

Lunar Sea Holdings (UK) Limited
Annual report
for the year ended 30 June 2012

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Lunar Sea Holdings (UK) Limited

Annual report
for the year ended 30 June 2012

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Directors and advisers

Directors

Michael Whelan (appointed 12 September 2012)
Alexander Brett (appointed 11 September 2012)
John Barrett (resigned 23 February 2012)

Registered office

Victoria House
Bloomsbury Square
London
WC1B 4DA

Bankers

National Westminster Bank plc
Bishopsgate
PO Box 34
15 Bishopsgate
London
EC2N 3NW

Ulster Bank Limited
Business and Corporate Banking
Ulster Bank Group Centre
George's Quay
Dublin 2

Solicitors

Eversheds LLP
Senator House
85 Queen Victoria Street
London
EC4V 4JL

Registered auditors

CGC Associates
Chartered Accountants, Registered Auditors & AITI Chartered Tax Advisors,
272 Harold's Cross Road
Harold's Cross
Dublin 6w
Ireland

Directors' report for the year ended 30 June 2012

The directors present their report and the audited financial statements of the group and parent company for the year ended 30 June 2012.

Principal activities

The main activity of the group is the investment in and letting of property.

Review of business

A profit of £0 was recorded for the year (2011 loss of £4m). This is stated after financing costs, taxation, exceptional items, share of loss of joint venture undertaking and after writing down all of the group's assets to their net realizable values.

The impact of all of the above is that the net liabilities of the group are now £68m. (2011 net liabilities £68m)

Given the straightforward nature of the business, the group's directors are of the opinion that analysis using key performance indicators is not necessary for an understanding of the development, performance or position of the business.

Financial risk management

The directors' acknowledge that the Group is exposed to a variety of financial risks that include the effects of changes in debt, credit risk and interest rate risk. The Group has in place a risk management programme that seeks to limit the adverse effects on the financial performance of the Group by monitoring levels of debt finance and the related finance costs.

Given the size of the Group, the directors have not delegated the responsibility of monitoring financial risk management to a sub-committee of the board. The policies set by the board of directors are implemented by the directors themselves.

The Group has implemented policies that require appropriate credit checks on potential tenants before leases are signed. If judged appropriate rent deposits are requested or parent company guarantees are sought.

Whilst the greater part of the group's revenues and expenses are denominated in sterling, the group is exposed to some foreign exchange risk in the normal course of business, principally on assets and liabilities denominated in foreign currencies. While the company has not used financial instruments to date to hedge foreign exchange exposure, this position is kept constantly under review.

The group has both interest bearing assets, including cash balances and balances due from related entities, and interest bearing liabilities, including bank loans and balances due to related entities.

The directors anticipate that the performance of the group will be similar in future periods, excluding the effect of exceptional items.

Results and dividends

The consolidated profit and loss account for the year is set out on page 6. No dividends were paid during the year (2011: £Nil).

Directors

The directors who served during the year, and up to the date of approval of the financial statements, are shown on page 1.

Political and charitable donations

The group made no political or charitable donations during the year (2011: £Nil)

Directors' report for the year ended 30 June 2012 (continued)

Going Concern

The group incurred a loss of £Nil (2011 loss £3,640,926) for the year ended 30 June 2012 and at that date has net current liabilities amounting to £37,006,992 (2011 £33,404,574).

It is the intention of the directors to wind down the group on an orderly basis in the foreseeable future, therefore the financial statements have not been prepared on a going concern basis. The accounts have thus been prepared on a break up basis. Accordingly provision has been made for all anticipated costs associated with the wind down and assets have been written down to their realisable value where this is less than cost.

Statement of directors' responsibilities

The directors are responsible for preparing the Annual Report and the financial statements in accordance with the applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have prepared the group and parent company financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company 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 for that period. In preparing those 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;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis, unless it is inappropriate to presume that the company and the group will continue in business.

