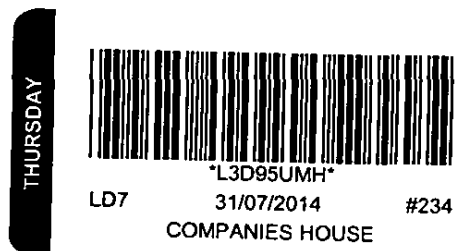


Unaudited Financial Statements Nicholas King Special Projects Limited

For the year ended 31 December 2013



Registered number: 01629783

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Directors' Report

For the year ended 31 December 2013

The directors present their report and the financial statements for the year ended 31 December 2013

Principal activities

The principal activity of the Company during the year was property development and housebuilding. It is not intended to alter this activity in the foreseeable future.

Directors

The directors who served during the year were

N G King
N J P Bilsland
K Speller
S Jacquest
P J Lobatto

Results and dividends

The profit for the year, after taxation, amounted to £31,000 (2012 £676,000). The Directors have not recommended a dividend (2012 £nil).

Financial risk management objectives and policies

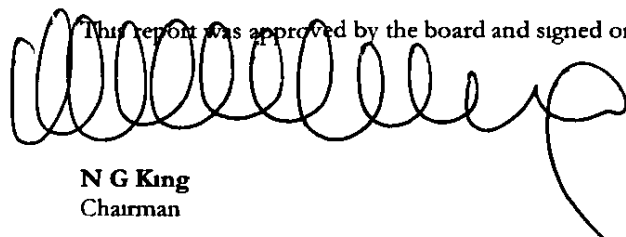
The directors constantly monitor the risks and uncertainties facing the company with particular reference to price, credit and liquidity and cash flow risk. They are confident that there are suitable policies in place and there are no material risks and uncertainties which have not been considered.

Financial risk management objectives and policies

The directors constantly monitor the risks and uncertainties facing the company with particular reference to price, credit, liquidity and cashflow risk. They are confident that there are suitable policies in place and there are no material risks and uncertainties which have not been considered.

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf



N G King
Chairman

Date 25.7.2014

Report to the directors on the preparation of the unaudited statutory financial statements of Nicholas King Special Projects Limited for the year ended 31 December 2013

We have compiled the accompanying financial statements of Nicholas King Special Projects Limited based on the information you have provided. These financial statements comprise the Profit and Loss Account for the year, the Balance Sheet of Nicholas King Special Projects Limited as at 31 December 2013, and a summary of significant accounting policies and other explanatory information.

This report is made solely to the Board of Directors of Nicholas King Special Projects Limited, as a body, in accordance with the terms of our engagement letter dated 19 May 2014. Our work has been undertaken solely to prepare for your approval the financial statements of Nicholas King Special Projects Limited and state those matters that we have agreed to state to the Board of Directors of Nicholas King Special Projects Limited, as a body, in this report in accordance with our engagement letter dated 19 May 2014. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Nicholas King Special Projects Limited and its Board of Directors, as a body, for our work or for this report.

We performed this compilation engagement in accordance with International Standard on Related Services 4410 (Revised), Compilation Engagements.

We have applied our expertise in accounting and financial reporting to assist you in the preparation and presentation of these financial statements in accordance with United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice). As a member firm of the Institute of Chartered Accountants in England and Wales, we are subject to its ethical and other professional requirements which are detailed at www.icaew.com.

These financial statements and the accuracy and completeness of the information used to compile them are your responsibility.

Since a compilation engagement is not an assurance engagement, we are not required to verify the accuracy or completeness of the information you provided to us to compile these financial statements. Accordingly, we do not express an audit opinion or a review conclusion on whether these financial statements are prepared in accordance with United Kingdom Generally Accepted Accounting Practice.

Grant Thornton UK LLP

Grant Thornton UK LLP

Chartered Accountants

Reading

Date 25 July 2014

Profit and Loss Account

For the year ended 31 December 2013

	Note	2013 £000	2012 £000
Turnover	1,2	40	20
Cost of sales		(1)	-
Operating profit		39	20
Waiver of intercompany liability		-	658
Interest payable and similar charges	4	-	(2)
Profit on ordinary activities before taxation		39	676
Tax on profit on ordinary activities	5	(8)	-
Profit for the financial year	9	31	676

All amounts relate to continuing operations

There were no recognised gains and losses for 2013 or 2012 other than those included in the Profit and loss account

