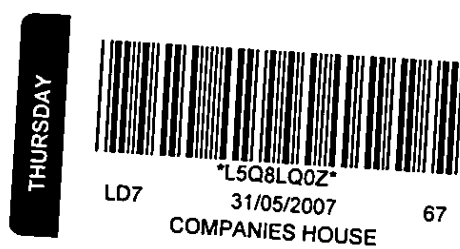


Registered number
392632

DOUBLEITEM LIMITED
(formerly The Mollington Banastre Hotel Limited)

Report and Accounts

30 November 2006



DOUBLEITEM LIMITED
(formerly The Mollington Banastre Hotel Limited)
Report and accounts
Contents

	Page
Company information	1
Directors' report	2
Independent auditors' report	4
Profit and loss account	5
Balance sheet	6
Notes to the accounts	7

DOUBLEITEM LIMITED (formerly The Mollington Banastre Hotel Limited)
Company Information

Directors

R C Felton

J Hands

Secretary

Jordans Company Secretaries Limited

Auditors

PKF (UK) LLP

Farringdon Place

20 Farringdon Road

London, UK

EC1M 3AP

Registered office

The Old Library

The Drive

Sevenoaks

Kent

TN13 3AB

Registered number

392632

DOUBLEITEM LIMITED (formerly The Mollington Banastre Hotel Limited)

Directors' Report

The directors present their report and accounts for the period ended 30 November 2006

Principal activities

The company's principal activity continued to be that of the ownership and rental of the Mollington Banastre Hotel until 4th July 2006 when the company's assets were sold. The company changed its name from The Mollington Banastre Hotel Limited on 18th July 2006.

Review of business and future developments

The results for the period and financial position of the company are as shown in the annexed financial statements. The company has now ceased trading.

Dividends

No dividends will be distributed for the period ended 30 November 2006.

Directors

The directors who served during the period under review were

R C Felton

J Hands

The directors holding office at 30 November 2006 did not hold any beneficial interest in the issued share capital of the company or any other company within the group at 24 November 2005 or 30 November 2006, except J Hands, who holds two shares.

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). The financial statements are required to 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 estimates that are reasonable and prudent,
- 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 proper accounting records that 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.

DOUBLEITEM LIMITED (formerly The Mollington Banastre Hotel Limited)
Directors' Report (continued)

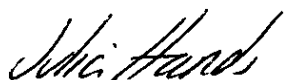
Provision of information to auditors

So far as each of the directors is aware at the time the report is approved

- there is no relevant audit information of which the company's auditors are unaware, and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant information and to establish that the auditors are aware of that information

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies

This report was approved by the board on 8 May 2007



J Hands
Director

DOUBLEITEM LIMITED (formerly The Mollington Banastre Hotel Limited)

Independent auditors' report

to the members of DOUBLEITEM LIMITED (formerly The Mollington Banastre Hotel Limited)

We have audited the accounts of Doubleitem Limited for the period ended 30 November 2006 which comprise the profit and loss account, the balance sheet and the related notes. The financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. 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

The directors' responsibilities for preparing the annual report and the financial statements in accordance with applicable law and United Kingdom accounting standards ('United Kingdom Generally Accepted Accounting Practice') are set out in the statement of directors' responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and have been properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the directors' report is consistent with the financial statements.

In addition we report to you if, in our opinion, the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read the directors' report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) 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 judgments 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 the information and explanations 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, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 30 November 2006 and of its profit for the period then ended,
- the financial statements have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the directors' report is consistent with the financial statements.

PKF (UK) LLP

PKF (UK) LLP

Registered auditors

London, UK

17 May 2007

DOUBLEITEM LIMITED (formerly The Mollington Banastre Hotel Limited)
Profit and Loss Account
for the period from 25 November 2005 to 30 November 2006

	Notes	Period ended 30 November 2006 £	Period ended 24 November 2005 £
Administrative expenses		(30,148)	(50,286)
Operating loss	2	<u>(30,148)</u>	<u>(50,286)</u>
Exceptional items			
Profit on the disposal of tangible fixed assets	3	479,402	-
		<u>449,254</u>	<u>(50,286)</u>
Interest receivable		91,975	-
Profit/(loss) on ordinary activities before taxation		<u>541,229</u>	<u>(50,286)</u>
Tax on profit/(loss) on ordinary activities	5	183,000	(41,500)
Profit/(loss) for the period	10	<u>724,229</u>	<u>(91,786)</u>