The directors are responsible for keeping proper 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 the group and to 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure of information to auditors

So far as each of the directors in office at the date of approval of these financial statements is aware:

- there is no relevant audit information of which the company's auditors are unaware; and
- they have taken all the steps that they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Directors' report for the year ended 30 June 2012 (continued)

Independent auditors

The auditors, CGC Associates, have indicated their willingness to continue in office, and a resolution concerning their reappointment will be proposed at the Annual General Meeting.

By order of the Board



Alexander Brett
Director

Date

Independent auditors' report to the shareholders of Lunar Sea Holdings (UK) Limited

We were engaged to audit the group and parent company financial statements (the 'financial statements') of Lunar Sea Holdings (UK) Limited for the year ended 30 June 2012, which comprise the group profit and loss account, the group statement of total recognised gains and losses, the group note of historical cost profits and losses, the group and company balance sheets, the group 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 described in the statement of directors' responsibilities set out on page 3, the company's directors are responsible for preparation of the financial statements and for being satisfied that they give a true and fair view.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

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 group's and the parent 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.

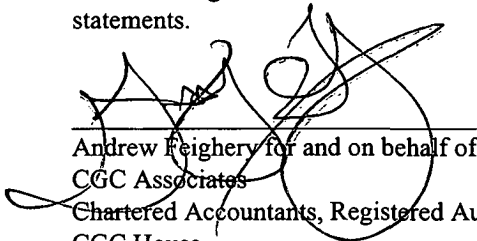
Basis of opinion

We planned 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. However, the evidence available to us was limited because we were not appointed auditors of the company at 30 June 2012 and in consequence it was not possible for us to perform the auditing procedures necessary to obtain sufficient appropriate audit evidence as regards the closing balances in the preceding years' financial statements. Any adjustment to the closing balances would have a consequential effect on the profit for the year ended 30 June 2013.

Furthermore we were not able to observe or verify the group and parent company financial statements due to limitations placed on the scope of our work by the company.

Disclaimer of opinion arising from limitation of scope

Due to the significance of the matters discussed in the preceding paragraph, we do not express an opinion on the financial statements.



Andrew Feighery for and on behalf of
CGC Associates

Chartered Accountants, Registered Auditors & Chartered Taxation Advisors

CGC House

272 Harold's Cross Road

Dublin 6w

Date

Consolidated profit and loss account for the year ended 30 June 2012

	Notes	2012 £	2011 £
Turnover	2	-	10,362,462
Cost of sales		-	-
Gross profit		-	10,362,462
Net operating expenses	3	-	(209,066)
Operating profit before exceptional item		-	9,759,396
Exceptional Item – provision against loan to joint venture		-	394,000
Exceptional Item – provision against amounts due from related parties		-	-
Exceptional Item – provision against trading stock		-	-
Exceptional Item – amortisation of good will		-	-
Operating profit	4	-	10,153,396
Share of operating loss of joint venture		-	(789,000)
Operating profit/(loss) including joint venture		-	9,364,396
Interest payable and similar charges	6	-	(12,515,644)
Loss on ordinary activities before taxation		-	(3,151,248)
Tax on loss of ordinary activities	7	-	(489,678)
Loss for the financial year	19	-	(3,640,926)

All amounts above relate to discontinuing operations of the group.

Consolidated statement of total recognised gains and losses for the year ended 30 June 2012

	2012 £	2011 £
Loss for the financial year	-	(3,640,926)
Unrealised surplus on revaluation of properties	-	-
Total gains recognised since last annual report	-	(3,640,926)

Consolidated note of historical cost profits and losses for the year ended 30 June 2012

	2012 £	2011 £
Reported loss on ordinary activities before taxation	-	(3,151,248)
Realisation of property revaluation gains	-	-
Historical cost profit for the year before taxation	-	(3,151,248)
Historical cost profit for the year after taxation	-	(3,640,926)

