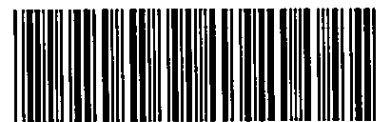

DELPH PROPERTY GROUP LIMITED

DIRECTOR'S REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2010

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DELPH PROPERTY GROUP LIMITED

COMPANY INFORMATION

DIRECTOR	P Crocker
COMPANY SECRETARY	V S Crocker
COMPANY NUMBER	4096029
REGISTERED OFFICE	35 Ballards Lane London N3 1XW
AUDITORS	Berg Kaprow Lewis LLP Chartered Accountants & Statutory Auditor 35 Ballards Lane London N3 1XW

DELPH PROPERTY GROUP LIMITED

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Consolidated Cash Flow Statement	8
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DELPH PROPERTY GROUP LIMITED

DIRECTOR'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2010

The director presents his report and the financial statements for the year ended 31 December 2010

STATEMENT OF DIRECTOR'S RESPONSIBILITIES

The director is responsible for preparing the Director's Report and the financial statements in accordance with applicable law and regulations

Company law requires the director to prepare financial statements for each financial year. Under that law the director has 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 director must not approve the financial statements unless he is satisfied that they give a true and fair view of the state of affairs of the company and the group and of the profit or loss of the group for that period. In preparing these financial statements, the director is required to

- select suitable accounting policies and then apply them consistently,
- make judgments and estimates that are reasonable and prudent,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group will continue in business.

The director is 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 the group and enable him to ensure that the financial statements comply with the Companies Act 2006. He is also responsible for safeguarding the assets of the company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

PRINCIPAL ACTIVITIES

The principal activity of Delph Property Group Limited is that of property trading. In addition, the results of a subsidiary company are consolidated as part of these financial statements, whose principal activity is that of property investment.

BUSINESS REVIEW

This review of the development and performance of the company is consistent with the size and non-complex nature of our business.

We continue to buy and sell residential property. The business climate has been challenging over the last few years, though we remain in the market to buy quality assets.

We have evolved our business model from buying properties off-plan to buying completed or near-complete developments. This reduces the period during which we are exposed to downward price movements.

Our key financial performance indicator continues to be net return on capital, which we target at 30%pa, achieving 26% in the year under review.

Our major business risks are that prices will move against us in the period between purchase and sale, or that we are unable to sell what we have bought. We minimise these risks by committing much resource to sales. We are also careful to ensure that we select properties of a type and location which will be most in demand, and buy at appropriate prices.

DELPH PROPERTY GROUP LIMITED

**DIRECTOR'S REPORT
FOR THE YEAR ENDED 31 DECEMBER 2010**

RESULTS

The profit for the year, after taxation, amounted to £732,108 (2009 - £1,298,153)

DIRECTOR

The director who served during the year was

P Crocker

PROVISION OF INFORMATION TO AUDITORS

The director at the time when this Director's Report is approved has confirmed that

so far as that director is aware, there is no relevant audit information of which the company and the group's auditors are unaware, and

that director has taken all the steps that ought to have been taken as a director in order to be aware of any information needed by the company and the group's auditors in connection with preparing their report and to establish that the company and the group's auditors are aware of that information

AUDITORS

The auditors, Berg Kaprow Lewis LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006

This report was approved by the board on 12/9/2011

and signed on its behalf



P Crocker
Director

DELPH PROPERTY GROUP LIMITED

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF DELPH PROPERTY GROUP LIMITED

We have audited the financial statements of Delph Property Group Limited for the year ended 31 December 2010, set out on pages 5 to 19. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTOR AND AUDITORS

As explained more fully in the Statement of Director's Responsibilities, the director is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

SCOPE OF THE AUDIT OF THE FINANCIAL STATEMENTS

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the group's and the parent company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the director, and the overall presentation of the financial statements.

OPINION ON FINANCIAL STATEMENTS

In our opinion the financial statements

give a true and fair view of the state of the group's and the parent company's affairs as at 31 December 2010 and of the group's profit for the year then ended,

have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and

have been prepared in accordance with the requirements of the Companies Act 2006.

