve	12	644,813		644,813	
Profit and loss account	12	1,441,170		1,257,495	
Shareholders' funds	13	<u>2,086,014</u>		<u>1,902,339</u>	

Approved by the Board and authorised for issue on 16.5.12


G.T. Mascolo
Director

Company Registration No. 03360708

PIXIEACRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 AUGUST 2011

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings

The company has taken advantage of the exemption in Financial Reporting Standard No 1 from the requirement to produce a cash flow statement on the grounds that it is a small company

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated)

1.3 Turnover

Turnover represents rents receivable in the United Kingdom, net of Value Added Tax

1.4 Tangible fixed assets and depreciation

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years

Although this accounting policy is in accordance with the applicable accounting standard, SSAP 19, Accounting for investment properties, it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the directors compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified

1.5 Deferred taxation

Deferred tax is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted

No provision has been made for deferred tax on potential net capital gains as the company has no immediately foreseeable intention to sell the investment properties

2 Turnover

The total turnover of the company for the year has been derived from its principal activity wholly undertaken in the United Kingdom

3 Operating profit

Operating profit is stated after charging

Fees payable to the company's auditor for the audit of the company's annual accounts

2011	2010
£	£
2,600	1,900

Exceptional Item. Included in cost of sales is an exceptional item of £58,027 relating to repairs to one of the investment properties, while the property was in a void rent period

PIXIEACRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2011

4	Investment income	2011	2010
		£	£
	Other interest	-	73
5	Interest payable	2011	2010
		£	£
	On bank loans and overdrafts	22,006	21,311
	On overdue tax	931	-
		22,937	21,311
6	Taxation	2011	2010
		£	£
	Domestic current year tax		
	U K corporation tax	68,493	77,673
	Total current tax	68,493	77,673
	Factors affecting the tax charge for the year		
	Profit on ordinary activities before taxation	252,168	274,375
	Profit on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 26 00% (2010 - 28 00%)	65,564	76,825
	Effects of		
	Other tax adjustments	2,929	848
		2,929	848
	Current tax charge for the year	68,493	77,673

PIXIEACRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2011

7 Tangible fixed assets

	Investment properties £
Cost or valuation	
At 1 September 2010 & at 31 August 2011	4,459,390
Net book value	
At 31 August 2011	4,459,390
At 31 August 2010	4,459,390

In the previous year, a revaluation of the investment properties was completed by qualified external valuers, on an open market basis for existing use, in accordance with the practice statements of the Royal Institute of Chartered Surveyors Appraisal Valuation Manual

On a historical cost basis the revalued properties would have been at an original cost of £2,877,187 (2010 £2,877,187)

The company has an estimated unprovided deferred tax liability arising on the revaluation of investment properties of £5,689 (2010 £40,185)

8 Debtors	2011 £	2010 £
Trade debtors	21,222	53
Other debtors	11	-
	<u>21,233</u>	<u>53</u>

PIXIEACRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2011

9 Creditors amounts falling due within one year	2011 £	2010 £
Bank loans and overdrafts	282,924	283,326
Trade creditors	37,440	2,608
Corporation tax	73,736	77,673
Other taxes and social security costs	-	4,273
Directors' current accounts	585,619	651,998
Other creditors	249,414	109,675
Accruals and deferred income	26,419	22,380
	<u>1,255,552</u>	<u>1,151,933</u>
Debt due in one year or less	<u>282,924</u>	<u>283,326</u>

The bank loans and overdraft are secured as detailed in note 10

Included in other creditors is £249,414 (2010 £109,673) owed to group companies, as detailed in note 16

The director, G T Mascolo and former director P P Mascolo, have provided the company with advances of £350,999 (2010 £350,999) and £234,620 (2010 £300,999) respectively. These advances are interest free.

PIXIEACRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2011

10 Creditors: amounts falling due after more than one year	2011 £	2010 £
Bank loans	206,576	467,781
Other loans	937,390	937,390
	<u>1,143,966</u>	<u>1,405,171</u>
Analysis of loans		
Wholly repayable within five years	1,426,890	1,688,095
	<u>1,426,890</u>	<u>1,688,095</u>
Included in current liabilities	(282,924)	(282,924)
	<u>1,143,966</u>	<u>1,405,171</u>
Loan maturity analysis		
In more than one year but not more than two years	206,576	282,924
In more than two years but not more than five years	-	184,857
	<u>-</u>	<u>184,857</u>

The bank loan is secured by a fixed and floating charge over the assets of the company

Other loans are from a group company, as detailed in note 16. There are no formal repayment terms in place, however the funds will not be called on within twelve months

11 Share capital	2011 £	2010 £
Allotted, called up and fully paid		
311,239 Ordinary shares of 0.01p each	31	31
	<u>31</u>	<u>31</u>

12 Statement of movements on reserves	Revaluation reserve £	Profit and loss account £
Balance at 1 September 2010	644,813	1,257,495
Profit for the year	-	183,675
	<u>-</u>	<u>183,675</u>
Balance at 31 August 2011	<u>644,813</u>	<u>1,441,170</u>

PIXIEACRE LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 AUGUST 2011

13 Reconciliation of movements in shareholders' funds	2011 £	2010 £
Profit for the financial year	183,675	196,702
Proceeds from issue of shares	-	29
Net addition to shareholders' funds	183,675	196,731
Opening shareholders' funds	1,902,339	1,705,608
Closing shareholders' funds	2,086,014	1,902,339

14 Employees

Number of employees

There were no employees during the year apart from the directors

15 Control

The ultimate controlling company is Toni & Guy International Limited, a company incorporated in England and Wales. The ultimate controlling party is G T Mascolo.

16 Post balance sheet events

Since the year end the company has acquired three additional investment properties at a cost of £1,745,000.

17 Related party relationships and transactions

Mascolo Limited is a related party due to being a member of the same group.

Included in other creditors due after more than one year, note 10, is a loan of £937,390 (2010 £937,390) from Mascolo Limited. This was received in August 2010 to facilitate the purchase of the newly acquired investment property.

During the year rents received from Mascolo Limited amounted to £308,995 (2010 £259,500) and at the year end £249,414 (2010 £109,673) was owed to Mascolo Limited. The increase in the year is attributable to corporation tax paid by Mascolo Limited on the company's behalf and the deemed movement on P P Mascolo's advance.

Included in creditors due within one year are advances of £585,619 (2010 £651,998), from the directors, as detailed in note 9, the movement in the year is as above.