

GREYCOAT LONDON INVESTMENTS LIMITED

DIRECTORS' REPORT AND ACCOUNTS

FOR THE YEAR ENDED 30 JUNE 2010



Company No. 2924211 (England & Wales)

GREYCOAT LONDON INVESTMENTS LIMITED

COMPANY INFORMATION

Directors

M H D McAlpine
D M McAlpine
A R Bolt
P A Thornton
C N Strickland
M A Poole

Secretary

NC Brown

Company Number

2924211

Registered Office

9 Savoy Street
London
WC2E 7EG

GREYCOAT LONDON INVESTMENTS LIMITED

CONTENTS

	Page
Directors' Report	1 - 2
Group Profit and Loss Account	3
Statement of Total Recognised Gains and Losses	3
Group Balance Sheet	4
Company Balance Sheet	5
Notes to the Accounts	6 - 10

GREYCOAT LONDON INVESTMENTS LIMITED

Company No. 2924211

DIRECTORS' REPORT

FOR THE YEAR ENDED 30 JUNE 2010

The directors present their report together with the accounts for the year ended 30 June 2010

Principal Activities and Review of Business

The principal activity of the group is property investment and development

These activities are expected to continue for the foreseeable future

Results and Dividends

The group received no income and incurred no expenditure during the year (2009: £nil before and after taxation)

The directors do not recommend the payment of a final dividend (2009: £nil).

Directors

The directors who served during the year ended 30 June 2010 and subsequent to that date were

MHD McAlpine
DM McAlpine
AR Bolt
PA Thornton
CN Strickland
MA Poole

None of the directors held any interest in the share capital of the company at any time during the year

GREYCOAT LONDON INVESTMENTS LIMITED

DIRECTORS' REPORT

FOR THE YEAR ENDED 30 JUNE 2010

Statement of Directors' Responsibilities

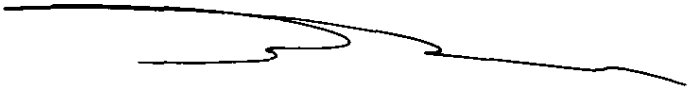
The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations.

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 those financial statements, the directors are required to

- a select suitable accounting policies and then apply them consistently;
- b. make judgements and estimates that are reasonable and prudent,
- c 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.

This report has been prepared in accordance with the provisions applicable to companies entitled to the small companies exemption



NC Brown, Secretary
19 October 2010

GREYCOAT LONDON INVESTMENTS LIMITED

GROUP PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 30 JUNE 2010

	Notes	30 June 2010 £	30 June 2009 £
Administrative expenses	2	-	-
Operating Result	3	-	-
Tax on Result on Ordinary Activities	4	-	-
Result on Ordinary Activities After Taxation	10	-	-
Retained profit brought forward	10	13,754	13,754
Retained profit carried forward	10	13,754	13,754

Statement of Total Recognised Gains and Losses

There were no recognised gains or losses for 2010 or 2009 other than those included in the profit and loss account

The notes on pages 6 to 10 form part of these accounts

GREYCOAT LONDON INVESTMENTS LIMITED**GROUP BALANCE SHEET****Company No. 2924211****AS AT 30 JUNE 2010**

	Notes	30 June 2010 £	30 June 2009 £
Current Assets			
Cash at bank and in hand	7	23,690	23,690
		<u>23,690</u>	<u>23,690</u>
Creditors: Amounts Falling Due Within One Year	8	(8,736)	(8,736)
		<u>14,954</u>	<u>14,954</u>
Net Current Assets			
		<u>14,954</u>	<u>14,954</u>
Capital and Reserves			
Called up share capital	9	1,200	1,200
Profit and loss account	10	13,754	13,754
		<u>14,954</u>	<u>14,954</u>
Total Shareholders' Funds	11	<u>14,954</u>	<u>14,954</u>

For the year ending 30 June 2010 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies and its members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476.

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

The accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

These financial statements on pages 6 to 10 were approved by the board of directors and authorised for issue on 19 October 2010 and signed on its behalf



M.A. Poole
Director

The notes on pages 6 to 10 form part of these accounts

GREYCOAT LONDON INVESTMENTS LIMITED**COMPANY BALANCE SHEET****Company No. 2924211****AS AT 30 JUNE 2010**

	Notes	30 June 2010 £	30 June 2009 £
Fixed Assets			
Tangible assets			
Investments	6	-	-
		<hr/>	<hr/>
Current Assets			
Cash at bank and in hand	7	20,676	20,676
		<hr/>	<hr/>
Creditors: Amounts Falling Due Within One Year	8	20,676 (51,179)	20,676 (51,179)
		<hr/>	<hr/>
Total Assets Less Current Liabilities		(30,503)	(30,503)
		<hr/>	<hr/>
Capital and Reserves			
Called up share capital	9	1,200	1,200
Profit and loss account	10	(31,703)	(31,703)
		<hr/>	<hr/>
Total Shareholders' Funds	11	(30,503)	(30,503)
		<hr/>	<hr/>

For the year ending 30 June 2010 the company was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies and its members have not required the company to obtain an audit of its accounts for the year in question in accordance with section 476

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

The accounts have been delivered in accordance with the provisions applicable to companies subject to the small companies regime

These financial statements on pages 6 to 10 were approved by the board of directors and authorised for issue on 19 October 2010 and signed on its behalf.



