

Company Registration No. 04558176

ENIC Limited

Report and Financial Statements

31 December 2011



ENIC Limited

Report and financial statements 2011

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ENIC Limited

Report and financial statements 2011

Officers and professional advisers

Directors

D P Levy
M J Collecott

Secretary

M J Collecott

Registered Office

748 High Road
London
N17 0AP

Bankers

Bank of Scotland
The Mound
Edinburgh
EH1 1YZ

HSBC Bank plc
70 Pall Mall
London
SW1Y 5EZ

Solicitors

Wallace and Partners
1 Portland Place
London
W1N 3AA

Auditor

Deloitte LLP
Chartered Accountants and Statutory Auditor
2 New Street Square
London
EC4A 3BZ
United Kingdom

ENIC Limited

Directors' report

The directors present their annual report and the audited financial statements for the year ended 31 December 2011

Principal activities and performance of the business during the period

During the year the Group continued the policy of rationalising the ENIC Group's portfolio of assets

The Sports division was represented by a minority holding in SK Slavia Praha a s which was disposed of during the year

The Entertainment division retains the income stream from an assigned lease held in the Venetian hotel in Las Vegas Further property-related investments in America have been reviewed during the year

The Group continued to operate Raz Air Limited, which owns an Embraer Legacy 600 executive jet The jet is operated through a chartering company, running a commercial executive airline business

The Group has continued to invest through ENIC Property Limited in property related opportunities principally through loan relationships

The Group's performance improved in the year with turnover increasing 76% and a profit at the operating level The Group's year end position resulted in a strong net asset position of £21.2m (31 December 2010 £20.8m)

The key performance indicators for the board relate to building long term investment growth, turnover and operating profit through its investment portfolio

Turnover increased predominantly due to an increase in the service charge to Tottenham Hotspur in line with increased economic conditions, additionally there was a 7% increase in Executive Jet Charter within Raz Air Ltd Increased turnover combined with control over operating expenses led to an overall operating profit

The board are significantly involved in the operating activities of the Group's key investments and believe that the current portfolio of assets meets the board's expectations Investment opportunities are frequently reviewed by the board and assessed as to their viability and fit within the Group's current structure Where appropriate the Group will continue to invest where it sees potential for long term growth

Principal risks and uncertainties

Each sector of the business retains its own commercial risks which include property valuation within the property division, economic conditions affecting the amount of hours the executive jet is chartered within Raz Air Limited and the amount of services provided to fellow subsidiaries The Group has no specific reliance on any division and continues to focus on consolidating its cash holding and repaying its debts in a time when financial markets are notably unstable and likely to worsen The commercial risks are deemed to mitigated by the group maintaining a balanced portfolio

The Group has exposure to foreign exchange with 50% of its cash holdings held in Dollars and Euros The Dollar holding is to mitigate dollar related expenses in the jet airline business

The Board considers Group debt to be recoverable in full and will vigorously pursue any defaults in the current market

Going concern

The Group meets its day to day working capital requirements through service contracts and other operational incomes from throughout the Group The Group's forecasts and projections, taking account of reasonably possible changes in trading performance, show that the Group should be able to operate within the level of its facilities Despite the current uncertain economic environment, during the year the Group renewed its banking facilities until December 2014 The Group has held discussion with its bankers about its future borrowing needs and no matters have been drawn to its attention to suggest that future renewals will not be forthcoming on acceptable terms The Group is in compliance with all of its covenants and has sufficient headroom for the foreseeable future

After making enquires and taking into consideration the Group balance sheet position and forecasted trading performance, the directors have formed the judgement that there is a reasonable expectation that the Company and the

ENIC Limited

Directors' report

Group have adequate resources to continue in operational existence for the foreseeable future. For this reason, the directors continue to adopt the going concern basis in preparing the financial statements

Results and dividends

The Group profit for the year, after taxation was £0.4m (31 December 2010 loss £1.2m)

No dividend was paid in the period to 31 December 2011 (31 December 2010 £nil)