Discontinued operations

The property and other fixed assets have been sold and the company ceased trading during the period and the above activities have been discontinued

Statement of total recognised gains and losses

The company has no recognised gains or losses other than the profit/(loss) for the above two periods

DOUBLEITEM LIMITED (formerly The Mollington Banastre Hotel Limited)**Balance Sheet****as at 30 November 2006**

	Notes	30 November 2006 £	24 November 2005 £
Fixed assets			
Tangible assets	6	-	4,999,931
Current assets			
Debtors	7	<u>5,609,684</u>	<u>68,524</u>
Net current assets		5,609,684	68,524
Total assets less current liabilities		<u>5,609,684</u>	<u>5,068,455</u>
Provisions for liabilities and charges			
Deferred taxation	5	-	(183,000)
		<u>5,609,684</u>	<u>4,885,455</u>
Capital and reserves			
Called up share capital	8	3,484,897	3,484,897
Revaluation reserve	9	-	1,495,080
Profit and loss account	10	2,124,787	(94,522)
Shareholders' funds	11	<u>5,609,684</u>	<u>4,885,455</u>

The financial statements were approved and authorised for issue by the board and were signed on its behalf on 8 May 2007



J Hands
Director

DOUBLEITEM LIMITED (formerly The Mollington Banastre Hotel Limited)

Notes to the Accounts

for the period from 25 November 2005 to 30 November 2006

1 Accounting policies

Accounting convention

The accounts have been prepared under the historical cost convention, as modified by the revaluation of the hotel and in accordance with applicable accounting standards

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 evenly over its expected useful life, as follows

Freehold buildings core	50 years
Freehold buildings surface finishes and services	20 years
Fixtures and fittings	4 to 25 years

Financial Reporting Standard Number 1

Exemption has been taken from preparing a cash flow statement on the grounds that the company is a wholly owned subsidiary undertaking

Deferred taxation

As required by Financial Reporting Standard 19 "Deferred Tax", full provision is made for deferred tax assets and liabilities arising from all timing difference between the recognition of gains and losses in the financial statements and recognition in the tax computation, except for those timing differences in respect of which FRS19 specifies that deferred tax should not be recognised

Deferred assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse. Deferred tax balances are not discounted

Related party transactions

The company has taken advantage of the exemptions in FRS 8 in connection with the disclosure of transactions with other group undertakings

2 Operating loss	2006	2005
	£	£
This is stated after charging		
Depreciation of owned fixed assets	<u>29,333</u>	<u>50,286</u>

The auditors' remuneration of £750 for the period ended 30 November 2006 (2005 £750) and any tax advice fees for the period have been borne by another group company

3 Exceptional items	2006	2005
	£	£
Profit on disposal of land and buildings	<u>479,402</u>	<u>-</u>

The company's assets were sold on 4th July 2006

DOUBLEITEM LIMITED (formerly The Mollington Banastre Hotel Limited)

Notes to the Accounts

for the period from 25 November 2005 to 30 November 2006

4 Staff costs	2006	2005
	Number	Number
Average number of employees during the year		
Administration	<u>2</u>	<u>2</u>
There were no staff costs for the period ended 30 November 2006 (2005 £nil)		
None of the directors received any remuneration for the period (2005 £nil)		
5 Taxation		
	2006	2005
	£	£
Current year charge		
Corporation tax	<u>-</u>	<u>-</u>
Total current tax	<u>-</u>	<u>-</u>
Deferred taxation	(183,000)	41,500
Total tax	<u>(183,000)</u>	<u>41,500</u>
	2006	2005
	£	£
Factors affecting tax charge for the period		
Profit/(loss) on ordinary activities before tax	<u>541,229</u>	<u>(50,286)</u>
Profit(loss) on ordinary activities multiplied by standard rate of corporation tax (30%)	162,369	(15,086)
<i>Explained by</i>		
Expenses not deductible for corporation tax purposes	275,963	8,530
Capital allowances in excess of depreciation	173,795	(41,582)
Losses carried forward for future offset	-	48,138
Losses brought forward utilised in the period	(39,069)	-
Group relief surrendered	(573,058)	-
Total current tax	<u>-</u>	<u>-</u>
Deferred tax	£	
At 25 November 2005	(183,000)	
Credited to profit and loss in the period	<u>183,000</u>	
At 30 November 2006	<u>-</u>	
Deferred tax is analysed as follows		
Losses	-	
Accelerated capital allowances	<u>-</u>	

