

**EAGLE STRATEGIC PROPERTY LIMITED**

**ABBREVIATED ACCOUNTS**

**FOR THE YEAR ENDED 30 JUNE 2014**

ALAN JAMES & CO  
CHARTERED ACCOUNTANTS  
59-61 GUILDFORD STREET  
CHERTSEY  
SURREY  
KT16 9AX



**EAGLE STRATEGIC PROPERTY LIMITED**

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**EAGLE STRATEGIC PROPERTY LIMITED**

**Chartered Accountants' report to the Board of Directors on the  
unaudited financial statements of Eagle Strategic Property Limited**

In accordance with the engagement letter dated 6 February 2015, and in order to assist you to fulfil your duties under the Companies Act 2006, we have compiled the financial statements of the company which comprise the Balance Sheet and the related notes from the accounting records and information and explanations you have given to us.

This report is made to the company's Board of Directors in accordance with the terms of our engagement. Our work has been undertaken so that we might compile the financial statements that we have been engaged to compile, report to the company's Board of Directors that we have done so and state those matters that we have agreed to state to them in this 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 Board of Directors, as a body, for our work or for this report.

We have carried out this engagement in accordance with technical guidance issued by the Institute of Chartered Accountants in England and Wales and have complied with the ethical guidance laid down by the Institute relating to members undertaking the compilation of financial statements.

You have acknowledged on the balance sheet for the year ended 30 June 2014 your duty to ensure that the company has kept proper accounting records and to prepare financial statements that give a true and fair view under the Companies Act 2006. You consider that the company is exempt from the statutory requirement for an audit for the year.

We have not been instructed to carry out an audit of the financial statements. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the financial statements.

  
Alan James & Co  
Chartered Accountants

27 February 2015

Quantum House  
59-61 Guildford Street  
Chertsey  
Surrey  
KT16 9AX

**EAGLE STRATEGIC PROPERTY LIMITED**

**ABBREVIATED BALANCE SHEET**

**AS AT 30 JUNE 2014**

		2014		2013	
	Notes	£	£	£	£
<b>Fixed assets</b>					
Intangible assets	3		475		675
Tangible assets	3		8,313		13,408
Investments	3		10,000,077		10,000,077
			<u>10,008,865</u>		<u>10,014,160</u>
<b>Current assets</b>					
Stocks		1,353,000		-	
Debtors		482,487		1,818,567	
Cash at bank and in hand		160,095		170,786	
		<u>1,995,582</u>		<u>1,989,353</u>	
<b>Creditors: amounts falling due within one year</b>	4	(6,310,220)		(5,714,626)	
<b>Net current liabilities</b>			<u>(4,314,638)</u>		<u>(3,725,273)</u>
<b>Total assets less current liabilities</b>			5,694,227		6,288,887
<b>Creditors: amounts falling due after more than one year</b>			(6,950,000)		(7,350,000)
<b>Provisions for liabilities</b>			<u>(965)</u>		<u>(2,041)</u>
<b>Deficiency of assets</b>			<u>(1,256,738)</u>		<u>(1,063,154)</u>
<b>Capital and reserves</b>					
Called up share capital	5		9,592,367		9,592,367
Revaluation reserve			(1,699,228)		(1,699,228)
Profit and loss account			<u>(9,149,877)</u>		<u>(8,956,293)</u>
<b>Shareholders' funds</b>			<u>(1,256,738)</u>		<u>(1,063,154)</u>

The directors' statements required by Sections 475(2) and (3) are shown on the following page which forms part of this Balance Sheet.

The notes on pages 4 to 8 form an integral part of these financial statements.

**EAGLE STRATEGIC PROPERTY LIMITED**

**ABBREVIATED BALANCE SHEET (CONTINUED)**

**DIRECTORS' STATEMENTS REQUIRED BY SECTIONS 475(2) AND (3)**  
**FOR THE YEAR ENDED 30 JUNE 2014**

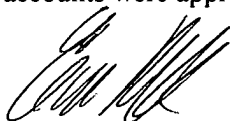
For the year ended 30 June 2014 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476; and
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies .

These accounts were approved by the directors on *27 FEBRUARY 2015* and are signed on their behalf by:



**Eva Harrington-Griffin**  
**Director**

**Registration number 04899928**

**The notes on pages 4 to 8 form an integral part of these financial statements.**

**EAGLE STRATEGIC PROPERTY LIMITED**

**NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2014**

**1. Accounting policies**

**1.1. Accounting convention**

The accounts are prepared under the historical cost convention modified to include the revaluation of certain fixed assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

**1.2. Turnover**

Turnover mainly comprises income receivable during the year from the short and long term leasing of commercial office suites within Eagle Tower during the year under review. Where income attributable to the year is invoiced outside of the year, this is brought into the results as part of the accrued and deferred income adjustments. Turnover also contains income derived from the sale of residential apartments held on a short-term basis for resale.

**1.3. Goodwill**

Acquired goodwill is written off in equal annual instalments over its estimated useful economic life of 5 years.

**1.4. Tangible fixed assets and depreciation**

Depreciation is provided at rates calculated to write off the cost or valuation less residual value of each asset over its expected useful life, as follows:

Fixtures, fittings and equipment	- 20% reducing balance basis
-------------------------------------	------------------------------

Subsidiary undertakings shares:

Subsidiary undertakings shares are stated at cost less provision for permanent diminution in value.

Freehold investment property:

In accordance with paragraphs 6.50 and 6.51 of the Financial Reporting Standard for Smaller Entities (April 2008), freehold investment property is not depreciated but is held in the accounts at open market value. This is determined by the directors by reference to the most recent professional valuation of the property undertaken before the balance sheet date. In the opinion of the directors this policy, despite not complying with the requirements of the Companies Act with regards depreciation, is necessary for a true and fair view to be presented. An increase in value or a temporary diminution in value are taken to the revaluation reserve. A permanent diminution in value is charged to the profit and loss account. Post balance sheet professional valuations of the property are disclosed in the accounts as non-adjusting post balance sheet events.

**1.5. Stock**

Stock is valued at the lower of cost and net realisable value.

**EAGLE STRATEGIC PROPERTY LIMITED**

**NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2014**

**(CONTINUED)**

**1.6. 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 have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more, tax, with the following exceptions:

Provision is made for tax on gains arising from the revaluation (and similar fair value adjustments) of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only where the replacement assets are sold;

Provision is made for deferred tax that would arise on remittance of the retained earnings of overseas subsidiaries, associates and joint ventures only to the extent that, at the balance sheet date, dividends have been accrued as receivable;

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

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

**1.7. Group accounts**

The company is entitled to the exemption under Section 398 of the Companies Act 2006 from the obligation to prepare group accounts.

**2. Exceptional items**

	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Bank finance written off	-	(5,668,531)
	<u>-</u>	<u>(5,668,531)</u>
	<u><u>-</u></u>	<u><u>(5,668,531)</u></u>

**EAGLE STRATEGIC PROPERTY LIMITED**

**NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2014**

**(CONTINUED)**

3. Fixed assets	Intangible assets £	Tangible fixed assets £	Investments £	Total £
<b>Cost/valuation</b>				
At 1 July 2013	1,000	24,270	10,000,077	10,025,347
Disposals	-	(4,377)	-	(4,377)
At 30 June 2014	<u>1,000</u>	<u>19,893</u>	<u>10,000,077</u>	<u>10,020,970</u>
<b>Depreciation and Provision for diminution in value</b>				
At 1 July 2013	325	10,862	-	11,187
On disposals	-	(1,360)	-	(1,360)
Charge for year	200	2,078	-	2,278
At 30 June 2014	<u>525</u>	<u>11,580</u>	<u>-</u>	<u>12,105</u>
<b>Net book values</b>				
At 30 June 2014	<u>475</u>	<u>8,313</u>	<u>10,000,077</u>	<u>10,008,865</u>
At 30 June 2013	<u>675</u>	<u>13,408</u>	<u>10,000,077</u>	<u>10,014,160</u>