Directors

The directors who served throughout the period were as follows

D P Levy
M J Collecott

Supplier payment policy

It is the Group's payment policy to obtain the best possible terms for all its businesses and therefore there is no single policy as to the terms used. In general, the Group agrees with its suppliers the terms on which business will take place and it is the Group's policy to abide by these terms. At 31 December 2011 the Group had trade creditors of £0.1m (31 December 2010 £0.3m). The company's subsidiaries are free to settle their liabilities in accordance with local trading practices

Information to auditor

Each of the persons who is a director at the date of approval of this report confirms that

- so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- the director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditor is aware of that information

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006

Auditor

A resolution to re-appoint Deloitte LLP will be proposed at the forthcoming Annual General Meeting

Approved by the Board of Directors
and signed on behalf of the Board



M J Collecott
Secretary

31.10.2012

ENIC Limited

Statement of directors' responsibilities

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they 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 are required to

- select suitable accounting policies and then apply them consistently,
- make judgments and accounting estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and 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 2006. 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.

Independent auditor's report to the members of ENIC Limited

We have audited the financial statements of ENIC Limited for the year ended 31 December 2011 which comprise the consolidated Profit and Loss Account, the consolidated Balance Sheet, the company balance sheet and the consolidated cash flow statement, the consolidated statement of total recognized gains and losses and the related notes 1 to 28. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the group's and the parent company's affairs as at 31 December 2010 and of the group's profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the parent company financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit.



Nigel Mercer (Senior Statutory Auditor)
for and on behalf of Deloitte LLP
Chartered Accountants and Statutory Auditor
London, United Kingdom

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ENIC Limited

Consolidated profit and loss account Year ended 31 December 2011

	Notes	2011 £'000	2010 £'000
Turnover	2	4,064	2,302
Cost of sales		(527)	(547)
Gross Profit		3,537	1,755
Operating expenses		(3,188)	(2,949)
Group operating Profit/(Loss)	3	349	(1,194)
Amounts Written Off Investments		(1,000)	(607)
Loans written back/(down)		425	(5)
Other income		393	274
Profit/(loss) on ordinary activities before interest		167	(1,532)
Net interest	4	219	298
Profit/(loss) on ordinary activities before taxation		386	(1,234)
Tax charge on /profit/(loss) on ordinary activities	6	-	-
Profit/(loss) on ordinary activities after taxation		386	(1,234)

The accompanying accounting policies and notes form an integral part of these financial statements

All amounts derive from continuing operations

ENIC Limited

Consolidated balance sheet 31 December 2011

	Notes	2011 £'000	2010 £'000
Fixed assets			
Tangible assets	9	8,671	9,604
Investments	10	-	1,385
Investment Property	11	1,429	1,050
Goodwill	12	124	135
		<u>10,224</u>	<u>12,174</u>
Current assets			
Stock	13	10,674	9,560
Debtors	14	47,893	44,901
Cash at bank and in hand		8,437	16,776
		<u>67,004</u>	<u>71,237</u>
Creditors: amounts falling due within one year	15	<u>(19,531)</u>	<u>(62,600)</u>
Net current assets		<u>47,473</u>	<u>8,637</u>
Total assets less current liabilities		<u>57,697</u>	<u>20,811</u>
Creditors: amounts falling due in more than one year	16	<u>36,500</u>	<u>-</u>
Net assets		<u>21,197</u>	<u>20,811</u>
Capital and reserves			
Called up share capital	18	1	1
Revaluation Reserve		(97)	(97)
Profit and loss account	19	21,293	20,907
Shareholders' funds	23	<u>21,197</u>	<u>20,811</u>

The accompanying accounting policies and notes form an integral part of these financial statements

The financial statements of the company, registered number, 4558176, were approved by the Board of Directors on

31-10-2012

Signed on behalf of the Board of Directors



M J Collecott
Director


ENIC Limited

Company balance sheet 31 December 2011

	Notes	2011 £'000	2010 £'000
Fixed assets			
Investments	10	40,683	40,683
		<u>40,683</u>	<u>40,683</u>
Current assets			
Debtors	14	180	180
		<u>180</u>	<u>180</u>
Net current assets		<u>180</u>	<u>180</u>
Total assets less current liabilities		<u>40,863</u>	<u>40,863</u>
Creditors: amounts falling due after more than one year	15	-	(21)
		<u>-</u>	<u>(21)</u>
Net assets		<u>40,863</u>	<u>40,842</u>
Capital and reserves			
Called up share capital	18	1	1
Profit and loss account	19	40,862	40,841
		<u>40,863</u>	<u>40,842</u>
Shareholders' funds		<u>40,863</u>	<u>40,842</u>

