

*Signed on Page 104  
Revised 1992*

*2141358*

UNIQUE ESTATES LIMITED

BALANCE SHEET

AND

ACCOUNTS

FOR THE YEAR ENDING

31ST MARCH 1991

INDEX

Page

- 1 Directors' report
- 2 Auditors' report
- 3 Profit and loss account
- 4 Balance sheet
- 5 Statement of source and application of funds
- 6/9 Notes to the accounts
- ~~10 Detailed trading and profit and loss statement~~



# UNIQUE ESTATES LIMITED

## DIRECTORS' REPORT

The directors submit their report to the shareholders together with the audited balance sheet and accounts for the year ended 31st March 1991.

### PRINCIPAL ACTIVITY AND TRADING RESULTS

The company's principal activity during the year was that of property investment and management, having constructed and arranged the letting of its own investment property. As a result of interest costs and as a result of promotional and other overhead costs, together with an exceptional provision of £400,000 for diminution in value of the company's investment property, the company sustained a loss for the year of £506,096 (1990 = £92,885).

### FINANCIAL POSITION

As a result of the high level of interest charges exceeding the company's rental income the company has been unable to maintain its solvency. Subsequent to the balance sheet date the board has therefore accepted an offer for the company's investment property which has resulted in the mortgage loan and secured bank indebtedness having been repaid after the balance sheet date. The company remains insolvent.

### DIRECTORS AND THEIR INTERESTS IN THE COMPANY'S SHARES

The directors who held office during the year and their interests in the share capital of the company were as follows:-

	31st March 1991 £1 ordinary shares	31st March 1990 £1 ordinary shares
G.P. Courtenay-Evans	1	1
N. van der Borgh	1	1

### FIXED ASSETS

The movements in fixed assets are fully detailed in note 8 on page 7 of the accounts. The property has been reclassified as a current asset investment and was sold in June 1991.

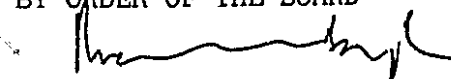
### CLOSE COMPANY

The company is a close company within the provisions of the Income and Corporation Taxes Act 1988.

### AUDITORS

Messrs. Keelings, Chartered Accountants, are willing to continue in office, and a resolution concerning their reappointment will be proposed at the forthcoming Annual General Meeting.

BY ORDER OF THE BOARD

  
N. van der Borgh  
Secretary

Registered Office:  
18 Queensdale Place,  
Holland Park,  
London, W11.

14th May 1992

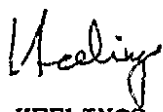
REPORT OF THE AUDITORS TO THE MEMBERS OF

UNIQUE ESTATES LIMITED

We have audited the financial statements set out on pages 3 to 9 in accordance with Auditing Standards.

In our opinion the financial statements give a true and fair view of the state of the company's affairs at 31st March 1991 and of its loss and source and application of funds for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Without qualifying our opinion above, we draw your attention to note 1 on page 6 which refers to the basis of preparation of these accounts.



KEELINGS,  
Chartered Accountants,  
Northway House,  
High Road,  
Whetstone,  
London, N20 9LP.

14th May 1992

UNIQUE ESTATES LIMITED

PROFIT AND LOSS ACCOUNT

for the year ended 31st March 1991

	<u>Notes</u>	£	<u>1991</u>	£	£	<u>1990</u>	£
TURNOVER	2		171,075			-	
Cost of construction		203,062			503,432		
Less: capitalised		203,062			503,432		
				-			-
GROSS PROFIT			171,075				-
Administrative expenses		9,382			33,180		
Less: Amount capitalised		-			2,999		
			9,382			30,181	
Loss on partial disposal of fixed asset			161,693			(30,181)	
			-			7,253	
OPERATING PROFIT/(LOSS)	3		161,693			(37,434)	
Interest receivable	5	21			151		
Interest payable less £Nil capitalised (1990 = £279,620)	6	267,810			55,602		
			267,789			55,451	
(LOSS) BEFORE EXTRAORDINARY ITEM AND TAXATION			(106,096)			(92,885)	
Exceptional item: Provision for fall in value of tangible fixed asset			400,000			-	
(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION			(506,096)			(92,885)	
Tax on loss on ordinary activities	7		-			-	
(LOSS) FOR THE FINANCIAL YEAR			(506,096)			(92,885)	
Dividends			-			-	
ACCUMULATED LOSSES BROUGHT FORWARD			(506,096)			(92,885)	
			(96,293)			(3,408)	
ACCUMULATED LOSSES CARRIED FORWARD			(602,389)			(96,293)	

The notes on pages 6 to 9 form part of these accounts.