OPINION ON OTHER MATTER PRESCRIBED BY THE COMPANIES ACT 2006

In our opinion the information given in the Director's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

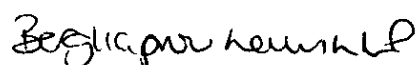
DELPH PROPERTY GROUP LIMITED

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF DELPH PROPERTY GROUP LIMITED

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us, or
- the parent company financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit



Myfanwy Neville ACA (Senior Statutory Auditor)

for and on behalf of

Berg Kaprow Lewis LLP

Chartered Accountants

Statutory Auditor

London

Date 26/9/2011

DELPH PROPERTY GROUP LIMITED

CONSOLIDATED PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2010

	Note	2010 £	2009 £
TURNOVER	1,2	10,140,286	18,110,145
Cost of sales		(7,995,717)	(14,763,764)
GROSS PROFIT		2,144,569	3,346,381
Administrative expenses		(1,065,426)	(1,174,771)
OPERATING PROFIT	3	1,079,143	2,171,610
Interest receivable and similar income		9,990	9,338
Interest payable and similar charges	5	(66,822)	(367,795)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		1,022,311	1,813,153
Tax on profit on ordinary activities	6	(290,203)	(515,000)
PROFIT FOR THE FINANCIAL YEAR	14	732,108	1,298,153

All amounts relate to continuing operations

There were no recognised gains and losses for 2010 or 2009 other than those included in the Profit and Loss Account

The notes on pages 9 to 19 form part of these financial statements


DELPH PROPERTY GROUP LIMITED
REGISTERED NUMBER: 4096029

CONSOLIDATED BALANCE SHEET
AS AT 31 DECEMBER 2010

	Note	£	2010 £	£	2009 £
FIXED ASSETS					
Tangible assets	7		48,083		81,195
CURRENT ASSETS					
Stocks	9	2,430,049		2,934,067	
Debtors amounts falling due after more than one year	10	8,397,268		7,634,893	
Debtors amounts falling due within one year	10	355,296		452,899	
Cash at bank		497,961		831,200	
		<u>11,680,574</u>		<u>11,853,059</u>	
CREDITORS: amounts falling due within one year	11	<u>(9,016,700)</u>		<u>(8,954,405)</u>	
NET CURRENT ASSETS			<u>2,663,874</u>		<u>2,898,654</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u><u>2,711,957</u></u>		<u><u>2,979,849</u></u>
CAPITAL AND RESERVES					
Called up share capital	13		100		100
Profit and loss account	14		<u>2,711,857</u>		<u>2,979,749</u>
SHAREHOLDERS' FUNDS	15		<u><u>2,711,957</u></u>		<u><u>2,979,849</u></u>

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

12/1/1011



P Crocker
Director


The notes on pages 9 to 19 form part of these financial statements

DELPH PROPERTY GROUP LIMITED
REGISTERED NUMBER: 4096029

COMPANY BALANCE SHEET
AS AT 31 DECEMBER 2010

	Note	£	2010 £	£	2009 £
FIXED ASSETS					
Tangible assets	7		3,833		18,695
Investments	8		200		200
			<u>4,033</u>		<u>18,895</u>
CURRENT ASSETS					
Stocks	9	2,430,049		2,934,067	
Debtors amounts falling due after more than one year	10	8,397,268		7,634,893	
Debtors amounts falling due within one year	10	356,636		411,013	
Cash at bank		474,448		789,104	
		<u>11,658,401</u>		<u>11,769,077</u>	
CREDITORS amounts falling due within one year	11	(8,980,899)		(8,985,553)	
NET CURRENT ASSETS			<u>2,677,502</u>		<u>2,783,524</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>2,681,535</u>		<u>2,802,419</u>
CAPITAL AND RESERVES					
Called up share capital	13		100		100
Profit and loss account	14		2,681,435		2,802,319
SHAREHOLDERS' FUNDS	15		<u>2,681,535</u>		<u>2,802,419</u>

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

12/9/2011

P Crocker
 Director

The notes on pages 9 to 19 form part of these financial statements

DELPH PROPERTY GROUP LIMITED

**CASH FLOW STATEMENT
FOR THE YEAR ENDED 31 DECEMBER 2010**

	Note	2010 £	2009 £
Net cash flow from operating activities	17	1,023,149	(353,870)
Returns on investments and servicing of finance	18	(56,831)	(358,457)
Taxation		(298,776)	(15,443)
Capital expenditure and financial investment	18	(781)	-
Equity dividends paid		(1,000,000)	-
CASH OUTFLOW BEFORE FINANCING		(333,239)	(727,770)
Financing	18	-	(1,630,000)
DECREASE IN CASH IN THE YEAR		(333,239)	(2,357,770)

**RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET FUNDS/DEBT
FOR THE YEAR ENDED 31 DECEMBER 2010**

	2010 £	2009 £
Decrease in cash in the year	(333,239)	(2,357,770)
Cash outflow from decrease in debt and lease financing	-	1,630,000
MOVEMENT IN NET DEBT IN THE YEAR	(333,239)	(727,770)
Net funds at 1 January 2010	831,200	1,558,970
NET FUNDS AT 31 DECEMBER 2010	497,961	831,200