The financial statements of the company, registered number, 4558176, were approved by the Board of Directors on 31.10.2012

Signed on behalf of the Board of Directors


M J Collecott
Director

ENIC Limited

Consolidated cash flow statement Year ended 31 December 2011

	Notes	2011 £'000	2010 £'000
Net cash inflow/(outflow) from operating activities	20	364	(4,358)
Returns on investments and servicing of finance			
Interest received		140	226
Interest paid		(1,426)	(1,313)
Net cash inflow from return on investments and servicing of finance		(1,286)	(1,087)
Taxation		-	-
Capital expenditure and financial investments			
Purchase of tangible fixed assets		-	(1,289)
Net cash outflow from capital expenditure and financial investments		-	(1,289)
Financing			
Loan repayment		(6,250)	(1,527)
Movement in third party loans		(3,163)	(441)
Movement in loans to parent		1,996	(2,358)
Net cash outflow from financing		(7,417)	(4,326)
Decrease in cash	21	(8,339)	(11,060)

ENIC Limited

Consolidated statement of total recognised gains and losses Year ended 31 December 2011

	2011 £'000	2010 £'000
Profit/(loss) for the financial year	386	(1,234)
Unrealised loss on revaluation of investment properties transferred to revaluation reserve	-	(97)
Total recognised profit/(loss) for the year	<u>386</u>	<u>(1,331)</u>

ENIC Limited

Notes to the accounts Year ended 31 December 2011

1. Accounting policies

The principal accounting policies are summarised below. They have been applied consistently throughout the current year and preceding year.

Basis of accounting

The financial statements have been prepared under the historical cost convention and in accordance with United Kingdom accounting standards.

Going concern

The accounts have been prepared on a going concern basis as discussed in the Director's Report on page two.

Basis of consolidation

The Group financial statements consolidate the financial statements of the company and its subsidiary undertakings drawn up to 31 December each year. The results of subsidiary undertakings acquired or sold during the period are consolidated to or from the date on which control passed. Acquisitions are accounted for under the acquisition method.

Investments

Except as stated above, fixed asset investments are shown at cost less any provision for impairment. Current asset investments are stated at the lower of cost and net realisable value.

Turnover

Turnover represents invoiced services net of related sales taxes.

Executive jet charter income arises wholly in the UK, and is recognised on an accruals basis, based on when the charter takes place.

Tangible fixed assets

Tangible fixed assets are stated at cost net of depreciation and any provisions for impairment.

Depreciation

Depreciation is provided on all tangible fixed assets, other than freehold land, at rates calculated to write down the cost less estimated residual value of all tangible fixed assets by equal annual instalments over their expected useful lives. The periods generally applicable are:

Leasehold improvements	Term of the lease
Buildings	15 years
Motor vehicles	5 years
Aircraft engines	5,000 flying hours
Aircraft frames	20 years
Fixtures, fittings, tools and equipment	4 to 10 years

Goodwill

Goodwill arising on the acquisition of subsidiary and associate undertakings and businesses, representing any excess of the fair value of the consideration given over the fair value of the identifiable assets and liabilities acquired, is capitalised and written off on a straight line basis over its useful economic life (20 years). Provision is made for any impairment.

ENIC Limited

Notes to the accounts

Year ended 31 December 2011

1. Accounting policies (continued)

Investment Property

Investment properties are revalued annually to open market value. Surpluses or deficits on individual properties are transferred to the investment revaluation reserve, except that a deficit which is expected to be permanent and which is in excess of any previously recognised surplus over cost relating to the same property, or reversal of such a deficit, is charged (or credited) to the profit and loss account. Depreciation is not provided in respect of freehold investment properties, or in respect of leasehold investment properties where the unexpired term of the lease is more than 20 years. The members consider that this accounting policy, which represents a departure from statutory accounting rules, is necessary to provide a true and fair view as required under SSAP 19 Accounting for investment properties. The financial effect of the departure from the statutory accounting rules cannot be reasonably quantified.

