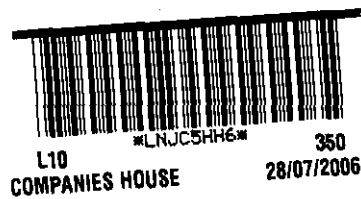


Company Registration No. 04059652 (England and Wales)

JENCOT LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 30 JUNE 2005



JENCOT LIMITED

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JENCOT LIMITED

INDEPENDENT AUDITORS' REPORT TO JENCOT LIMITED UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts set out on pages 2 to 3, together with the financial statements of Jencot Limited for the year ended 30 June 2005 prepared under section 226 of the Companies Act 1985.

This report is made solely to the company in accordance with Section 247B of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company those matters we are required to state to them in an auditor's report on abbreviated accounts 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, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

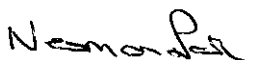
The directors are responsible for preparing the abbreviated accounts in accordance with section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and (6) of the Act to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you.

Basis of audit opinion

We have carried out the procedures we considered necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the financial statements.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and (6) of the Companies Act 1985, and the abbreviated accounts have been properly prepared in accordance with those provisions.



Newman & Partners

27 June 2006

Chartered Accountants
Registered Auditor

Lynwood House
373/375 Station Road
Harrow, Middlesex
HA1 2AW

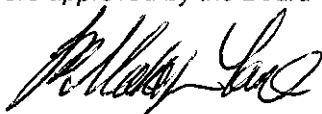
JENCOT LIMITED

ABBREVIATED BALANCE SHEET AS AT 30 JUNE 2005

	Notes	2005 £	£	2004 £	£
Current assets					
Stocks		130,290		-	
Debtors		51,597		60,375	
Cash at bank and in hand		1,058,171		1,380,349	
		<u>1,240,058</u>		<u>1,440,724</u>	
Creditors: amounts falling due within one year		<u>(153,014)</u>		<u>(382,068)</u>	
Total assets less current liabilities		1,087,044		1,058,656	
Creditors: amounts falling due after more than one year		<u>(750,000)</u>		<u>(750,000)</u>	
		<u>337,044</u>		<u>308,656</u>	
Capital and reserves					
Called up share capital	2	1		1	
Profit and loss account		337,043		308,655	
Shareholders' funds		<u>337,044</u>		<u>308,656</u>	

These abbreviated accounts have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

The financial statements were approved by the Board on 1 June 2006



S P Makepeace - Taylor Esq
Director

JENCOT LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 30 JUNE 2005

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002).

These financial statements have been prepared on the assumption that the company will continue in operational existence for the foreseeable future.

The validity of this assumption depends on the continuing support of the company's parent undertaking.

If the company were unable to continue in existence for the foreseeable future adjustments would be necessary to reduce the balance sheet values of assets to their recoverable amounts, to reclassify long-term liabilities as current liabilities and to provide for further liabilities which might arise.

1.2 Turnover

Turnover represents amounts receivable for sale of properties and rent.

1.3 Stock

Stock is valued at the lower of cost and net realisable value.

2 Share capital

	2005	2004
	£	£
Authorised		
1,000 Ordinary shares of £1 each	1,000	1,000
	<u> </u>	<u> </u>
Allotted, called up and fully paid		
1 Ordinary share of £1	1	1
	<u> </u>	<u> </u>

3 Ultimate parent company

The ultimate parent undertaking is Campden Hill Developments Limited, a company registered in England and Wales.