The notes on pages 9 to 19 form part of these financial statements

DELPH PROPERTY GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2010

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 BASIS OF CONSOLIDATION

The financial statements consolidate the accounts of Delph Property Group Limited and all of its subsidiary undertakings ('subsidiaries')

1.3 TURNOVER

Turnover comprises

(1) Revenue recognised by Delph Property Group Limited in respect of property sales that have completed in the period, together with

(2) Revenue consolidated from the results of a subsidiary company comprising revenue receivable from property investment. This revenue is recognised in the profit and loss account in the period to which it relates

1.4 TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost of fixed assets, less their estimated residual value, over their expected useful lives on the following bases

Short term leasehold property	-	over the life of the lease
Fixtures & fittings	-	33 3% straight line
Lease premia	-	12 years over the life of each lease

1.5 INVESTMENTS

Investments in subsidiaries are valued at cost

1.6 STOCKS

Stock comprises properties held for sale, and are valued at the lower of cost and net realisable value. Cost includes the initial purchase price, together with any other directly attributable costs

DELPH PROPERTY GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2010**

1. ACCOUNTING POLICIES (continued)

1.7 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

An analysis of turnover by class of business is as follows

	2010 £	2009 £
Revenue from trading properties	10,030,832	17,997,967
Revenue from investment properties	109,454	112,178
	<u>10,140,286</u>	<u>18,110,145</u>

All turnover arose within the United Kingdom

3. OPERATING PROFIT

The operating profit is stated after charging

	2010 £	2009 £
Depreciation of tangible fixed assets		
- owned by the group	33,893	40,289
Auditors' remuneration	16,000	16,000
	<u>49,893</u>	<u>56,289</u>

During the year, no director received any emoluments (2009 - £NIL)

Auditors fees for the parent company were £15,000 (2009 - £15,000)

DELPH PROPERTY GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2010**

4. STAFF COSTS

Staff costs were as follows

	2010 £	2009 £
Wages and salaries	450,411	505,688
Social security costs	54,666	58,718
	<u>505,077</u>	<u>564,406</u>

The average monthly number of employees, including the director, during the year was as follows

	2010 No	2009 No
Employees	<u>5</u>	<u>5</u>

5 INTEREST PAYABLE

	2010 £	2009 £
On bank loans and overdrafts	8,570	29,341
On other loans	58,021	8,221
Other interest payable	231	330,233
	<u>66,822</u>	<u>367,795</u>

6. TAXATION

	2010 £	2009 £
ANALYSIS OF TAX CHARGE IN THE YEAR		
CURRENT TAX (see note below)		
UK corporation tax charge on profit for the year	292,000	315,000
Adjustments in respect of prior periods	(1,797)	-
TOTAL CURRENT TAX	<u>290,203</u>	<u>315,000</u>
DEFERRED TAX (see note 12)		
Origination and reversal of timing differences	-	200,000
TAX ON PROFIT ON ORDINARY ACTIVITIES	<u>290,203</u>	<u>515,000</u>

DELPH PROPERTY GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2010**

6. TAXATION (continued)

FACTORS AFFECTING TAX CHARGE FOR THE YEAR

The tax assessed for the year is higher than (2009 - lower than) the standard rate of corporation tax in the UK of 21/28% (2009 - 21/28%) The differences are explained below

	2010 £	2009 £
Profit on ordinary activities before tax	1,022,311	1,813,153
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 21/28% (2009 - 21/28%)	284,189	505,578
EFFECTS OF:		
Expenses not deductible for tax purposes, other than goodwill amortisation and impairment	2,472	8,530
Capital allowances for year in excess of depreciation	2,355	3,860
Utilisation of tax losses	-	(200,855)
Adjustments to tax charge in respect of prior periods	(1,797)	-
Other differences leading to an increase (decrease) in the tax charge	2,984	(2,113)
CURRENT TAX CHARGE FOR THE YEAR (see note above)	290,203	315,000

FACTORS THAT MAY AFFECT FUTURE TAX CHARGES

There were no factors that may affect future tax charges

7. TANGIBLE FIXED ASSETS

	Leasehold Property £	Fixtures & fittings £	Office equipment £	Lease premia £
GROUP COST				
At 1 January 2010	94,867	26,027	23,097	219,000
Additions	-	-	781	-
At 31 December 2010	94,867	26,027	23,878	219,000
DEPRECIATION				
At 1 January 2010	81,784	21,707	21,805	156,500
Charge for the year	13,083	1,439	1,121	18,250
At 31 December 2010	94,867	23,146	22,926	174,750
NET BOOK VALUE				
At 31 December 2010	-	2,881	952	44,250
At 31 December 2009	13,083	4,320	1,292	62,500

