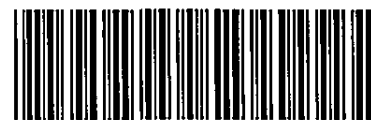


Registration number 499927 (England and Wales)

R C GLAZE PROPERTIES LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008

THURSDAY



A281G1VX

A37

31/07/2008

178

COMPANIES HOUSE

R C GLAZE PROPERTIES LIMITED
COMPANY INFORMATION

Directors	A J Sperrin	(appointed 13 July 2007)
	T H Berglund	
	J Naish	(resigned 16 July 2007)
	D C Farley	(appointed 8 August 2007)
Secretaries	J Naish	
	A J Sperrin	(appointed 30 August 2007)
Registered office	12 Blacks Road Hammersmith London W6 9EU	
Auditors	Harmer Slater Chartered Accountants & Registered Auditors Salatin House 19 Cedar Road Sutton, Surrey SM2 5DA	

R C GLAZE PROPERTIES LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2008

The directors present their report and the audited financial statements for the year ended 31 March 2008

Principal activity

The principal activity of the company is property investment

Results and dividend

The results for the company are set out in the financial statements

The directors do not recommend the payment of a dividend

Directors

The directors who held office during the year were as follows

- A J Sperrin (appointed 13 July 2007)
- T H Berglund
- J Naish (resigned 16 July 2007)
- D C Farley (appointed 8 August 2007)

Directors' responsibilities

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice

Directors are required by company law to prepare financial statements which give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit or loss of the company for the period ending on that date. In preparing those financial statements, directors are required to

- select suitable accounting policies and apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on a 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 which disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure the financial statements comply with the Companies Act 1985. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities

Statement as to disclosure of information to auditors

So far as each of the directors are aware, there is no relevant audit information (as defined by Section 234ZA of the Companies Act 1985) of which the Company's auditors are unaware, and they have taken all the steps they ought to have taken as directors in order to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information

R C GLAZE PROPERTIES LIMITED
DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2008
(CONTINUED)

Auditors

The auditors, Harmer Slater, will be proposed for re-appointment in accordance with section 487 of the Companies Act 2006

Small company provisions

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

Approved by the Board on 14 July 2008 and signed on its behalf by

A handwritten signature in black ink, appearing to be 'A J Sperrin', with a long horizontal stroke extending to the right.

A J Sperrin
Director

INDEPENDENT AUDITORS' REPORT TO THE MEMBER OF R C GLAZE PROPERTIES LIMITED

We have audited the financial statements of R C Glaze Properties Limited for the year ended 31 March 2008 set out on pages 6 to 15. These financial statements have been prepared in accordance with the accounting policies set out therein.

This report is made solely to the company's member in accordance with Section 235 of the Companies Act 1985. Our work has been undertaken so that we might state to the company's member those matters we are required to state in an auditors' 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 member for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As described in the statement of Directors' responsibilities on page 2, the company's directors are responsible for the preparation of financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). 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 are 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 transactions with the company 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 an 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 the 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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBER OF
R C GLAZE PROPERTIES LIMITED
(CONTINUED)

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 31 March 2008 and of its loss for the year 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



Harmer Slater
Chartered Accountants & Registered Auditors

14 July 2008

Salatin House
19 Cedar Road
Sutton, Surrey
SM2 5DA

R C GLAZE PROPERTIES LIMITED
PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED
31 MARCH 2008

	Note	2008 £	2007 £
Turnover	2	27,017	16,458
Cost of sales		(12,275)	(42,263)
Gross profit/(loss)		<u>14,742</u>	<u>(25,805)</u>
Administrative expenses		(25,514)	(4,509)
Other operating income	3	-	54,046
Operating (loss)/profit	4	<u>(10,772)</u>	<u>23,732</u>
Exceptional profit on sale of fixed assets	5	-	30,000
Other interest receivable and similar income		181	41,239
(Loss)/profit on ordinary activities before taxation		<u>(10,591)</u>	<u>94,971</u>
Tax on (loss)/profit on ordinary activities	6	-	(17,964)
(Loss)/profit for the financial year	12	<u><u>(10,591)</u></u>	<u><u>77,007</u></u>

