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# ANDREW LYNTON PROPERTY LIMITED

## FINANCIAL STATEMENTS

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◆ 30 June 1997 ◆

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COMPANY NO: 2819173



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## ANDREW LYNTON PROPERTY LIMITED

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### COMPANY INFORMATION

Directors                      A L Cohen  
                                     W P Cohen

Secretary                     W D Miskin

Registered office            Lynton House  
                                     5 Stanmore Hill  
                                     Stanmore  
                                     Middlesex HA7 3DP

Registered number          2819173

Auditors                      Robson Rhodes  
                                     Chartered Accountants  
                                     Bryanston Court  
                                     Selden Hill  
                                     Hemel Hempstead  
                                     Hertfordshire HP2 4TN

Bankers                        Barclays Bank plc  
                                     15 Colmore Row  
                                     Birmingham B3 2BY

**REPORT OF THE DIRECTORS**

The directors present their report and the audited financial statements for the year ended 30 June 1997.

**Principal activities**

The principal activity of the company is property investment. Four properties were acquired and three disposed of during the year. The directors continue to look for other investment opportunities.

**Directors and secretary**

The directors at the date of this report are disclosed on page 1. J A Lewis was a director throughout the year and resigned on 31 January 1998. All other directors served throughout the year. The directors have no beneficial interests in the shares of the company.

The directors' interests in the shares of the parent company are disclosed in that company's accounts.

**Directors' responsibilities for financial statements**

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors have:

- selected suitable accounting policies and applied them consistently;
- made judgements and estimates that are reasonable and prudent;
- followed applicable accounting standards; and
- prepared the financial statements on the going concern basis.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

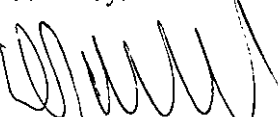
**Auditors**

Robson Rhodes have expressed their willingness to continue in office as auditors and are expected to be deemed reappointed in accordance with the elective resolution currently in force.

**Approval**

Advantage has been taken in the preparation of the directors' report of the special exemptions applicable to small companies conferred by Part II of Schedule 8 to the Companies Act 1985.

The report by the directors was approved by the Board on 16 MARCH 1998 and signed on its behalf by:

  
Warren David Miskin  
Secretary

**AUDITORS' REPORT TO THE SHAREHOLDERS OF  
ANDREW LYNTON PROPERTY LIMITED**

We have audited the financial statements on pages 4 to 9 which have been prepared on the basis of the accounting policies set out on page 6.

**Respective responsibilities of directors and auditors**

As described on page 2 the company's directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

**Basis of opinion**

We conducted our audit in accordance with Auditing Standards issued by the Auditing Practices Board.

An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all 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. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

**Opinion**

In our opinion the financial statements give a true and fair view of the state of affairs of the company as at 30 June 1997 and of its profit for the year then ended and have been properly prepared in accordance with the provisions of the Companies Act 1985 applicable to small companies.



Robson Rhodes  
Chartered Accountants and Registered Auditor

Hemel Hempstead  
16 March 1998

**ANDREW LYNTON PROPERTY LIMITED**

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**PROFIT AND LOSS ACCOUNT**  
for the year ended 30 June 1997

	Note	1997 £	1996 £
Turnover - continuing operations	1	453,535	406,936
Cost of sales		(1,750)	(15,778)
		<hr/>	<hr/>
Gross profit		451,785	391,158
Administrative expenses		(199,989)	(56,822)
		<hr/>	<hr/>
Operating profit - continuing operations	2	251,796	334,336
Interest payable	4	(225,757)	(240,810)
Interest receivable		3,445	-
		<hr/>	<hr/>
Profit on ordinary activities before taxation		29,484	93,526
Taxation on profit on ordinary activities	5	-	-
		<hr/>	<hr/>
Profit on ordinary activities after taxation		29,484	93,526
Dividends		-	-
		<hr/>	<hr/>
Retained profit for the financial year	13	29,484	93,526
		<hr/>	<hr/>

The company made no recognised gains or losses in the year, other than those included in the profit and loss account.

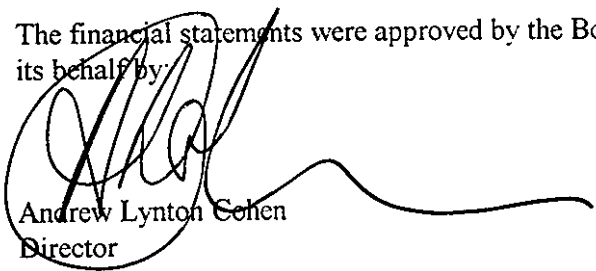
# ANDREW LYNTON PROPERTY LIMITED

## BALANCE SHEET at 30 June 1997

	Note	1997 £	1996 £
<b>Fixed assets</b>			
Tangible assets	6	4,622,721	3,518,762
<b>Current assets</b>			
Debtors	7	70,502	49,532
Cash at bank and in hand		32,718	6,837
<b>Creditors: Amounts falling due within one year</b>	8	103,220 (3,600,198)	56,369 (2,993,280)
<b>Net current liabilities</b>		(3,496,978)	(2,936,911)
<b>Total assets less current liabilities</b>		1,125,743	581,851
<b>Capital and reserves</b>			
Called up share capital	10	100	100
Revaluation reserve	13	514,408	-
Profit and loss account	13	611,235	581,751
<b>Shareholders' funds - equity</b>	12	1,125,743	581,851

Advantage has been taken in the preparation of the financial statements of the special exemptions conferred by Part I of Schedule 8 to the Companies Act 1985 on the grounds that the company qualifies as a small company.