Stock

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

Foreign currencies

Transactions in foreign currencies are translated at the exchange rates ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are translated at the rates of exchange ruling at that date. The results of foreign subsidiaries are translated at the closing rates for the balance sheet date and the average exchange rate for the period for the profit and loss account. The exchange differences arising from the re-translation of the opening net assets of subsidiaries are reported in the statement of total recognised gains and losses. All other exchange differences are included in the profit and loss account.

Taxation

Current tax, including UK corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

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 that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the Group's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

A net deferred tax asset is regarded as recoverable and therefore recognised only when, on the basis of all available evidence, it can be regarded as 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 recognised in respect of the retained earnings of overseas subsidiaries and associates only to the extent that, at the balance sheet date, dividends have been accrued as receivable or a binding agreement to distribute past earnings in future has been entered into by the subsidiary or associate.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

ENIC Limited

Notes to the accounts

Year ended 31 December 2011

1. Accounting policies (continued)

Contribution to pension funds

For defined contribution schemes the amount charged to the profit and loss account in respect of pension costs is the contribution payable in the period. Differences between contributions payable in the period and those actually paid are accounted for in the balance sheet.

2. Segmental information and geographical analysis

(a) Segmental information

	2011 £'000	2010 £'000
Turnover by division		
ENIC Entertainment	301	298
Media, Property and Group management	3,070	1,358
Executive airline	693	646
	<u>4,064</u>	<u>2,302</u>
Profit/(loss) on ordinary activities before taxation		
ENIC Sports	2,455	37
ENIC Entertainment	116	(677)
Media, Property and Group management	(1,456)	(175)
Executive airline	(729)	(419)
	<u>386</u>	<u>(1,234)</u>
Net assets		
ENIC Sports	-	2,802
ENIC Entertainment	598	1,597
Media, Property and Group management	15,922	17,258
Executive airline	4,677	(846)
	<u>21,197</u>	<u>20,811</u>

(b) Geographical analysis

	2011 £'000	2010 £'000
Turnover by origin and destination		
UK	3,763	2,004
Other	301	298
	<u>4,064</u>	<u>2,302</u>
Profit/(loss) on ordinary activities before taxation		
UK	56	(854)
Europe – continuing	2,437	-
Other	(2,107)	(380)

ENIC Limited

Notes to the accounts Year ended 31 December 2011

<u>386</u>	<u>(1,234)</u>
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ENIC Limited

Notes to the accounts Year ended 31 December 2011

2. Segmental information and geographical analysis (continued)

Net assets

UK	18,437	16,211
Europe	-	790
Other	2,760	3,810
	<u>21,197</u>	<u>20,811</u>

3. Group operating loss

The loss on ordinary activities is stated after charging

	2011 £'000	2010 £'000
Fees payable to the company's auditor		
-for the audit of the company's annual accounts	10	10
-for the audit of the company's subsidiary accounts	20	20
Depreciation of tangible fixed assets	933	964
Amortisation of goodwill	11	11
	<u>974</u>	<u>1,005</u>

4 Net interest

	2011 £'000	2010 £'000
Interest receivable	1,638	1,611
Interest payable	(1,419)	(1,313)
	<u>219</u>	<u>298</u>

ENIC Limited

Notes to the accounts Year ended 31 December 2011

5 Directors and employees

Total emoluments of directors and the emoluments of the highest paid director of the Group during the year were as follows

	2011 £'000	2010 £'000
Emoluments	1,538	1,394

Total cost of employees, including directors, during the year was as follows

	2011 £'000	2010 £'000
Wages and salaries	1,538	1,434
Social security costs	213	182
Pension and other costs	21	14
	1,772	1,630

No payments are made in respect of directors' pension schemes (2010 £nil)

Average number of employees

The average number of employees, including directors during the year was as follows

	2011 £'000	2010 £'000
Media, Gaming and Group management	3	3

The number of employees at the year end was 3 (2010 3)

ENIC Limited

Notes to the accounts Year ended 31 December 2011

6. Tax on (loss)/profit on ordinary activities

There is no current or deferred tax charge/credit for the either the current or prior year, which is reconciled as follows

