

Unique Property Syndicates Ltd

Registered Number: SC403621.

Financial Statements & Accounts

For the period:

1st August 2016

To

31st July 2017



Unique Property Syndicates Ltd.,
Dibble Tree Building,
1D Ferrier Street,
Carnoustie,
Angus,
DD7 7EE.

Unique Property Syndicates Ltd

Year Ending: 31st July 2017

Contents

Contents	Page 1
Company Information	Page 2
Company Report	Page 3
Balance Sheet & Notes	Page 4
Notes To The Financial Statements & Micro Accounts	Page 5

The company to which these financial statements relate relies where relevant, upon the following statute:

The Small Companies (Micro-Entities Accounts) Regulations 2013

Specifically rules for qualifying as a micro-entity. This requires a at least two of the following conditions:

- 1. Turnover: Not more than £632,000**
- 2. Balance sheet total: Not more than £316,000**
- 3. Number of employees: Not more than 10**

Reference A] Statute: www.tinyurl.com/M-Company-10-Law

Reference B] Companies House: www.tinyurl.com/M-Company-10

Unique Property Syndicates Ltd

Year Ending: 31st July 2017

Company Information

Company Director:	David Rutherford
Company Secretary:	Russell McLean
Registered Office:	Dibble Tree Building, 1D Ferrier Street, Carnoustie, Angus, DD7 7EE..
Registered Number:	SC403621 (Scotland).
Solicitors:	Hay Cassels, Solicitors & Notaries Public, Almada Chambers, 95 Almada Street, Hamilton, ML3 0EY.

Unique Property Syndicates Ltd

Annual Report

Unique Property Syndicates Ltd., was incorporated at Companies House on 15th July 2011 and assigned the official number: SC403621. The original group of subscribers and individuals who make up the unique property syndicates started this entity in 1998. Since then, 20 projects have been completed. However as each unique property is bought by a stand-alone and dedicated limited liability company, the asset structure and financial statements appear on independent company paperwork submitted to Companies House. The Unique Property Syndicates Ltd., entity is primarily for management, co-ordination, research and administration purposes and not direct property ownership. In addition to these functions, the triumvirate aim of this company is:-

1) Property Refurbishment:-

To stimulate the refurbishment of closed and/or near derelict premises that are unique or unusual in nature. For example, old lighthouse stations, redundant coastguard stations, former bank branches, old barns nuclear bunkers, water towers, stables and private islands to name but a few.

2) Job Creation:-

By managing the renovation of these buildings, several dozen jobs have been created over the past two decades. The subscribers to this company have, between them, brought back approximately 20 buildings into meaningful use since the original organisation was established in 1998.

3) Project Management:-

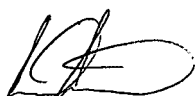
The company does this by general guidance on an informal basis, through to a full project management service with planning, architectural, conveyancing, legal and related professional counsel, drawn from a diverse resource of vocations within our membership.

General Report:-

At the time of this Annual Report & Accounts, Unique Property Syndicates Ltd., has just taken the reigns of project managing a large lighthouse compound in the far north of the UK. All going well, we may move to become public limited company (plc) again. There are significant advantages to proceeding in this direction; not least but all of our 20 projects to date have been 100% equity driven and a plc format suits this business model. We do not use bank finance. This decision predates the banking crash of 2007. The disgraceful "*Dash For Cash*" by Royal Bank of Scotland (RBS) saw their greed and avarice laid bare. This once respected institution took advantage of viable businesses by seizing their assets. Royal Bank of Scotland are now mired in further controversy as the senior management attempt to settle with 12,000 of their customers. RBS have established a £400,000,000 fund to pay compensation for their corporate mess (Source: www.bbc.co.uk/news/business-37903541). So our decision from 1997 to prohibit banks from financial involvement in this company has proven to be reasonable in light of the subsequent financial crisis.

The earlier organisation which we operated our property syndicates via was named Argyll Group plc. This was founded by the original subscribers to Unique Property Syndicates Ltd. Our public limited company was a much smaller entity than the original FTSE Argyll Group plc (24th August 1983 to 2nd July 1996. Registered number: 1299733). The collegiate ability of many high net worth and sophisticated investors managed to achieve significant results prior to the banking meltdown. Hence our current consideration of progressing via the plc route again.

This annual report document has been prepared in accordance with the special provisions relating to the Companies Act 2006 (as amended). The financial statements herein were approved by the Board of Unique Property Syndicates Ltd., on 14th April 2018 and signed on it's behalf by:-



.....
David Rutherford, Director

Unique Property Syndicates Ltd**Financial Statements****Balance Sheet - Year Ending 31st July 2017****Year Ending
31-7-2017****ASSETS**

Fixed Assets:	Office furniture	£280.00	
	Computer & Printer	£365.00	

Total Fixed Assets			£645.00
Current Assets:	Office stationery	£ 20.00	
	Printing supplies	£ 31.00	
	Royal Mail stamps	£ 11.11	

Total Current Assets		£ 62.11	£707.11
Cash at Hand			£ 42.89

TOTAL ASSETS:			£750.00
			=====

LIABILITIES

Amounts Falling Due After One Year:	£500.00
Amounts Falling Within One Year:	£160.86
Cumulative Profit & Loss Account - Note (3):	£ 88.14
Called Up Share Capital 1 x £1 Share:	£ 1.00

TOTAL LIABILITIES:	£750.00
	=====

Notes:

(1) For the year ending 31st July 2017, this company, Unique Property Syndicates Ltd., was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies. The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476. The director acknowledges his responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

(2) The financial statements within this document have been prepared in accordance with the micro-entity provisions and delivered in accordance with the requirements of the Companies Act 2006 and the Small Companies (Micro-Entities Accounts) Regulations 2013.



..... Company Director
David Rutherford, 14th April 2018.

Unique Property Syndicates Ltd

Year Ending: 31st July 2017

Notes (continued)

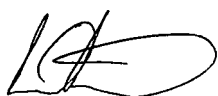
(3) The director is aware of his responsibilities to prepare a profit and loss account in accordance with sections 394 and 395 of the Companies Act 2006. In terms of the Small Companies (Micro-Entities' Accounts) Regulations 2013 and the Companies Act 2006, after due consideration, the director has elected to exercise the appropriate protocol and exclude the profit and loss account from these financial statements. The reasoning being that this company has just emerged from being dormant, and is, for the next year or two, being operated as a not-for-profit entity and aims to break-even each year until the subscribers are ready to transition it from a nominally operational to a fully trading business. For the period ending 31st July 2017 the net loss was a relatively small £88.14 for the whole year, and as such, the director is of the view it is a fair reflection of the company's financial position. Given the low level of loss and medium term principle of break-even, the full-blown profit and loss statement has been excluded from this particular report.

(4) The following responsibilities are adhered to:-

- (i) The Director acknowledges his responsibility for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of accounts.
- (ii) The Director confirms that the information contained within these accounts, present a true and fair view of the state of affairs of the company at the end of the financial year 31st July 2017.
- (iii) The financial statements within this document have been approved by the Director in accordance with the micro-entity provisions of the Small Companies (Micro-Entities Accounts) Regulations 2013 and part 15 of the Companies Act 2006 relating to small companies.

These Financial Statements as at 31st July 2017 have been approved by the Board on 14th April 2018.

These Financial Statements and Notes to the Balance Sheet & Statutory Statements signed by:-



..... Director
David Rutherford, 14th April 2018.