

Aria Homes Limited

Directors' Report and Unaudited Financial Statements

Registered number 2255033

31 December 2012

Directors' report

The directors present their annual report and unaudited financial statements for the year ended 31 December 2012

Principal Activities and Dividend

The company has been dormant, as defined in section 1169 of the Companies Act 2006 throughout the year and the preceding year. As the company is dormant, the directors do not consider that there are any key performance indicators that would aid an understanding of the development, performance or position of the business of the company. The directors consider that the principal risks and uncertainties facing the Group as a whole and which are reported in the accounts of Persimmon plc, the company's ultimate parent company, are the risks and uncertainties which face the company.

The directors do not recommend the payment of a dividend.

Directors

The directors who held office during the year and to the date of this report were as follows:

Jeffrey Fairburn
Michael Peter Farley (retired 18 April 2013)
Gerald Neil Francis
Nigel Peter Greenaway (appointed 18 April 2013)
Michael Hugh Killoran

By order of the board



TL Davison
Secretary



Persimmon House
Fulford
York
YO19 4FE

19 August 2013

Balance sheet

at 31 December 2012

Registered Number 2255033

| | <i>Note</i> | 2012 £ | 2011 £ |
|-----------------------------|-------------|-------------------------|-------------------------|
| Current assets | | | |
| Debtors | 2 | 10,837,381 | 10,837,381 |
| Net assets | | 10,837,381 | 10,837,381 |
| Capital and reserves | | | |
| Called up share capital | 3 | 15,261,706 | 15,261,706 |
| Profit and loss account | 4 | (4,424,325) | (4,424,325) |
| Shareholders' funds | 5 | 10,837,381 | 10,837,381 |

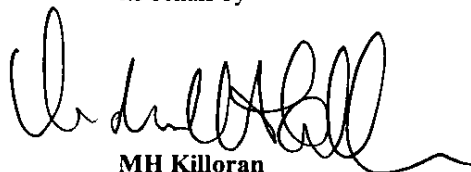
The company has not traded during the current or preceding year and therefore generated no income and incurred no expenditure. No profit and loss account has therefore been prepared. There have been no movements in shareholders' funds during the year under review or the preceding year.

For the year ended 31 December 2012 the company was entitled to exemption from audit under section 480 of the Companies Act 2006 relating to dormant companies.

No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.

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

These unaudited financial statements were approved by the board of directors on 19 August 2013 and were signed on its behalf by



MH Killoran

Director

Notes

(forming part of the financial statements)

1 Accounting policies

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

The unaudited financial statements have been prepared on a going concern basis which assumes that its parent company will continue to provide financial support to the company and such support will not be withdrawn in the foreseeable future

2 Debtors

| | 2012 £ | 2011 £ |
|------------------------------------|------------|------------|
| Amounts owed by group undertakings | 10,837,381 | 10,837,381 |

3 Called up share capital

| | 2012 £ | 2011 £ |
|---|------------|------------|
| <i>Authorised</i> | | |
| 7,650,000 (2011 7,650,000) 'A' ordinary shares of £1 each | 7,650,000 | 7,650,000 |
| 7,650,000 (2011 7,650,000) 'B' ordinary shares of £1 each | 7,650,000 | 7,650,000 |
| | 15,300,000 | 15,300,000 |
| <i>Allotted, called up and fully paid</i> | | |
| 7,630,853 (2011 7,630,853) 'A' ordinary shares of £1 each | 7,630,853 | 7,630,853 |
| 7,630,853 (2011 7,630,853) 'B' ordinary shares of £1 each | 7,630,853 | 7,630,853 |
| | 15,261,706 | 15,261,706 |

'A' ordinary shares and 'B' ordinary shares rank pari passu

4 Reserves

| | Profit and loss account £ |
|--|---------------------------------|
| At 1 January 2012 and 31 December 2012 | (4,424,325) |

Notes (continued)

5 Reconciliation of movements in shareholders' funds

| | 2012 £ | 2011 £ |
|---|------------|------------|
| Opening and closing shareholders' funds | 10,837,381 | 10,837,381 |

6 Information regarding directors and employees

The company had no employees during the current and preceding year. No emoluments were payable to the directors of the company during the current and preceding financial year.

7 Related party transactions

The cost of the annual return fee was borne by the company's ultimate parent company without any right of reimbursement.

8 Ultimate controlling party

The directors regard Persimmon Plc, a company incorporated in England and Wales, as the ultimate parent company and the ultimate controlling party. Persimmon Plc is the parent company of the smallest and largest group of which the company is a member and for which group financial statements are drawn up. Copies of the financial statements of this company are available from the Company Secretary, Persimmon plc, Persimmon House, Fulford, York, YO19 4FE.