The notes on pages 5 to 8 form part of these financial statements

Balance Sheet

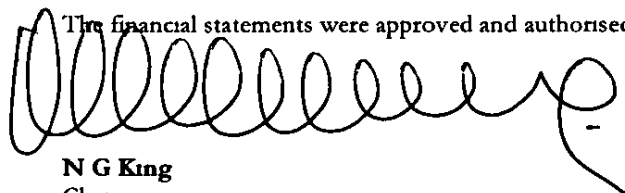
As at 31 December 2013

	Note	2013 £000	2012 £000
Current assets			
Debtors	6	-	511
Creditors: amounts falling due within one year	7	(557)	(1,099)
Net current liabilities		<u>(557)</u>	<u>(588)</u>
Net liabilities		<u>(557)</u>	<u>(588)</u>
Capital and reserves			
Called up share capital	8	1	1
Profit and loss account	9	<u>(558)</u>	<u>(589)</u>
Shareholders' deficit	10	<u>(557)</u>	<u>(588)</u>

The directors consider that the company is entitled to exemption from the requirement to have an audit under the provisions of section 479A of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements

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



N G King
Chairman

Date 25-7-2014

The notes on pages 5 to 8 form part of these financial statements

Notes to the Financial Statements

For the year ended 31 December 2013

1. Accounting Policies

1.1 Basis of preparation of financial statements

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

1.2 Going concern

Nicholas King Special Projects Limited is a member of a group of companies, of which Nicholas King Developments Plc is the parent undertaking. Forecasts and projections have been prepared covering a period greater than 12 months from the date of approval of these financial statements which show it can continue to operate within the facilities currently available.

The directors have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. They continue to adopt the going concern basis of accounting in preparing the annual financial statements accordingly.

1.3 Cash flow

The Company, being a subsidiary undertaking where 90% or more of the voting rights are controlled within the group whose consolidated financial statements are publicly available, is exempt from the requirement to draw up a cash flow statement in accordance with FRS 1.

1.4 Turnover

Turnover consists of property sales, net of discounts excluding value added tax and sales of freehold and leasehold assets. Properties are treated as sales and in turnover only when legal completion takes place within the financial year.

1.5 Financial instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classified as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classified as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

Notes to the Financial Statements

For the year ended 31 December 2013

1. Accounting Policies (continued)

1.6 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences between the recognition of gains and losses in the financial statements and recognition in the tax computation

A net deferred tax asset is recognised only if 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 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 assets and liabilities are not discounted

2. Turnover

Turnover consists of property sales net of discounts excluding value added tax and sales of freehold and leasehold assets. Properties are treated as sales and in turnover only when legal completion takes place within the financial year

All turnover arose within the United Kingdom

3. Staff costs

The company has no employees other than the directors, who did not receive any remuneration for services provided to the company (2012 - £NIL)

4. Interest payable

	2013 £000	2012 £000
Other interest payable	-	2

5. Taxation

	2013 £000	2012 £000
UK corporation tax charge on profit for the year	8	-

Notes to the Financial Statements

For the year ended 31 December 2013

5. Taxation (continued)

Factors affecting tax charge for the year

The tax assessed for the year is lower than (2012 - lower than) the standard rate of corporation tax in the UK of 22.56% (2012 - 24.50%). The differences are explained below:

	2013 £000	2012 £000
Profit on ordinary activities before tax	39	676
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 22.56% (2012 - 24.50%)	9	166
Effects of:		
Intragroup - debt write back	-	(161)
Utilisation of tax losses	-	(5)
Other differences leading to an increase (decrease) in the tax charge	(1)	-
Current tax (credit)/charge for the year (see note above)	8	-

6. Debtors

	2013 £000	2012 £000
Due after more than one year		
Trade debtors	-	511

7. Creditors:

Amounts falling due within one year

	2013 £000	2012 £000
Amounts owed to group undertakings	549	1,099
Corporation tax	8	-
	557	1,099

8. Share capital

	2013 £000	2012 £000
Authorised, allotted, called up and fully paid		
1,000 Ordinary shares of £1 each	1	1

Notes to the Financial Statements

For the year ended 31 December 2013

9. Reserves

	Profit and loss account £000
At 1 January 2013	(589)
Profit for the year	31
	<hr/>
At 31 December 2013	(558)
	<hr/>

10. Reconciliation of movement in shareholders' deficit

	2013 £000	2012 £000
Opening shareholders' deficit	(588)	(1,264)
Profit for the year	31	676
	<hr/>	<hr/>
Closing shareholders' deficit	(557)	(588)
	<hr/>	<hr/>

11. Related party transactions

The Company has adopted the provisions of FRS 8 "Related Party Disclosures". The Company has utilised the exemption available under FRS 8 allowing non-disclosure of transactions within group companies eliminated upon consolidation where the subsidiaries were 100% owned.

12. Ultimate parent undertaking and controlling party

The directors consider the ultimate parent company to be Nicholas King Developments Plc which is incorporated in England and Wales. Nicholas King Developments Plc is controlled by N G King, a director of Nicholas King Special Projects Limited.