	2011 £'000	2010 £'000
Profit/(loss) on ordinary activities before tax	386	(1,234)
Profit/(loss) on ordinary activities at standard rate of corporation tax in the UK 26.5% (2010 28%)	(102)	346
Effects of		
Expenditure not tax deductible	(16)	(16)
Depreciation in excess of capital allowances	(245)	(267)
Impairment of investment/loans	(152)	(170)
Non-taxable income	95	254
Carry forward of tax losses	(83)	(287)
Utilisation of tax losses brought forward	503	140
Current tax charge	-	-

The tax charge in future periods may be affected by losses carried forward which are not recognised by the Group. A deferred tax asset for tax losses and other timing differences has not been recognised because in the opinion of the directors there will be no suitable taxable gains available in the foreseeable future. The total potential deferred tax asset that has not been recognised in respect of tax losses and other timing differences (at a tax rate of 25% (2010 27%)) is £3,417,000 (2010 £3,757,000).

Factors affecting the tax charge for future periods

The Finance Act 2011 substantively enacted a rate reduction such that the corporation tax rate was reduced to 26% with effect from 1 April 2011. Therefore the average corporate tax for the year ended 31 December 2011 is 26.5%. The Finance Act 2011 also substantively enacted a corporation tax rate of 25% with effect from 1 April 2012. Following announcements in the 2012 Budget on 21 March 2012, it was proposed that the full rate of corporation tax be reduced to 24% with effect from 1 April 2012, with further rate reductions ultimately bringing the corporation tax rate down to 22% with effect from 1 April 2014.

As the rate reduction from 25% to 24% was not substantively enacted at the balance sheet date the enacted rate of 25% has been applied to the timing differences at the balance sheet date.

The effect of the rate change to 22%, if it had been enacted at the balance sheet date, would be to reduce the potential deferred tax asset by £410,000 to £3,007,000. The rate change will also impact the amount of the future cash tax payments to be made by the company.

ENIC Limited

Notes to the accounts

Year ended 31 December 2011

7. Profit for the financial year

The parent company has taken advantage of Section 408 of the Companies Act 2006 and has not included its own profit and loss account in these financial statements. The Group results for the year include a profit of £21,000 (2010: £nil) which is dealt with in the financial statements of the company.

8. Dividends

No dividend was declared and paid during the year (£nil) (2010: nil).

9. Tangible assets

Group	Embraer Legacy 600 Aircraft £'000	Motor vehicles £'000	Fixtures, fittings, tools and equipment £'000	Total £'000
Cost				
At 1 January 2011	12,563	204	154	12,921
Additions and disposals	-	-	-	-
At 31 December 2011	12,563	204	154	12,921
Depreciation				
At 1 January 2011	3,024	152	141	3,317
Charge for the year	885	35	13	933
At 31 December 2011	3,909	187	154	4,249
Net book value				
At 31 December 2011	8,654	17	-	8,671
At 31 December 2010	9,539	52	13	9,604

There were no fixed assets held by ENIC Limited at the year end (2010: £nil). There are no assets held under finance leases in both the Group and the company in the current or prior year.

ENIC Limited

Notes to the accounts Year ended 31 December 2011

10. Investments

Group	Other investments £'000
Cost	
At 1 January 2011	1,385
Movement to Investment Property	(385)
Written down	(1,000)
At 31 December 2011	-

Other Investments

The Group has invested in Classic Building and Design VII LLC within its subsidiary ENIC Entertainment (restaurants) Ltd. The directors do not consider that the Group has significant influence over the operations of this company and so they have accounted for it as an other investment, which is represented by a property held by the company for resale. The write down in the year relates to the investment held in Classic Building and Design VII LLC.