3.1. Investment details	2014 £	2013 £
Subsidiary undertaking	77	77
Freehold investment property	<u>10,000,000</u>	<u>10,000,000</u>

**Fixed asset investments (continued)**

Subsidiary undertakings shares:

The company owns 100% of the share capital of ESL (Shepperton) Limited, which is active in the acquisition, development and sale of real estate, 75% of the share capital of Montpellier Terrace Apartments Limited, which is active as a property development company, and 100% of the share capital of Astro Hastings Forty Eight Limited, which is in liquidation.

Freehold investment property:

In determining the freehold investment property valuation of £10,000,000 the directors have made reference to the professional valuation carried out by Jones Lang LaSalle Limited, completed in March 2013.

The historic cost to the company of the freehold investment property is £11,699,228. However, the historic cost to the group of the freehold investment property is £7,085,563. If the freehold investment property were to be sold at valuation, this would give rise to a potential tax liability of approximately £28,231.



**EAGLE STRATEGIC PROPERTY LIMITED**

**NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2014**

**(CONTINUED)**

<b>4. Creditors: amounts falling due within one year</b>	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
Creditors include the following:		
Secured creditors	12,312,399	11,476,169
	<u>          </u>	<u>          </u>
<b>5. Share capital</b>	<b>2014</b>	<b>2013</b>
	<b>£</b>	<b>£</b>
<b>Authorised</b>		
413,668,700 Ordinary shares of £0.10 each	41,366,870	41,366,870
86,331,300 Deferred shares of £0.10 each	8,633,130	8,633,130
	<u>50,000,000</u>	<u>50,000,000</u>
<b>Allotted, called up and fully paid</b>		
9,592,370 Ordinary shares of £0.10 each	959,237	959,237
86,331,300 Deferred shares of £0.10 each	8,633,130	8,633,130
	<u>9,592,367</u>	<u>9,592,367</u>
<b>Equity Shares</b>		
9,592,370 Ordinary shares of £0.10 each	959,237	959,237
86,331,300 Deferred shares of £0.10 each	8,633,130	8,633,130
	<u>9,592,367</u>	<u>9,592,367</u>

**EAGLE STRATEGIC PROPERTY LIMITED**

**NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 30 JUNE 2014**

**(CONTINUED)**

**6. Related party transactions**

The beneficial owner of the group, Mr Melvin Griffin, has provided a personal guarantee to Lloyds Banking Group Plc of £2,800,000 in respect of a company overdraft. Mr Melvin Griffin has also provided a personal guarantee to Santander UK Plc of £3,000,000 in respect of a company loan.

At the balance sheet date the company owed its subsidiary, ESL (Shepperton) Limited, £59,638 (2013: £72,349). This balance is included within trade creditors.

During the year the company made payments totalling £1,635 (2013: £2,847) on behalf of Ultimate Investments Limited, a company owned and controlled by Mr Melvin Griffin. The balance due from Ultimate Investments Limited at the balance sheet date was £8,409 (2013: £6,774). This balance is included within other debtors.

During the year the company purchased residential apartments from its subsidiary, Montpellier Terrace Apartments Limited, for £2,018,000.

During the year the company made payments on behalf of the participator, Mr Melvin Griffin, totalling £31,595 (2013: £16,443).

During the year the company lent funds to Mr Melvin Griffin. Interest at 4% per annum was charged on the loan. The balance due from Mr Melvin Griffin at the balance sheet date was £107,509 (2013: £105,780).

**7. Going concern**

The Directors have prepared cash flow projections for the twelve months following the date of this report and are confident these demonstrate that the company will be able to meet its obligations as they fall due over the forthcoming twelve months. Personal guarantees have also been obtained from the beneficial owner of the group, covering a total of £5.8million of company loans and overdrafts. In the opinion of the Directors, the going concern basis of accounting is therefore appropriate.