UNIQUE ESTATES LIMITED

BALANCE SHEET

at 31st March 1991

	Notes	£	<u>1991</u>	£	£	<u>1990</u>	£
<b>FIXED ASSETS</b>							
Tangible assets							
Investment property	8			-		1,998,701	
Less: Provision for diminution in value	8			-		-	
						<u>1,998,701</u>	
<b>CURRENT ASSETS</b>							
Investment property	8	2,193,988			-		
Less: Provision for diminution in value	8	400,000			-		
		<u>1,793,988</u>					
Stocks and work in progress	9	-			300,350		
Debtors prepayments and accrued income		10,718			-		
Cash at bank		-			-		
		<u>1,804,706</u>			<u>300,350</u>		
CREDITORS: amounts falling due within one year	10	2,407,093			2,050,352		
NET CURRENT (LIABILITIES)				(602,387)		(1,750,002)	
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>							
				(602,387)		248,699	
<b>CREDITORS: amounts falling due after more than one year</b>							
Directors' loans	11			-		344,990	
				(602,387)		(96,291)	
<b>CAPITAL AND RESERVES</b>							
Called up share capital	12			<sup>2</sup> (602,389)		<sup>2</sup> (96,293)	
Profit and loss account				(602,387)		(96,291)	

Approved by the Board  
on 14th May 1992

G.P. COURTENAY-EVANS

N. van der BORGH

Directors

The notes on pages 6 to 9 form part of these accounts.

UNIQUE ESTATES LIMITED

STATEMENT OF SOURCE AND APPLICATION OF FUNDS

for the year ended 31st March 1991

	<u>1991</u> £	<u>1990</u> £
SOURCE OF FUNDS:		
(Loss) on ordinary activities before taxation and exceptional item	(106,096)	(92,885)
Adjustment for items not involving the movement of funds:	-	-
	<hr/>	<hr/>
TOTAL (UTILISED) BY OPERATIONS	(106,096)	(92,885)
FUNDS FROM OTHER SOURCES:		
Directors' loans (see below)	-	31,744
	<hr/>	<hr/>
	(106,096)	(61,141)
APPLICATION OF FUNDS:		
Costs of investment property under construction	195,287	322,199
	<hr/>	<hr/>
	(301,383)	(383,340)
	<hr/>	<hr/>
COMPONENTS OF (DECREASE) IN WORKING CAPITAL:		
Stocks and work in progress	(300,350)	-
Debtors	10,718	(2,665)
Creditors and accruals	(73,582)	46,056
Directors' loans	(189,211)	-
Short term mortgage loan	(49,194)	(386,134)
	<hr/>	<hr/>
	(601,619)	(342,743)
MOVEMENT IN NET LIQUID FUNDS:		
Bank balances - (decrease)	300,236	(40,597)
	<hr/>	<hr/>
	(301,383)	(383,340)
	<hr/>	<hr/>

The notes on pages 6 to 9 form part of these accounts.

# UNIQUE ESTATES LIMITED

## NOTES TO THE ACCOUNTS

at 31st March 1991

### 1. ACCOUNTING POLICIES

#### ACCOUNTING CONVENTION AND BASIS OF ACCOUNTING

The accounts are prepared under the historical cost convention. All assets and liabilities are stated at estimated realisable value. No provision is made in these accounts for interest charges subsequent to the balance sheet date. The fixed asset investment has been classed as a current asset in view of its sale subsequent to the balance sheet date.

#### DEPRECIATION

Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write off the cost, less estimated residual value, of each asset over its expected useful life, as follows:

Freehold buildings - Over 50 years by equal annual instalments  
Investment property - revalued annually

#### STOCKS AND WORK IN PROGRESS

##### (a) Stock of property for development

This is valued at the lower of cost, including attributable bank loan interest and charges, and net realisable value.