Turnover and operating (loss)/profit derive wholly from continuing operations

The notes on pages 9 to 15 form an integral part of these financial statements

R C GLAZE PROPERTIES LIMITED
STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES FOR THE YEAR
ENDED 31 MARCH 2008

	2008	2007
	£	£
Net (loss)/profit for the year	(10,591)	77,007
Investment property revaluation	256,611	629,273
Total recognised gains for the year	<u>246,020</u>	<u>706,280</u>

NOTE OF HISTORICAL COST PROFITS AND LOSSES FOR THE YEAR ENDED
31 MARCH 2008

	2008	2007
	£	£
Reported (loss)/profit on ordinary activities before taxation	(10,591)	94,971
Realisation of property revaluation gains of previous years	7,004	-
Historical cost (loss)/profit on ordinary activities before taxation	<u>(3,587)</u>	<u>94,971</u>
Historical cost (losses)/profits for the year after taxation	<u>(3,587)</u>	<u>77,007</u>

The notes on pages 9 to 15 form an integral part of these financial statements

R C GLAZE PROPERTIES LIMITED
BALANCE SHEET AS AT 31 MARCH 2008

		2008	2007
	Note	£	£
Fixed assets			
Tangible assets	8	2,245,280	1,960,800
Current assets			
Debtors	9	8,632	7,826
Cash at bank and in hand		7,562	6,179
		<u>16,194</u>	<u>14,005</u>
Creditors Amounts falling due within one year	10	<u>(153,496)</u>	<u>(112,847)</u>
Net current liabilities		<u>(137,302)</u>	<u>(98,842)</u>
Net assets		<u>2,107,978</u>	<u>1,861,958</u>
Capital and reserves			
Called up share capital	11	100	100
Revaluation reserve	12	2,033,910	1,784,303
Profit and loss reserve	12	<u>73,968</u>	<u>77,555</u>
Shareholder's funds	13	<u>2,107,978</u>	<u>1,861,958</u>

Approved by the Board on 14 July 2008 and signed on its behalf by



A J Sperrin
Director

The notes on pages 9 to 15 form an integral part of these financial statements

R C GLAZE PROPERTIES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008

1 ACCOUNTING POLICIES

Basis of preparation

The financial statements are prepared on the historical cost basis of accounting and have been prepared in accordance with the Companies Act 1985 and applicable accounting standards

In accordance with Financial Reporting Standard No 18 "Accounting Policies" the company's directors have reviewed the company's accounting policies and confirm that they continue to be the most appropriate

A summary of the significant accounting policies which have been consistently applied in the current and the preceding year is set out below

Cash flow statement

The company has taken advantage of the exemption conferred by Financial Reporting Standard No 1 (Revised 1996), from presenting a cash flow statement on the grounds that it qualifies as a subsidiary undertaking, 90% or more of whose voting rights is controlled within the group and consolidated financial statements (which includes the company) is publicly available

Turnover

Turnover represents rental income

Rental income from investment property leased out under an operating lease is recognised in the profit and loss account on a straight-line basis over the term of the lease

Investment properties

Investment properties are properties owned by the company which are held for long-term rental income or for capital appreciation or both and are included in fixed assets at their latest valuation plus subsequent additions at cost. Surpluses and deficits arising on valuation are taken direct to the revaluation reserve

The Group's property portfolio is valued annually. At least 25 per cent of the properties held at the previous year end together with any additions during the year will be valued by an external valuation agent and the remainder by the directors so that within every four year period all properties would have been subject to an external valuation

Depreciation is not provided in respect of freehold properties. This treatment may be a departure from the Companies Act 1985 concerning the depreciation of fixed assets in respect of certain of these properties. However such properties are not held for consumption but for investment and the directors consider that annual depreciation would be inappropriate and that this policy is necessary to give a true and fair view. Depreciation is only but one of many factors reflected in the valuation and the amount which might have been shown cannot be separately identified or quantified. Any permanent diminution in value of properties is charged to the profit and loss account