DOUBLEITEM LIMITED (formerly The Mollington Banastre Hotel Limited)

Notes to the Accounts

for the period from 25 November 2005 to 30 November 2006

6 Tangible fixed assets

	Freehold land and buildings £	Fixtures and fittings £	Total £
Cost			
At 25 November 2005	4,998,129	546,331	5,544,460
Disposals	(4,998,129)	(546,331)	(5,544,460)
At 30 November 2006	-	-	-
Depreciation			
At 25 November 2005	291,669	252,860	544,529
Charge for the period	16,586	12,747	29,333
On disposals	(308,255)	(265,607)	(573,862)
At 30 November 2006	-	-	-
Net book value			
At 30 November 2006	-	-	-
At 24 November 2005	4,706,460	293,471	4,999,931

Included in freehold land and buildings is freehold land of £Nil (2005 £484,881) which was not depreciated

Freehold land and buildings were included at open market valuation at November 1999 by Weatherall Green & Smith Chartered Surveyors

Cumulative capitalised interest amounts to £Nil (2005 £45,052)

If freehold land and buildings had not been revalued they would have been included at the following historical cost

	2006 £	2005 £
Cost	-	3,428,713
Aggregate depreciation	-	217,333

7 Debtors

	2006 £	2005 £
Amounts due from immediate parent undertaking	5,518,524	68,524
Amounts due from group undertaking	91,160	-
	<u>5,609,684</u>	<u>68,524</u>

DOUBLEITEM LIMITED (formerly The Mollington Banastre Hotel Limited)**Notes to the Accounts****for the period from 25 November 2005 to 30 November 2006**

8 Share capital	2006 No	2005 No	2006 £	2005 £
Authorised				
Ordinary shares of £1 each	3,490,897	3,490,897	3,490,897	3,490,897
Allotted, issued and fully paid				
Ordinary shares of £1 each	3,484,897	3,484,897	<u>3,484,897</u>	<u>3,484,897</u>
9 Revaluation reserve			2006 £	2005 £
At 25 November 2005			1,495,080	1,501,912
Transfer relating to revalued assets			(1,495,080)	(6,832)
At 30 November 2006			<u>-</u>	<u>1,495,080</u>
10 Profit and loss account			2006 £	2005 £
At 25 November 2005			(94,522)	(9,568)
Profit/(loss) for the period			724,229	(91,786)
Transfers relating to fixed assets			1,495,080	6,832
At 30 November 2006			<u>2,124,787</u>	<u>(94,522)</u>
11 Reconciliation of movement in shareholders' funds			2006 £	2005 £
At 25 November 2005			4,885,455	4,977,241
Profit/(loss) for the period			724,229	(91,786)
At 30 November 2006			<u>5,609,684</u>	<u>4,885,455</u>

12 Contingent liability

On 1 December 2005 the group paid off its bank loans and entered into a new facility. As part of this arrangement, the company has granted a new fixed and floating charge over the company and certain property and current assets. The amount owed by the Hand Picked Hotels group as at 30 November 2006 was £75,350,000 (2005 £50,541,367).

DOUBLEITEM LIMITED (formerly The Mollington Banastre Hotel Limited)

Notes to the Accounts

for the period from 25 November 2005 to 30 November 2006

13 Ultimate Parent Company

The company's ultimate parent undertaking is Benfica Limited, which is registered in the Isle of Man. The company's immediate parent is Earlyservices Limited (formerly Wy (Mollington) Limited) a company registered in England and Wales. The largest and smallest group, in whose financial statements the results of the company will be consolidated is Hand Picked Hotels Limited, which is registered in England and Wales. The consolidated accounts of Hand Picked Hotels Limited will be available to the public and will be obtainable in due course from the Registrar of Companies, Companies House, Crown Way, Cardiff.

The controlling party is Mr G Hands.