Subsidiary undertakings

Interests in subsidiary undertakings held by the Company are as follows

Undertaking	Country of registration	Nature of business	Effective holding
ENIC			
ENIC Group	England and Wales	Holding company	100%
*Raz Air Limited	England and Wales	Executive airline	100%
ENIC Entertainment			
*ENIC Entertainment Limited	England and Wales	Holding company	100%
*ENIC Entertainment (Restaurants) Limited	England and Wales	Holding company	100%
*WB/ENIC Soundstage Restaurants L P	USA	Restaurant	100%
ENIC Sports			
*ENIC Sports Sarl	Luxembourg	Holding company	100%
*ENIC Sports Limited	England and Wales	Holding company	100%
*ENIC Football Management Sarl	Luxembourg	Holding company	100%

ENIC Limited

Notes to the accounts Year ended 31 December 2011

10. Investments (continued)

ENIC Gaming and Media

*ENIC New Media Investments Inc	Bahamas	Investment company	100%
*Siapita Investments Limited	England and Wales	Investment company	100%
*Siapita Inc	Bahamas	Holding company	100%

ENIC Property

*ENIC Property Limited	England and Wales	Holding company	100%
*Transglobal Estates Limited	England and Wales	Property company	100%
*Brook Road	England and Wales	Property company	100%

Investments marked with an asterisk (*) are investments of the company which are held indirectly

The Company's investment at 31 December 2011 and 2010 was £40,683,000 which represents the cost and net book value of the investment made by ENIC Limited to acquire the entire share capital of ENIC Group. The Company also has a beneficial interest in 100% of the equity of Raz Air Limited, Transglobal Estates Limited and Brook Road Limited.

11. Investment property

	Property Investments £'000
Cost at 1 January 2011	1,050
Transferred from investments	379
	<hr/>
At 31 December 2011	1,429
	<hr/>

12. Goodwill

	Total £'000
Cost	
Cost on acquisition, and at year end	226
	<hr/>
Amortisation	
Amortisation at 1 January 2011	91
Charge for year	11
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Amortisation at 31 December 2011	102
	<hr/>
Net book value at 31 December 2011	124
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Net book value at 31 December 2010	134
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ENIC Limited

Notes to the accounts Year ended 31 December 2011

13. Stock

	2010 £'000	2010 £'000
Work in progress	10,674	9,560

Work in progress represents incomplete property developments which are being built or held for resale
Current valuations indicate all amounts are recoverable in full

14. Debtors

	Group		Company	
	2011 £'000	2010 £'000	2011 £'000	2010 £'000
Amounts due from ultimate parent undertaking	33,190	34,530	180	180
Trade debtors	719	342	-	-
Other debtors	13,984	10,029	-	-
	<u>47,893</u>	<u>44,901</u>	<u>180</u>	<u>180</u>

Amounts due from ultimate parent undertaking attracts interest at 5%

15 Creditors: amounts falling due within one year

	Group		Company	
	2011 £'000	2010 £'000	2011 £'000	2010 £'000
Trade creditors	94	342	-	-
Social security and other taxes	29	6	-	-
Other creditors	8,159	8,381	-	21
Accruals and deferred income	477	347	-	-
Term loans	-	6,250	-	-
Bank Loan	6,017	42,517	-	-
Amounts due to ultimate parent undertaking	4,755	4,757	-	-
	<u>19,531</u>	<u>62,600</u>	<u>-</u>	<u>21</u>

ENIC Limited

Notes to the accounts Year ended 31 December 2011

16. Creditors: amounts falling due after more than one year

	2011 £'000	2010 £'000
Bank loans	36,500	-

The bank loan represents a £42 million group facility with the Bank of Scotland, which matures in December 2014 and bears interest at base +4%. The bank has taken a corporate Guarantee over the UK entities

17. Deferred taxation

	Group		Company	
	2011 £'000	2010 £'000	2011 £'000	2010 £'000
Deferred taxation assets not recognised are as follows				
Losses	2,882	3,513	38	41
Accelerated capital allowances	535	244	-	-
	<u>3,417</u>	<u>3,757</u>	<u>38</u>	<u>41</u>

No deferred tax asset has been recognised in relation to losses since they arise in companies where there are presently limited taxable profits against which they may be offset. Tax relief in relation to other short term timing differences will be available only if there are taxable profits in other Group companies

18. Called up Share capital

	Group		Company	
	2011 No.	2011 £'000	2010 No.	2010 £'000
Group and Company				
Authorised:				
Ordinary shares of 1p	100,000	1	100,000	1
Allotted, called up and fully paid				
Ordinary shares of 1p	100,000	1	100,000	1