M A Poole
Director

GREYCOAT LONDON INVESTMENTS LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 JUNE 2010

1 Accounting Policies

Accounting convention

The accounts have been prepared under the historical cost convention and in accordance with applicable accounting standards and comply with the Companies Act 1985

The company qualifies as a small company and is therefore exempt from the requirements to prepare a cash flow statement

The company's accounts have been prepared under the going concern basis because the company's subsidiary undertaking has agreed not to demand repayment of amounts owed to it for a period until at least one year from the date of approval by the directors of these accounts

Basis of consolidation

The group accounts incorporate the accounts of the company and its subsidiary undertaking up to 30 June 2010

As permitted by section 230 Companies Act 1985 no profit and loss account is given for the parent undertaking

Deferred Taxation

Deferred tax is provided in full on timing differences which result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in tax computations in periods different from those in which they are included in the accounts. Deferred tax is not provided on timing differences arising from the revaluation of tangible fixed assets where there is no commitment to sell the asset. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax assets and liabilities are not discounted.

2 Administrative Expenses

- (a) Administrative expenses consists of auditors' remuneration of £nil (2009 - £nil)
- (b) The group has no employees. The directors of the company are employees of, and also receive remuneration from, the undertakings, which own the ordinary share capital of the company (see note 12). The directors received no emoluments for their services to the company during the year (2009 - £nil)

GREYCOAT LONDON INVESTMENTS LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 JUNE 2010

3 Operating Loss

	30 June 2010 £	30 June 2009 £
Operating loss is arrived at after charging		
Auditors' remuneration	-	-

4 Tax on Profit on Ordinary Activities

There is no tax charge on the loss for the year (2008 £nil) Group relief is used to eliminate any charge or loss in subsidiary undertakings There is no provision or additional potential liability for deferred taxation in respect of the group

5 Loss Attributable to Shareholders of the Company

The loss attributable to shareholders of the company is £nil (2008 – loss of £nil)

6 Investments

	£
Company	
Cost at 1 July 2009 and 30 June 2010	5,744,581
Provision against investment at 1 July 2009 and 30 June 2010	(5,744,581)
Net book value at 1 July 2009 and 30 June 2010	-

The company has one subsidiary undertaking, Greycoat London Southbank Limited, which is wholly owned and registered in England, and which is engaged in property investment and development.

GREYCOAT LONDON INVESTMENTS LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 JUNE 2010

7 Debtors

	Group		Company	
	30 June 2010	30 June 2009	30 June 2010	30 June 2009
	£	£	£	£
Amounts due from companies holding shares and their subsidiary undertakings	-	-	-	-

The recoverability of amounts due from companies holding shares and their subsidiary undertakings is dependent on the successful outcome of current discussions between shareholders

Full provision of £49,610 has been made in previous years against these amounts

8 Creditors: Amounts Falling Due Within One Year

	Group		Company	
	30 June 2010	30 June 2009	30 June 2010	30 June 2009
	£	£	£	£
Amounts due to subsidiary undertaking	-	-	42,443	42,443
Amounts owed to companies holding shares and their fellow subsidiary undertakings	2,861	2,861	2,861	2,861
Accruals	5,875	5,875	5,875	5,875
	<u>8,736</u>	<u>8,736</u>	<u>51,179</u>	<u>51,179</u>

9 Share Capital

	30 June 2010	30 June 2009
	£	£
Authorised, allotted, called up and fully paid		
600 'A' ordinary shares of £1 each	600	600
600 'B' ordinary shares of £1 each	600	600
	<u>1,200</u>	<u>1,200</u>

All the 'A' shares and one 'B' share are owned by Sir Robert McAlpine Enterprises Limited
599 'B' shares are owned by Greycoat Estates Investments Limited, which is in liquidation

GREYCOAT LONDON INVESTMENTS LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 JUNE 2010

10 Reserves

Group

Profit and Loss Account £

At 1 July 2008	13,754
Result for the year	-
At 30 June 2009	13,754
Result for the year	-
At 30 June 2010	13,754

Company

Profit and Loss Account £

At 1 July 2008	(31,703)
Result for the year	-
At 30 June 2009	(31,703)
Result for the year	-
At 30 June 2010	(31,703)

11 Reconciliation of Shareholders' Funds

Group

	30 June 2010 £	30 June 2009 £
Result for the year	-	-
Decrease in shareholders' funds	-	-
Opening shareholders' funds	14,954	14,954
Closing shareholders' funds	14,954	14,954

GREYCOAT LONDON INVESTMENTS LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 JUNE 2010

11 Reconciliation of Shareholders' Funds (cont'd)

Company	30 June 2010 £	30 June 2009 £
Result for the year	-	-
Decrease in shareholders' funds	-	-
Opening shareholders' funds	(30,503)	(30,503)
Closing shareholders' funds	(30,503)	(30,503)

12 Related Parties

The company is jointly owned and controlled by Sir Robert McAlpine Enterprises Limited and Greycoat Estates Investments Limited

Greycoat Estates Investments Limited and Herbrand Limited (a fellow subsidiary undertaking with Sir Robert McAlpine Enterprises Limited) each owes the company £24,085 the recoverability of which has been fully provided against in previous years' accounts