Consolidated balance sheet as at 30 June 2012

	Notes	2012 £	2011 £
Current Assets			
Tangible assets	9	185,200,000	185,200,000
Joint venture undertaking:			
- share of gross assets		2,130,500	2,130,500
- share of gross liabilities		(10,664,500)	(10,664,500)
Other Investments	10	4,261,000	4,261,000
Stock	12	1,250,000	1,250,000
Debtors	13	2,882,516	2,882,516
Cash at bank and in hand		5,504,961	5,504,961
		190,564,477	190,564,477
Creditors: amounts falling due within one year	14	(227,571,399)	(227,571,399)
Net current liabilities		(37,006,922)	(37,006,922)
Provisions for liabilities	17	(31,033,544)	(31,033,544)
Net liabilities		(68,040,466)	(68,040,466)
Capital and reserves			
Called up share capital	16	1	1
Revaluation reserve	17	24,600,000	24,600,000
Profit and loss account	17	(92,640,647)	(92,640,647)
Shareholders' deficit	18	(68,040,466)	(68,040,466)

The financial statements on pages 6 to 20 were approved by the board on behalf by:

and were signed on its


 Alexander Brett
 Director

Registered Number 04956921

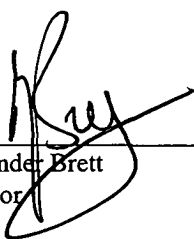
Company balance sheet as at 30 June 2012

	Notes	2012 £	2011 £
Current assets			
Investments		-	-
Debtors	13	3,307,000	3,307,000
Cash		133,537	133,537
		3,440,537	3,440,537
Creditors: amounts falling due within one year	14	(116,225,826)	(116,225,826)
Net current liabilities		(112,785,289)	(112,785,289)
Net liabilities		(2,571,409)	(2,273,058)
Capital and reserves			
Called up share capital	16	1	1
Profit and loss account	17	(112,785,290)	(112,785,290)
Equity shareholders' deficit	17	(112,785,289)	(112,785,289)

The financial statements on pages 6 to 20 were approved by the board on behalf by:

and were signed on its

Alexander Brett
Director



Consolidated cash flow statement for year end 30 June 2012

	Notes	2012 £	2011 £
Net cash inflow from operating activities	1	-	8,264,905
Returns on investments and servicing of finance			
Interest received		-	-
Interest paid		-	(12,515,644)
		-	(12,515,644)
Taxation			
Corporation tax paid		-	-
Capital expenditure and financial investment			
Proceeds on disposal of tangible fixed assets		-	-
Net cash (outflow)/inflow before financing		-	(4,250,739)
Financing			
Net movement in related party and other loan balances.		-	2,380,253
Repayment of bank loans		-	(1,311,166)
		-	1,069,087
(Decrease) / increase in cash in the year	2-3	-	(3,181,652)

Notes to the cash flow statement for the year ended 30 June 2012

1 Reconciliation of operating profit/(loss) to net cash inflow from operating activities.

	2012	2011
	£	£
Operating profit/(loss)	-	10,153,396
Foreign exchange	-	-
Amortisation of goodwill	-	-
Provision against loan to joint venture undertaking	-	(394,000)
Movement in debtors	-	(1,808,549)
Movement in creditors	-	314,058
Net cash inflow from operating activities	-	8,264,905

2 Analysis of net debt

	1 July 2011 £	Cash flow £	Non-cash changes £	30 June 2012 £
Cash at bank in hand	5,504,961	-	-	5,504,961
Net Cash	5,504,961	-	-	5,504,961
Bank loans due within one year	(158,612,333)	-	-	(158,612,333)
Net related party and other loan balances due within one year	(53,456,628)	-	-	(53,456,628)
Net Debt	(206,564,000)	-	-	(206,564,000)

3 Reconciliation of net cash flow movement in net debt

	2012	2011
	£	£
(Decrease/increase) in cash in the financial year	-	(3,181,625)
Cash outflows from decrease in debt	-	(1,069,087)
Change in net debt resulting from cash flows	-	(4,250,739)
Non-cash changes		
Foreign exchange(loss)/gain	-	-
Provision against loan to joint venture undertaking	-	-
Provision against amounts due from related parties	-	-
Movement in net debt in the year	-	(4,250,739)
Net debt at beginning of the year	(206,564,000)	(202,313,261)
Net debt at end of the year	(206,564,000)	(206,564,000)

Notes to the financial statements from the year ended 30 June 2012

1 Accounting policies

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain tangible fixed assets and in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. However compliance with SSAP 19 "Accounting for Investment Properties" requires departure from the requirements of the Companies Act 2006 relating to depreciation and an explanation of the departure is given in the note relating to investment properties below. The principal accounting policies which have been applied consistently throughout the year are set out below.