ENIC Limited

Notes to the accounts Year ended 31 December 2011

19. Reserves

	Profit and loss account 2011 £'000	Profit and loss account 2010 £'000
Group		
At 1 January	20,907	22,141
Retained profit/(loss) for the year	386	(1,234)
At 31 December	<u>21,293</u>	<u>20,907</u>
	Profit and loss account 2011 £'000	Profit and loss account 2010 £'000
Company		
At 1 January	40,841	40,841
Retained profit for the year	21	-
At 31 December	<u>40,862</u>	<u>40,841</u>

20. Net cash inflow from operating activities

	2011 £'000	2010 £'000
Operating profit/(loss) on ordinary activities before associate profits	349	(1,194)
Depreciation of tangible fixed assets	933	964
Amortisation of goodwill	11	11
Increase in stock	(1,065)	(2,848)
Increase/(decrease) in debtors	307	(942)
Increase/(decrease)/ in creditors	(171)	657
Foreign exchange movements	-	(1,006)
Net cash outflow from operating activities	<u>364</u>	<u>(4,358)</u>

21. Reconciliation of net cash flow to movement in net debt

	2011 £'000	2010 £'000
Decrease in cash	(8,339)	(11,060)
Net funds at the beginning of the year	(31,991)	(22,849)
Repayment on facilities	6,250	1,908
Net funds at 31 December	<u>(34,080)</u>	<u>(32,001)</u>

ENIC Limited

Notes to the accounts Year ended 31 December 2011

22. Analysis of changes in net debt

	1 January 2011 £'000	Transfer £'000	Cash flow £'000	31 December 2011 £'000
Cash in hand and at bank	16,776	-	(8,339)	8,437
Debt due within one year	(48,767)	36,500	6,250	(6,017)
Debt due in more than one year	-	(36,500)	-	(36,500)
	<u>(31,991)</u>	<u>-</u>	<u>(2,089)</u>	<u>(34,080)</u>

23. Reconciliation of movements in shareholders' funds

	2011 £'000	2010 £'000
Opening shareholders' funds	20,811	22,142
Profit/(loss) for the year	386	(1,234)
Movement of revaluation reserve	-	(97)
Closing shareholders' funds	<u>21,197</u>	<u>20,811</u>

24. Capital commitments and contingent liabilities

At 31 December 2011, the Group had contracted capital commitments, not provided for in these accounts, of £nil (2010 £nil)

A subsidiary of the group, ENIC Group, has assigned a number of leases for which it indemnifies Time Warner Entertainment Limited. These leases were acquired with Warner Bros Studio Stores Limited ("WBSS"), a Group company which has since been liquidated. The contingent liability under the indemnities provided by ENIC Group in respect of these leases at the year end £12.9m (2010 £15.5m) over the full term of such leases. All leases are on stores that have been assigned to third party tenants. The contingent liability will only crystallise in the Group if the third party tenants default on the lease.

25. Pensions

The Group operates defined contribution schemes for the benefit of employees. There was no pension cost charged for the year (2010 £nil).

ENIC Limited

Notes to the accounts

Year ended 31 December 2011

26. Related party transactions

The company has taken advantage of the exemption in FRS8 "Related Party Disclosures" not to disclose transactions with other members of the Group headed by ENIC Limited as these are eliminated on consolidation

The Group enters into financing arrangements with PML Group (UK), a company of which the Group's directors are also board members. At the year end, the Group owed £3.0m (2010 2.8m creditor)

The group also owes the ultimate parent company ENIC International £4.8m (2010 £4.8m) and is owed £33.2m (2010 £32.9m)

During the year Tottenham Hotspur Football Club Limited invoiced the Company £6,048 including VAT (31 December 2010 £3,756) in respect of reimbursable utility and operating costs. At the balance sheet date £6,048 was due to Tottenham (December 2010 3,756)

During the year the Group invoiced Tottenham Hotspur Football Club Limited £2m (31 December 2010 £1.4m) in regards to a service fee

27. Subsequent events

The long term loan with Bank Of Scotland of £42m was extended in the year, the facility will now mature in December 2014, with the current liability element of the loan being reduced to £6m

28. Ultimate parent undertaking

The directors consider ENIC International Limited, a company incorporated in the Bahamas, as the ultimate and immediate parent undertaking and the ultimate controlling party. ENIC Limited is both the largest and smallest group these accounts are consolidated into