R C GLAZE PROPERTIES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008

(CONTINUED)

1 ACCOUNTING POLICIES - CONTINUED

Fixed asset investments

Fixed asset investments are stated at historical cost less provision for any diminution in value

Taxation

Current tax represents the expected tax payable (or recoverable) on the taxable profits for the year using tax rates enacted or substantively enacted at the balance sheet date and taking into account any adjustments from prior years

Deferred tax is recognised, without discounting, in respect of all timing differences between the treatment of certain items for taxation and accounting purposes, which have arisen but not reversed at the balance sheet date, except as required by FRS 19 "deferred tax"

As all of the company's investment properties are held as long term investments and the company has been converted into a Real Estate Investment Trust (REIT), deferred tax is not provided on timing differences arising from revaluation of those assets as any gains realised would be exempt from taxation as long as the REIT conditions are met

Deferred tax is measured at the rates that are expected to apply in the periods when the timing differences are expected to reverse, based on the tax rates and law enacted or substantially enacted at the balance sheet date

Estimates

Financial statements prepared in accordance with United Kingdom generally accepted accounting practice require management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. The company makes estimates and assumptions concerning the future and other key sources of estimation uncertainty. Actual results could differ materially from those estimates. The company makes significant assumptions in its determination of a number of assets and liabilities including investment properties and accrued expenses.

Financial instruments

Financial instruments are classified and accounted for, according to the substance of the contractual arrangement, as financial assets, financial liabilities or equity instruments. An equity instrument is any contract that evidences a residual interest in the assets of the company after deducting all of its liabilities.

R C GLAZE PROPERTIES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008

(CONTINUED)

2 TURNOVER

In the opinion of the directors the company's turnover, loss before taxation and net assets are not attributable to classes of business or geographical segments which differ substantially from each other

The turnover and loss before taxation is attributable to the one principal activity of the company

3 OTHER OPERATING INCOME

	2008 £	2007 £
Profit on disposal of fixed asset investments	-	54,046

4 OPERATING (LOSS)/PROFIT

Operating (loss)/profit is stated after charging/(crediting)

	2008 £	2007 £
The audit of the company's annual accounts	2,230	1,500
Loss on disposal of tangible fixed assets	1,504	-
Profit on disposal of investments	-	(54,046)

5 EXCEPTIONAL ITEMS

	2008 £	2007 £
Exceptional profit on sale of fixed assets	-	(30,000)

R C GLAZE PROPERTIES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008

(CONTINUED)

6 TAXATION

Analysis of current period tax charge

	2008 £	2007 £
Current tax		
Corporation tax charge	-	21,604
(Over)/under provision in previous year	-	(3,640)
UK Corporation tax	<u>-</u>	<u>17,964</u>

Factors affecting current period tax charge

The tax assessed on the (loss)/profit on ordinary activities for the year is higher than (2007 - lower than) the standard rate of corporation tax in the UK of 30.00% (2007 - 30.00%)

The differences are reconciled below

	2008 £	2007 £
(Loss)/profit on ordinary activities before taxation	<u>(10,591)</u>	<u>94,971</u>
Standard rate corporation tax (credit)/charge	(3,177)	28,491
Expenses not deductible for tax purposes	451	13,414
Capital gain	1,650	-
Indexation allowance	-	(7,751)
Investment income not subject to corporation tax	-	(2,976)
Marginal rate relief	-	(9,574)
Over provision in previous years	-	(3,640)
Group relief	1,076	-
Total current tax for the year	<u>-</u>	<u>17,964</u>

Factors which may affect future tax charges

At 31 March 2008 the unprovided tax, in relation to the company's property portfolio, which would arise on the disposal at valuation, after available loss relief, but without recourse to tax structuring is approximately £610,000 (2007 £530,000)

The company has been converted into a Real Estate Investment Trust (REIT) with effect from 23 June 2008. This has the effect of limiting the contingent tax liability on profits and gains from the Tax-Exempt Business to an entry charge of 2 per cent of the market value of the properties that transfer into the Tax-Exempt Business. Based on the valuation of the company's property portfolio at 31 March 2008, this will result in a tax liability of approximately £44,000 which is payable over four years in equal instalments and due on the normal due dates for corporation tax liability.