Going Concern

The group incurred a loss of £Nil (2011 loss £3,640,926) for the year ended 30 June 2012 and at that date has net current liabilities amounting to £37,006,992 (2011 £37,006,992).

It is the intention of the directors to wind down the group on an orderly basis in the foreseeable future therefore the financial statements have not been prepared on a going concern basis. The accounts have thus been prepared on a break up basis. Accordingly provision has been made for all anticipated costs associated with the wind down and assets have been written down to their realisable value where this is less than cost.

Basis of consolidation

The consolidated financial statements include the financial statements of Lunar Sea Holdings (UK) Limited and all its subsidiary companies up to 30 June 2012. Where subsidiaries or associates are acquired or disposed of during the year, the consolidated profit and loss account includes the results from or to the effective date of acquisition or disposal. All intra-group balances and transactions are eliminated on consolidation.

The group's share of results of joint ventures is included in the consolidated profit and loss account, and the group's share of their net assets is included in the consolidated balance sheet using the gross equity accounting method.

Goodwill

Purchased goodwill arising on acquisitions is eliminated by amortisation through the profit and loss account over its useful economic life, not exceeding the period of twenty years. The useful economic lives of components of the asset shown in Note 13 have been estimated by the directors at between 15 and 20 years.

Investment properties

Investment properties are stated at open market value. In accordance with SSAP 19 investment properties are not depreciated. This treatment is a departure from the requirements of the Companies Acts 2006 concerning depreciation of fixed assets, however, these properties are not held for consumption, but for investment and the directors consider that systematic annual depreciation would be inappropriate. The accounting policy adopted is therefore necessary for the accounts to give a true and fair view. Depreciation or amortisation is only one of the many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Debtors

Debtors are stated after all known bad debts have been written off and specific provision has been made against all debts considered doubtful of collection.

Investments

Fixed asset investments are stated at their purchase cost less any provision for impairment. Investment income is included in the profit and loss account on an accruals basis.

Turnover

Turnover represents the invoiced value of rental income during the period excluding value added tax. Turnover is recognized when, and to the extent that, the group obtains the right to consideration in exchange for its performance. Turnover is recognized on a straight line basis over the period of the rental agreement.

1 Accounting policies (continued)

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. A net deferred tax asset is recognised as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as more likely than not that there will be suitable taxable profits from which the future of the underlying timing differences can be deducted.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on an undiscounted basis.

Foreign currencies

Transactions denominated in foreign currencies are translated at the exchange rate at the date of the transaction. All monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange ruling at the balance sheet date or the exchange rate of a related foreign exchange contract where appropriate. Non-monetary assets and liabilities denominated in foreign currencies are translated at the rate of exchange at the date of transaction. The resulting gain or loss is dealt with in the profit and loss account.

Borrowings

Borrowings are initially stated at the fair value of the consideration received after deduction of issue costs. Issue costs, together with finance costs, are charged to the profit and loss account over the term of the borrowings and represent a constant proportion of the balance of capital repayments outstanding.

2 Turnover

Turnover relates to the company's main activity which is carried out in the United Kingdom.

3 Net operating expenses

	2012 Total £	2011 Total £
General administrative expenses	-	(603,066)
Exceptional Item – provision against loan to joint venture undertaking	-	394,000
Total net operating expenses	-	(209,066)

4 Operating profit/(loss)

	2012 £	2011 £
Operating profit is stated after charging:		
Auditors remuneration:		
- fees payable to the company's auditor for the statutory audit of the company's annual financial statements	-	2,000
- fees payable to the company's auditor and its associates for the statutory audits of the company's associates.	-	41,000

5 Employee information

The company and group has no employees outside of the directors (2011: Nil). None of the directors received any remuneration in respect of their services to the company (2011: £Nil).

