

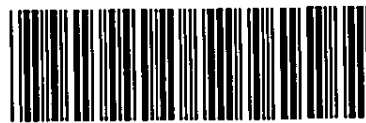
Registered number
07817421

Masthaven Property Lending Limited

Abbreviated Accounts

31 May 2012

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28/09/2012

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COMPANIES HOUSE

Masthaven Property Lending Limited
Independent auditors' Report

Independent auditors' report to Masthaven Property Lending Limited
under section 449 of the Companies Act 2006

We have examined the abbreviated accounts which comprise the Abbreviated Balance Sheet and the related notes, together with the full accounts of the company for the period ended 31 May 2012 prepared under section 396 of the Companies Act 2006

This report is made solely to the company in accordance with section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditor's report and for no other purpose. To the full extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the opinions we have formed.

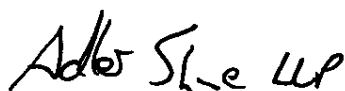
Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we considered necessary to confirm, by reference to the full accounts, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.



Christopher Taylor
(Senior Statutory Auditor)
for and on behalf of
Adler Shine LLP
Chartered Accountants and Statutory Auditors
Aston House
Cornwall Avenue
LONDON
N3 1LF

27 September 2012

Masthaven Property Lending Limited**Registered number:** 07817421**Abbreviated Balance Sheet
as at 31 May 2012**

	Notes	2012 £
Current assets		
Debtors	3,089,658	
Cash at bank and in hand	98,509	
	<u>3,188,167</u>	
Creditors amounts falling due within one year	(2,457,103)	
Net current assets		<u>731,064</u>
Total assets less current liabilities		<u>731,064</u>
Creditors: amounts falling due after more than one year		(720,450)
Net assets		<u>10,614</u>
Capital and reserves		
Called up share capital	2	100
Profit and loss account		10,514
Shareholders' funds		<u>10,614</u>

The abbreviated accounts have been prepared in accordance with the provisions in Part 15 of the Companies Act 2006 applicable to companies subject to the small companies regime



A J Bloom
Director

Approved and authorised for issue by the board on 27 September 2012

Masthaven Property Lending Limited
Notes to the Abbreviated Accounts
for the period ended 31 May 2012

1 Accounting policies

Basis of preparation

The accounts have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Turnover

Turnover represents interest received and receivable from loans advanced and other fees associated with loans advanced, net of value added tax and discounts, in respect of short term bridging finance services provided to customers

2 Share capital	Nominal value	2012 Number	2012 £
Allotted, called up and fully paid Ordinary shares	£1 each	100	<u>100</u>

3 Creditors : amounts falling due after one year	2012 £
Other loans	<u>720,450</u> <u>720,450</u>

4 Ultimate controlling party

The company's ultimate parent was Masthaven Group Limited, a limited company incorporated in the United Kingdom, by virtue of it's majority shareholding The ultimate controlling party was Mr A Bloom by virtue of his control of Masthaven Group Limited