##### (b) Work in progress

Work in progress comprises properties for sale on which development has commenced and is valued at cost, including direct administrative overheads, attributable interest charges and in the case of property contracted for sale, an appropriate proportion of profit; or net realisable value if lower. Where appropriate, deposits and stage payments advanced by purchasers are deducted from work in progress for balance sheet purposes.

#### DEFERRED TAXATION

Deferred taxation is provided where necessary, on the liability method on all short term timing differences. Provision is also made for long-term timing differences except for those which are not expected to reverse in the future.

### 2. TURNOVER

Turnover represents the amounts received for house and land sales completed in the year and is stated after adding increases in or deducting reductions from the valuation of work in progress between the beginning and end of the accounting year, together with rental income and management charges receivable.

### 3. OPERATING PROFIT/(LOSS)

This is stated after charging:

	<u>1991</u>	<u>1990</u>
	£	£
Auditors' remuneration	750	750
Directors' remuneration	-	-
	<hr/>	<hr/>

### 4. STAFF COSTS

The company had two unpaid employees throughout the year (1990 = 2).

UNIQUE ESTATES LIMITED

NOTES TO THE ACCOUNTS

at 31st March 1991

5. INTEREST RECEIVABLE

	<u>1991</u>	<u>1990</u>
	£	£
Bank interest	21	151

6. INTEREST PAYABLE

	<u>1991</u>	<u>1990</u>
	£	£
Bank loans and overdrafts	267,810	335,222
Less: Capitalised	-	279,620
	<u>267,810</u>	<u>55,602</u>

7. TAX ON LOSS ON ORDINARY ACTIVITIES

No provision is necessary for corporation tax on the results shown in these accounts.

8. INVESTMENT PROPERTY (CLASSIFIED AS A CURRENT ASSET)

Cost:	£
At beginning of year	1,998,701
Additions	195,287
	<u>2,193,988</u>
Disposals	-
	<u>2,193,988</u>
At 31st March 1991	<u>2,193,988</u>
Depreciation:	
At beginning of year	-
Provided during year	-
	<u>-</u>
Applicable to disposals	-
	<u>-</u>
At 31st March 1991	<u>-</u>
Net book value at 31st March 1991	<u>2,193,988</u>
Net book value at 31st March 1990	<u>1,998,701</u>

The property is stated at cost to the company including attributable interest and overheads. The property was sold in June 1991 for £1,800,000. As a result the company has provided the sum of £400,000 to recognise the fall in value.



UNIQUE ESTATES LIMITED

NOTES TO THE ACCOUNTS

at 31st March 1991

9. STOCKS AND WORK IN PROGRESS

	<u>1991</u> £	<u>1990</u> £
Stock of property held for development (see note 10)	-	300,350
Work in progress	-	-
	<hr/>	<hr/>
	-	300,350
	<hr/>	<hr/>

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>1991</u> £	<u>1990</u> £
Mortgage loan (see below)	1,713,000	1,663,806
Bank loans and overdrafts (see below)	51,088	351,324
Other creditors and accruals	107,786	35,222
Directors' loans (see note 11)	534,201	-
Other taxes	1,018	-
	<hr/>	<hr/>
	2,407,093	2,050,352
	<hr/>	<hr/>

In consideration of Royal Trust Bank PLC making an advance to the company, the bank had taken by way of security, a first legal mortgage over the development property to secure loan facilities at 31st March 1991. The loan was negotiated and from July 1991 the loan bore interest at a fixed rate of 13.125%. The loan was repaid on 28th June 1991 on the sale of the tangible fixed asset.

The Bank loan of £51,088 from Hill Samuel Bank Ltd was secured by a charge on the stock of land for development (see note 9). The loans have been repaid subsequent to the balance sheet date.

UNIQUE ESTATES LIMITED

NOTES TO THE ACCOUNTS

at 31st March 1991

11. DIRECTORS' LOANS

The directors loans are interest free and are repayable after 31st March 1991.

12. SHARE CAPITAL

	Authorised		Allotted, called-up and fully paid	
	1991 No.	1990 No.	1991 £	1990 £
Ordinary shares of £1 each	100	100	2	2

13. CAPITAL COMMITMENTS

	<u>1991</u> £	<u>1990</u> £
Contracted	-	-
Authorised by the board but not contracted	-	-

14. CONTINGENT LIABILITIES

There were no contingent liabilities at the balance sheet date.