6 Interest payable and similar charges

	2012	2011
	£	£
On bank loans and overdraft	-	12,515,644
Other interest	-	-
	-	12,515,644

7 Taxation

	2012	2011
	£	£
Current tax:		
UK corporation tax on profits for the year	-	451,000
Deferred tax:		
Origination and reversal of timing differences including losses	-	38,678
Tax on loss on ordinary activities		489,678

The current tax assessed for the year differs from the standard rate of corporation tax in the UK of 24 % (2011: 26%). The differences are explained below:

	2012	2011
	£	£
Loss on ordinary activities before tax	-	(3,151,248)
Loss on ordinary activities multiplied by standard rate in the UK of 24% (2011: 26%)	-	(821,144)
Effects of:		
Expenses not deductible for tax purposes	-	1,310,822
Origination and reversal of timing differences including losses		(38,678)
Current tax charge for the year	-	451,000

The group has tax losses of approximately £1,828,578 (2011 £1,828,578) available for carry forward and offset against future taxable profits arising from the same trade. It also has available £56,718 (2011 £56,718) of capital allowances. In total the group has a possible deferred tax asset of £527,883 (2011 £527,883), which has not been recognised in these financial statements as their future recovery is uncertain. This potential deferred tax asset will be recognised when it can be regarded as more likely than not that there will be sufficient taxable profits from which the tax losses can be deducted.

No provision has been made for deferred tax on gains recognised on revaluing property to its market value. Such provision is only permitted by FRS 19 where the group has entered into a binding commitment to sell the property at the year end with any taxable gain not likely to be eligible for rollover relief. The total amount un-provided for is £10,125,346 (2011 £10,125,346).

8 Loss for the financial year

As permitted by Section 408 of the Companies Act 2006, the parent company's profit and loss account has not been included in these financial statements. The amount of the consolidated profit attributable to shareholders dealt with in the financial statements of the holding company was a loss of £Nil (2011: £3,683,205).

9 Tangible fixed assets

Group	Investment properties £
Valuation	
At 1 July 2011 and 30 June 2012	187,726,887
Provisions for impairment	
At 1 July 2011 and 30 June 2012	2,526,887
Net Book Value	
At 30 June 2012	185,200,000
At 30 June 2011	185,200,000
Cost or valuation at 30 June 2012 is represented by	
At cost	-
At valuation	185,200,000
	185,200,000

The investment properties' were valued by the directors on an open market value basis as of June 2012. On an historical cost basis these would have been included at an original cost of £152,437,098 (2011 £152,437,098).

The group's tangible assets have been reclassified as current assets as the financial statements have been prepared on a break-up basis.

10 Investments

Company	Subsidiary undertakings £
Cost	
At 1 July 2011 and 30 June 2012	36,659,685
Provision for impairment	
At 1 July 2011 and 30 June 2012	36,659,685
Net book value	
At 1 July 2011 and 30 June 2012	-

The company's investments have been reclassified as current assets at 30 June 2012 as the financial statements have been prepared on a break-up basis.

10 Investments (continued)

Interests in principal group undertakings

Name of undertaking	Country of incorporation	Description of shares held	Principal Activity	Proportion of nominal value issued shares held by	
				Group %	Company %
Lunar Sea Developments (UK) Limited	England & Wales	Ordinary Shares	Property Investment		100
Lunar Sea Limited	England & Wales	Ordinary Shares	Property Investment	-	100
Highbridge No. 1 Limited	England & Wales	Ordinary Shares	Property Investment	100	-
Lunar Sea Properties Limited	England & Wales	Ordinary Shares	Property Investment	-	100
Victoria House	England & Wales	Ordinary Shares	Property Investment	100	-
Denham Park Limited	England & Wales	Ordinary Shares	Finance Vehicle	-	100
Denham Park Developments Limited	England & Wales	Ordinary Shares	Non-trading	100	-
Denham Park (Uxbridge) Limited	England & Wales	Ordinary Shares	Property Investment	100	-
Parkview No. 1 Limited	England & Wales	Ordinary Shares	Property Investment	100	-
Parkview No. 2 Limited	England & Wales	Ordinary Shares	Dormant	100	-
Highbridge No. 2 Limited	England & Wales	Ordinary Shares	Property Investment	100	-
Denbridge No. 3 Limited	England & Wales	Ordinary Shares	Property Investment	100	-
Denbridge No. 4 Limited	England & Wales	Ordinary Shares	Property Investment	100	-
Denbridge No. 2 Limited	England & Wales	Ordinary Shares	Holding Company	-	100
Synergy Gracechurch Holdings Limited	Jersey	Ordinary Shares	Holding Company	100	-
Synergy Gracechurch Limited	England & Wales	Ordinary Shares	Property Investment	100	-
Gracechurch Properties Limited	Jersey	Ordinary Shares	Dormant	100	-
7T Developments Limited	England & Wales	Ordinary Shares	Dormant	100	-