R C GLAZE PROPERTIES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008
(CONTINUED)

7 DIVIDENDS

	2008 £	2007 £
Equity dividends paid	<u>-</u>	<u>1,774,000</u>

8 TANGIBLE FIXED ASSETS

	Freehold investment properties £
Cost or Valuation	
As at 1 April 2007	1,960,800
Revaluation	256,611
Additions	34,873
Disposals	(7,004)
As at 31 March 2008	<u>2,245,280</u>
Net book value	
As at 31 March 2008	<u>2,245,280</u>
As at 31 March 2007	<u>1,960,800</u>

Revaluation of fixed assets

The company's investment properties were externally valued by an independent firm of Chartered Surveyors, Drivers Jonas LLP, as at 31 August 2007 in accordance with the Appraisal and Valuation Standards of RICS which became effective on 1 May 2003, on the basis of market value. Market value represents the figure that would appear in a hypothetical contract of sale between a willing buyer and a willing seller. Market value is estimated without regard to costs of sale. The directors do not consider the market value to have materially changed by 31 March 2008 since 31 August 2007.

The historical cost of these freehold properties at 31 March 2008 was £176,498 (31 March 2007 £176,498)

R C GLAZE PROPERTIES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008

(CONTINUED)

9 DEBTORS

	2008 £	2007 £
Amount owed by fellow subsidiary company	6,000	3,000
Other debtors	1,720	-
Prepayments	912	4,826
	<u>8,632</u>	<u>7,826</u>

10 CREDITORS AMOUNTS FALLING DUE WITHIN ONE YEAR

	2008 £	2007 £
Trade creditors	15,884	-
Corporation tax	-	21,604
Amount owed to parent undertaking	132,217	84,363
Accruals and deferred income	5,395	6,880
	<u>153,496</u>	<u>112,847</u>

11 SHARE CAPITAL

	2008 £	2007 £
Authorised		
Equity		
2,000 Ordinary shares of 5 pence each	<u>100</u>	<u>100</u>
Allotted, called up and fully paid		
Equity		
2,000 Ordinary shares of 5 pence each	<u>100</u>	<u>100</u>

R C GLAZE PROPERTIES LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2008

(CONTINUED)

12 RESERVES

	Revaluation reserve £	Profit and loss reserve £	Total £
Balance at 1 April 2007	1,784,303	77,555	1,861,858
Loss for the year	-	(10,591)	(10,591)
Transfer of realised profits	(7,004)	7,004	-
Investment property revaluation	256,611	-	256,611
Balance at 31 March 2008	<u>2,033,910</u>	<u>73,968</u>	<u>2,107,878</u>

13 RECONCILIATION OF MOVEMENTS IN SHAREHOLDER'S FUNDS

	2008 £	2007 £
(Loss)/profit attributable to the member of the company	(10,591)	77,007
Dividends	-	(1,774,000)
	<u>(10,591)</u>	<u>(1,696,993)</u>
Other recognised gains for the year	256,611	1,784,303
Net addition to shareholder's funds	<u>246,020</u>	<u>87,310</u>
Opening equity shareholder's funds	1,861,958	1,774,648
Closing equity shareholder's funds	<u>2,107,978</u>	<u>1,861,958</u>

14 RELATED PARTIES

Controlling entity

The ultimate parent undertaking is Pineapple Corporation Plc, incorporated in England and Wales, accounts of which are available from 12 Blacks Road, London W6 9EU

Related party transactions

The company has taken advantage of FRS8 which exempts subsidiary undertakings, 90% or more of whose voting rights are controlled within the group, from disclosing transactions with entities that are part of the group or investees of the group qualifying as related parties

15 FINANCIAL INSTRUMENTS

The company has taken advantage of the exemptions from the disclosure requirements set out within FRS 25 "Financial Instruments disclosure and presentation" on the grounds it qualifies as a subsidiary undertaking, 90 per cent or more whose voting rights are controlled within the group