The financial statements were approved by the Board on 16 MARCH 1998 and signed on its behalf by:

  
Andrew Lynton Cohen  
Director

NOTES TO THE FINANCIAL STATEMENTS

30 June 1997

1. ACCOUNTING POLICIES

**Basis of accounting**

The financial statements are prepared in accordance with applicable accounting standards, under the historical cost convention as modified by the revaluation of certain land and buildings.

**Depreciation**

The only tangible fixed assets held were investment properties, on which no depreciation is provided.

**Investment properties**

Investment properties, other than those leasehold properties with an unexpired term of less than 20 years, are included in the balance sheet at cost as from the date of exchange of contracts.

**Taxation**

The charge for taxation is based on the profit for the year and takes into account taxation deferred or accelerated because of timing differences between the treatment of certain items for accounting and taxation purposes.

Provision for deferred taxation is made under the liability method only to the extent that it is probable that the liability will become payable in the foreseeable future.

Advance corporation tax on dividends paid and provided for the year is not written off if UK corporation tax liabilities for the period up to the next balance sheet date are expected to be sufficient to absorb this tax.

**Turnover**

Turnover is the total income receivable excluding Value Added Tax in the ordinary course of business.

2. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

	1997	1996
	£	£
The profit on ordinary activities before taxation is stated after charging:		
Auditors' remuneration	NIL	NIL
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3. EMPLOYEES INFORMATION (INCLUDING DIRECTORS)

There were no employees during the period. The directors received no remuneration on behalf of the company during the year.



NOTES TO THE FINANCIAL STATEMENTS  
30 June 1997

4. INTEREST PAYABLE

	1997 £	1996 £
Interest on loans and bank overdrafts	225,757	240,810

5. TAXATION ON PROFIT ON ORDINARY ACTIVITIES

	1997 £	1996 £
Corporation tax at nil% (1996: nil%)	-	-

6. TANGIBLE FIXED ASSETS

	Freehold land and buildings £	Long leasehold land and buildings £	Total £
Cost or valuation			
At 1 July 1996	2,879,425	639,337	3,518,762
Additions	2,075,924	-	2,075,924
Disposals	(1,233,501)	(252,872)	(1,486,373)
Revaluation	600,873	(86,465)	514,408
At 30 June 1997	4,322,721	300,000	4,622,721
Net book value			
At 30 June 1997	4,322,721	300,000	4,622,721
At 30 June 1996	2,879,425	639,337	3,518,762

All freehold and leasehold land and buildings are held as investment properties. The directors revalued the properties to market value at 30 June 1997.

**ANDREW LYNTON PROPERTY LIMITED****NOTES TO THE FINANCIAL STATEMENTS**

30 June 1997

**7. DEBTORS**

	1997 £	1996 £
Amounts owed from fellow subsidiary undertakings	32,044	28,752
Prepayments and accrued income	38,458	20,780
	<u>70,502</u>	<u>49,532</u>

**8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	1997 £	1996 £
Amounts owed to parent undertaking	3,473,144	2,899,582
Corporation tax	1,313	1,313
Other taxes and social security	8,634	8,062
Other creditors	49,528	12,156
Accruals	67,579	72,167
	<u>3,600,198</u>	<u>2,993,280</u>

**9. PROVISION FOR LIABILITIES AND CHARGES**

	1997 £	1996 £
Deferred taxation at 30% (1996 nil) comprises:		
Provided	-	-
Unprovided		
Tax on potential capital gain	130,000	-

**10. CALLED UP SHARE CAPITAL**

	1997 £	1996 £
Authorised, allotted and fully paid 100 Ordinary shares of £1 each	100	100

## ANDREW LYNTON PROPERTY LIMITED

### NOTES TO THE FINANCIAL STATEMENTS

30 June 1997

#### 11. TRANSACTIONS WITH DIRECTORS

There were no transactions with directors during the year.

#### 12. RECONCILIATION OF MOVEMENT IN EQUITY SHAREHOLDERS' FUNDS

	1997 £	1996 £
Total recognised gains	29,484	93,526
Revaluation in period	514,408	-
	<hr/>	<hr/>
	543,892	93,526
Opening shareholders' funds	581,851	488,325
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Closing shareholders' funds	1,125,743	581,851
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#### 13. RESERVES

	Revaluation Reserve £	Profit and loss £
At 1 July 1996	-	581,751
Retained profit for the year	-	29,484
Revaluation reserve	514,408	-
	<hr/>	<hr/>
At 30 June 1997	514,408	611,235
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#### 14. ULTIMATE PARENT COMPANY

The company's ultimate parent undertaking is Andrew Lynton Holdings Limited, a company registered in England. Copies of the Group accounts can be obtained from Companies House, Crown Way, Maindy, Cardiff CF4 3UZ.