Subsequent to 30 June 2012 the following entities have been dissolved

- i. Lunar Sea Developments (UK) Limited
- ii. Highbridge No1 Limited
- iii. Lunar Sea Properties Limited
- iv. Denham Park (Uxbridge) Limited
- v. Parkview No 1 Limited
- vi. Parkview No 2 Limited
- vii. Denbridge No 3 Limited
- viii. Denbridge No 4 Limited

10 Investments (continued)
Interests in joint venture undertakings

	Investment in Joint Venture	Loans to Joint venture	Total
Group	£	£	£
Cost			
At 1 July 2011	(7,745,000)	3,867,000	(3,878,000)
Share of results for the year	-	-	-
Provision against loan	-	394,000	394,000
At 30 June 2012	(7,745,000)	4,261,000	(3,484,000)

The Group holds 50% of the ordinary share capital of Rivendell Contractors Limited, a property investment company incorporated in Northern Ireland

Analysis of share of joint venture assets and liabilities (in aggregate):

	2012	2011
Group	£	£
Turnover	-	-
Loss before taxation	-	(789,000)
Taxation	-	-
Loss after taxation	-	(789,000)
Current Assets	2,130,000	2,130,000
Liabilities due within one year	(10,664,500)	(10,664,000)

11 Intangible assets

	Goodwill
Group	£
Cost	
At 1 July 2011 and 30 June 2012	4,896,111
Aggregate amortisation and impairment	
At 1 July 2011 and 30 June 2012	4,896,111
Net book value	
At 30 June 2011	-
At 30 June 2012	-

12 Stocks

	2012 £	2011 £
Development projects	1,250,000	1,250,000

13 Debtors

	Group 2012 £	Group 2011 £	Company 2012 £	Company 2011 £
Trade debtors	2,789,356	2,789,356	-	-
Amounts owed by group undertakings	-	-	3,307,000	3,307,000
Amounts owed by related party undertakings	92,785	92,785	-	-
Other debtors	-	-	-	-
Payments and accrued income	375	375	-	-
	2,882,516	2,882,516	3,307,000	3,307,000

14 Creditors: amounts falling due within one year

	Group 2012 £	Group 2011 £	Company 2012 £	Company 2011 £
Bank overdraft and term loan	158,612,333	37,408,573	2,994,500	2,994,500
Other loans	5,518,803	5,518,803	-	-
Trade creditors	402,502	2,412,447	-	-
Corporation tax	5,451,000	5,451,000	-	-
Amount owed to group undertakings	-	-	-	-
Amount owed to ultimate parent undertaking	51,897,610	51,897,610	41,415,843	41,415,843
Other taxation and social security	120,847	120,847	-	-
Other creditors	1,207,231	1,207,231	770,000	770,000
Accruals and deferred income	4,361,073	4,361,073	27,078	27,078
	227,571,399	227,571,399	116,225,826	116,225,826

Other creditors include £1,000,000 of deferred consideration payable in relation to the acquisition of the 30% minority interest holding in a subsidiary undertaking, Denham Park Limited in 2009.

The maturity analysis is presented before the deduction of unamortised issue costs of £368,096 (2011 £368,096)

Security

A bank has first legal charge over the entire stock and a fixed and floating charge over one of the companies in respect of a loan for £104m included within amounts payable within one year, which is supported by a guarantee and indemnity for interest and all capital by Moritz Holdings Limited.