DELPH PROPERTY GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2010**

7. TANGIBLE FIXED ASSETS (continued)

GROUP	Total £
COST	
At 1 January 2010	362,991
Additions	781
At 31 December 2010	<u>363,772</u>
DEPRECIATION	
At 1 January 2010	281,796
Charge for the year	33,893
At 31 December 2010	<u>315,689</u>
NET BOOK VALUE	
At 31 December 2010	<u>48,083</u>
At 31 December 2009	<u>81,195</u>

COMPANY	Leasehold Property £	Fixtures & fittings £	Office equipment £	Total £
COST				
At 1 January 2010	94,867	26,027	23,097	143,991
Additions	-	-	781	781
At 31 December 2010	<u>94,867</u>	<u>26,027</u>	<u>23,878</u>	<u>144,772</u>
DEPRECIATION				
At 1 January 2010	81,784	21,707	21,805	125,296
Charge for the year	13,083	1,439	1,121	15,643
At 31 December 2010	<u>94,867</u>	<u>23,146</u>	<u>22,926</u>	<u>140,939</u>
NET BOOK VALUE				
At 31 December 2010	<u>-</u>	<u>2,881</u>	<u>952</u>	<u>3,833</u>
At 31 December 2009	<u>13,083</u>	<u>4,320</u>	<u>1,292</u>	<u>18,695</u>

DELPH PROPERTY GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2010**

8. FIXED ASSET INVESTMENTS

COMPANY COST	Investment in subsidiary companies £
At 1 January 2010 and 31 December 2010	200

Details of the principal subsidiaries can be found under note number 23

9. STOCKS

	GROUP		COMPANY	
	2010 £	2009 £	2010 £	2009 £
Stock of trading property	2,430,049	2,934,067	2,430,049	2,934,067

10. DEBTORS

	GROUP		COMPANY	
	2010 £	2009 £	2010 £	2009 £
DUE AFTER MORE THAN ONE YEAR				
Other debtors	8,397,268	7,634,893	8,397,268	7,634,893

	GROUP		COMPANY	
	2010 £	2009 £	2010 £	2009 £
DUE WITHIN ONE YEAR				
Trade debtors	12,690	13,923	-	-
Amounts owed by group undertakings	-	-	41,514	-
Other debtors	324,593	417,275	300,500	392,586
Prepayments and accrued income	18,013	10,451	14,622	7,177
Tax recoverable	-	11,250	-	11,250
	355,296	452,899	356,636	411,013

DELPH PROPERTY GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2010**

**11. CREDITORS:
AMOUNTS FALLING DUE WITHIN ONE YEAR**

	GROUP		COMPANY	
	2010	2009	2010	2009
	£	£	£	£
Payments received on account	74,385	1,672,904	74,385	1,672,904
Amounts owed to group undertakings	-	-	-	66,486
Corporation tax	292,000	315,000	285,000	310,000
Social security and other taxes	14,478	3,185	14,478	3,185
Other creditors	8,430,835	6,848,090	8,418,144	6,835,661
Accruals and deferred income	205,002	115,226	188,892	97,317
	<u>9,016,700</u>	<u>8,954,405</u>	<u>8,980,899</u>	<u>8,985,553</u>

12. DEFERRED TAXATION

	GROUP		COMPANY	
	2010	2009	2010	2009
	£	£	£	£
At beginning of year	-	(200,000)	-	(200,000)
Charge for the year	-	200,000	-	200,000
At end of year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

13. SHARE CAPITAL

	2010	2009
	£	£
ALLOTTED, CALLED UP AND FULLY PAID		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

14. RESERVES

	Profit and loss account £
GROUP	
At 1 January 2010	2,979,749
Profit for the year	732,108
Dividends Equity capital	(1,000,000)
At 31 December 2010	<u>2,711,857</u>

DELPH PROPERTY GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2010**

14. RESERVES (continued)

	Profit and loss account £
COMPANY	
At 1 January 2010	2,802,319
Profit for the year	879,116
Dividends Equity capital	(1,000,000)
	<u>2,681,435</u>
At 31 December 2010	<u>2,681,435</u>

15. RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS

	2010 £	2009 £
GROUP		
Opening shareholders' funds	2,979,849	1,681,696
Profit for the year	732,108	1,298,153
Dividends (Note 16)	(1,000,000)	-
	<u>2,711,957</u>	<u>2,979,849</u>
Closing shareholders' funds	<u>2,711,957</u>	<u>2,979,849</u>

	2010 £	2009 £
COMPANY		
Opening shareholders' funds	2,802,419	1,526,763
Profit for the year	879,116	1,275,656
Dividends (Note 16)	(1,000,000)	-
	<u>2,681,535</u>	<u>2,802,419</u>
Closing shareholders' funds	<u>2,681,535</u>	<u>2,802,419</u>

The company has taken advantage of the exemption contained within section 408 of the Companies Act 2006 not to present its own Profit and Loss Account

The profit for the year dealt with in the accounts of the company was £879,116 (2009 - £1,275,656)

16. DIVIDENDS

	2010 £	2009 £
Dividends paid on equity capital	<u>1,000,000</u>	<u>-</u>

DELPH PROPERTY GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2010**

17. NET CASH FLOW FROM OPERATING ACTIVITIES

	2010 £	2009 £
Operating profit	1,079,143	2,171,610
Depreciation of tangible fixed assets	33,893	40,290
Decrease in stocks	504,018	2,932,559
Increase in debtors	(676,019)	(3,493,965)
Increase/(decrease) in creditors	82,114	(2,004,364)
NET CASH INFLOW/(OUTFLOW) FROM OPERATING ACTIVITIES	1,023,149	(353,870)

18. ANALYSIS OF CASH FLOWS FOR HEADINGS NETTED IN CASH FLOW STATEMENT

	2010 £	2009 £
RETURNS ON INVESTMENTS AND SERVICING OF FINANCE		
Interest received	9,990	9,338
Interest paid	(66,821)	(367,795)
NET CASH OUTFLOW FROM RETURNS ON INVESTMENTS AND SERVICING OF FINANCE	(56,831)	(358,457)
	2010 £	2009 £
CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT		
Purchase of tangible fixed assets	(781)	-
	2010 £	2009 £
FINANCING		
Repayment of loans	-	(1,630,000)

19. ANALYSIS OF CHANGES IN NET DEBT

	1 January 2010 £	Cash flow £	Other non-cash changes £	31 December 2010 £
Cash at bank and in hand	831,200	(333,239)	-	497,961
NET FUNDS	831,200	(333,239)	-	497,961

DELPH PROPERTY GROUP LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2010

20. DIRECTOR'S BENEFITS: ADVANCES, CREDIT AND GUARANTEES

Included within other debtors is a balance of £161,460 (2009 £nil) owed by Delph 2 LLP, a limited liability partnership in which the director is a member. This balance was repaid in full shortly after the year end.

21. RELATED PARTY TRANSACTIONS

Where possible, the company has taken advantage of the exemption in Financial Reporting Standard Number 8 from the requirement to disclose transactions with group companies on the grounds that the company prepares consolidated financial statements which are publicly available.

Included within other creditors is an aggregate balance of £ 981,673 (2009 £ 1,873) owed to P Crocker and members of his close family. Included within interest payable is a total interest charge of £ 58,021 (2009 £ 8,221) on these loans. P Crocker is a director of Delph Property Group Limited.

Of the dividends paid in the year, £ 650,000 were paid to directors (2009 £NIL).

The following list shows balances included within other debtors/(creditors) relating to companies in which the director holds an interest. There are no agreed terms with regard to interest or repayment of these balances.

	2010 £	2009 £
Clarence Investments Limited	-	(1,500,000)
D Crocker Developments Limited	-	8,310
D Crocker Securities (Portsmouth) Limited	500	500
Delph 1 LLP	(577)	100,000
Delph 3 LLP	(2,800)	-
Howard Crocker Investments Limited	(1,101,638)	(1,435,373)
Jubilee Securities Limited	-	(1,100,000)
Marmion Securities Limited	-	(540,000)
Pearl Property Limited	(6,308,307)	(1,661,307)
Southview Investments Limited	-	(500,000)
Debtors due in greater than one year		
Delph Investments Limited	7,506,058	6,503,808
Tabletalk Media Limited	286,359	286,959

DELPH PROPERTY GROUP LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2010**

22 CONTROLLING PARTY

The ultimate controlling party is the director, P Crocker

23. PRINCIPAL SUBSIDIARIES

Company name	Country	Percentage Shareholding	Description
First Property Rentals Limited	England & Wales	100	Property Investment
First Property Portfolio Limited	England & Wales	100	Dormant