Each of the investments properties are provided as security to a bank who also have security in the form of a debenture over the fixed and floating assets of the borrower and the company. Each lender has also secured a charge over the shares of the company which own the investment property on which they are also secured.

15 Provisions for liabilities

Group	Deferred Taxation £	Provisions for future losses £	Total £
At 1 July 2011	2,128,644	28,904,900	31,033,544
Charged to the profit and loss account	-	-	-
At 30 June 2012	2,128,644	28,904,900	31,033,544

An analysis of the deferred taxation provision is as follows

Group	2012 £	2011 £
Tax allowances in advance of depreciation	2,128,644	2,128,644

The quantum of deferred tax not recognised in these financial statements is disclosed in Note 7. The provision for future losses principally relates to an interest rate swap liability that crystallised on the sale of the Synergy Gracechurch group in 2012.

16 Called up share capital

	2013 £	2012 £
Allotted and fully paid		
Ordinary shares of £1 each	1	1

17 Reserves

Group	Revaluation reserve Group £	Profit and loss account Group £	Company £
At 1 July 2011	24,600,000	(92,640,467)	(112,785,290)
Loss for financial year	-	-	-
At 30 June 2012	24,600,000	(92,640,467)	(112,785,290)

18 Reconciliation of movements in shareholders' deficit

	2012 £	2011 £
Loss for financial year	-	(3,640,926)
Net reduction in shareholders' funds	-	(3,640,926)
Opening shareholders' (deficit)/funds	(68,040,466)	(64,399,540)
Closing shareholders' (deficit)	(68,040,466)	(68,040,466)

19 Related party disclosures

The group has taken advantage of the exemption contained in Financial Reporting Standard No.8 "Related Party Transactions" not to disclose transactions with related parties which have 100% of their voting rights controlled within the group.

Transactions with other related party undertakings are as follows;

19 Related party disclosures (continued)

Transactions with related undertakings by virtue of common influence

Name of related company	Nature of transaction	Amount of transaction		Amount owed from related party undertaking	
		2012	2011	2012	2011
		£	£	£	£
Lazybush Developments AG	Loan, interest & retranslation	-	-	157,482	157,482
Tymel Limited	Loan, interest & retranslation	-	-	20,246	20,246
Lazybush CDG SRL	Loan, interest & retranslation	-	-	5,716	5,716
Lazybush Construction SRL	Loan, interest & retranslation	-	-	5,716	5,716
Egeea Expert SRL	Loan, interest & retranslation	-	-	(146,215)	(146,215)
Danubius Expert SRL	Loan, interest & retranslation	-	-	7,348,214	7,348,214
Lazybush Tancabesti SRL	Loan, interest & retranslation	-	-	24,086,918	24,086,918
Rivendell Contractors Limited	Loan, interest & retranslation	-	-	45,437,361	45,437,361
Lazybush Developments Limited	Loan, interest & retranslation	-	-	71,080	71,080
Barrett Sweden	Loan, interest & retranslation	-	-	20,667	20,667
Melrone AB	Loan, interest & retranslation	-	-	19,820	19,820
Silkmor AB	Loan, interest & retranslation	-	-	14,762	14,762
Saintbury AB	Loan, interest & retranslation	-	-	8,436	8,436

Provision against amounts owed by related parties total £76,957,418 as at 30 June 2012) 2011 Provision of £76,957,598)

19 Related party disclosures (continued)

The following transactions with group undertakings which reside above Lunar Sea Holdings (UK) Limited in the group organisational structure are disclosed below. Disclosure is required on the basis that Lunar Sea Holdings (UK) Limited is the highest company in the group that prepares consolidated financial statements which are publically available.

Name of related company	Nature of transaction	Amount of transaction		Amount owed from related party undertaking	
		2012	2011	2012	2011
		£	£	£	£
Parent Undertaking	Loan & Interest	-	(2,380,253)	(51,897,610)	(51,897,610)

20 Ultimate controlling party

The ultimate controlling party is Moritz Property Investment Company, an unlimited company incorporated and registered in the Republic of Ireland. Moritz Property Investment Company was under the control of Mr Michael Whelan throughout the year.