

Parkmetro Limited

Report and Accounts

For the year ended 30 November 2010

Registered No 04359471



LD3 30/11/2011 88
COMPANIES HOUSE

Parkmetro Limited

Registered No 04359471

DIRECTORS

R Harper
A J Brereton

AUDITORS

Mercer & Hole
The International Press Centre
76 Shoe Lane
London
EC4A 3JB

REGISTERED OFFICE

Lehman Brothers
Level 23
25 Canada Square
London
E14 5LQ

Parkmetro Limited

DIRECTORS' REPORT

The directors submit their annual report together with the audited accounts of Parkmetro Limited for the year ended 30 November 2010

RESULTS AND DIVIDENDS

The results of the company are set out on page 7 The directors do not recommend any payment of dividend (2009 £300,000)

PRINCIPAL ACTIVITIES

Parkmetro Limited invests in property development companies

REVIEW OF BUSINESS AND FUTURE DEVELOPMENTS

On 26 February 2010, Peterlee Shopping Centre Limited, in which the company held 49% of the share capital, went into Members Voluntary Liquidation Following this announcement, the directors have decided to provide in full for this investment

The remaining investments of the company in LDC (Project 170) Limited, LDC (Project 110) Limited and LDC (Project 111) Limited will continue to be monitored and exits will be sought at appropriate timings

The ultimate parent undertaking of Parkmetro Limited, Lehman Brothers Holdings Inc , incorporated in the State of Delaware in the United States of America, filed for Chapter 11 bankruptcy protection on 15 September 2008 Subsequent to this event, the immediate parent undertaking of Parkmetro Limited, Eldon Street Holdings Limited, went into administration on 9 December 2008

Following the events noted above, the directors continue to provide in full for the amount owed by Eldon Street Holdings Limited The company also no longer has a continuing trade and there are no plans for it to re-invest in property or joint ventures, accordingly, these financial statements have not been prepared on a going concern basis The impact of this is discussed in note 1 of the financial statements

DIRECTORS

The directors during the year and at the date of this report, unless otherwise stated, were

A J Brereton
R Harper

DIRECTORS' AND OFFICERS' LIABILITY AND INDEMNITY INSURANCE

Liability and indemnity insurance for the directors and officers of Parkmetro Limited was maintained throughout the year This insurance was still in place at the date of this report

DIRECTORS' REPORT

DIRECTORS' STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

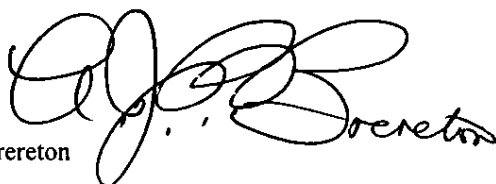
The directors who were members of the board at the time of approving the directors' report are listed on page 1. Having made enquiries of fellow directors and of the Company's auditors, each of these directors confirms that

- to the best of each director's knowledge and belief, there is no information relevant to the preparation of their report of which the company's auditors are unaware, and
- each director has taken all the steps a director might reasonably be expected to have taken to be aware of relevant audit information and to establish that the company's auditors are aware of that information

AUDITORS

The auditors, Mercer & Hole, are deemed to be reappointed under Section 487(2) of the Companies Act 2006

For and behalf of the board

A handwritten signature in black ink, appearing to read 'A J Brereton', written over a horizontal line.

A J Brereton

Director

Date 30/11/2011

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE ACCOUNTS

The directors are responsible for preparing the accounts in accordance with applicable law and regulations

Company law requires the directors to prepare accounts for each financial year. Under that law the directors have elected to prepare the accounts in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The accounts are required by law to 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 year. In preparing those accounts, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements, and
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the Company will continue in business. As explained in note 1, the directors do not believe that it is appropriate to prepare these financial statements on a going concern basis.

The directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the accounts 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF PARKMETRO LIMITED

We have audited the financial statements of Parkmetro Limited for the year ended 30 November 2010 set out on pages 7 to 17. 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 directors and auditors

As explained more fully in the Directors' Responsibilities Statement set out on page 4, the directors are 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 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 company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, 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 company's affairs as at 30 November 2010 and of its 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 Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PARKMETRO LIMITED
(CONTINUED)**

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

Andrew Crook

**Andrew Crook ACA (Senior Statutory Auditor)
for and on behalf of Mercer & Hole**

30 November 2011

**Chartered Accountants
Statutory Auditor**

International Press Centre
76 Shoe Lane
London
EC4A 3JB

Parkmetro Limited

PROFIT AND LOSS ACCOUNT for the year ended 30 November 2010

	<i>Notes</i>	<i>2010</i> £	<i>2009</i> £
Operating income		-	1,875
Operating expenses		(100,520)	-
OPERATING PROFIT	2	(100,520)	1,875
Income from investments	3	-	1,176,000
Interest receivable and similar income	4	-	-
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		(100,520)	1,177,875
Tax on profit on ordinary activities	7	(12,477)	(21,983)
PROFIT/(LOSS) FOR THE YEAR	12	(112,997)	1,155,892

All results are from discontinued activities

There are no recognised gains or losses, other than the loss of £112,997 attributable to the shareholder of the company for the year ended 30 November 2010 (2009 profit of £1,155,892)

Parkmetro Limited

BALANCE SHEET at 30 November 2010

	Notes	2010 £	2009 £
CURRENT ASSETS			
Investments	8	50	540
Debtors	9	3,717,477	3,817,477
Cash at Bank		582,073	582,000
		<u>4,299,600</u>	<u>4,400,017</u>
CURRENT LIABILITIES			
Creditors amounts falling due within one year	10	(485,935)	(473,355)
NET CURRENT ASSETS		<u>3,813,665</u>	<u>3,926,662</u>
NET ASSETS		<u><u>3,813,665</u></u>	<u><u>3,926,662</u></u>
CAPITAL AND RESERVES			
Called up share capital	11	1	1
Profit and loss account	12	3,813,664	3,926,661
SHAREHOLDER'S FUNDS	12	<u><u>3,813,665</u></u>	<u><u>3,926,662</u></u>

Approved by the Board of directors on 30/11/2011 and signed on its behalf by

A J Brereton
Director



Registered No 04359471

Parkmetro Limited

CASHFLOW STATEMENT

for the year ended 30 November 2010

	<i>Notes</i>	<i>2010</i> £	<i>2009</i> £
Net cash inflow from operating activities	13	(30)	-
Returns on investment and servicing of finance			
Dividends received		-	1,176,000
Taxation			
Income in respect of losses surrendered in prior years		103	-
Dividends			
Dividends paid		-	(300,000)
Net cash inflow before management of liquid resources and financing		<u>73</u>	<u>876,000</u>
Financing			
Loan advances		-	(294,000)
Increase in cash in the year	15	<u>73</u>	<u>582,000</u>

NOTES TO THE ACCOUNTS
at 30 November 2010

1. ACCOUNTING POLICIES

Accounting Convention

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

The directors have considered the factors discussed in the Directors' Report regarding the lack of a continuing trade in the company and have resolved that they do not consider the company to be a going concern. These accounts have therefore been prepared on a break-up basis. Fixed assets investments have been reclassified to current asset investments and estimated costs of closure have been accrued for.

Current Asset Investments

Unlisted investments are stated at the lower of historic cost and net realisable value

Deferred Taxation

Deferred tax is recognised in respect of all timing differences, at the rates of taxation anticipated to apply when these differences crystallize, arising from the inclusion of items of income and expenditure in taxation computations in periods different from those for which they are included in the financial statements.

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Provision is made for tax on gains arising from the revaluation (and similar fair value adjustments) of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only where the replacement assets are sold.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

Parkmetro Limited

NOTES TO THE ACCOUNTS at 30 November 2010

2. OPERATING PROFIT

	2010 £	2009 £
Provision against investment in Peterlee Shopping Centre Limited	(490)	-
Provision against amount due from LDC (Project 110) Limited and LDC (Project 111) Limited	(100,000)	-
Administrative expenses	(30)	1,875
	<u>(100,520)</u>	<u>1,875</u>

3. INCOME FROM INVESTMENTS

	2010 £	2009 £
Dividends received from LDC (Project 170) Limited	-	833,000
Dividends received from Peterlee Shopping Centre Limited	-	343,000
	<u>-</u>	<u>1,176,000</u>

4. INTEREST RECEIVABLE AND SIMILAR INCOME

	2010 £	2009 £
Interest receivable from immediate parent undertaking	8,878	14,044
Provision against interest receivable from immediate parent undertaking	(8,878)	(14,044)
	<u>-</u>	<u>-</u>

5. ADMINISTRATIVE EXPENSES

Auditors' remuneration for the current and prior year in respect of audit services was borne by a fellow subsidiary

Parkmetro Limited had no employees during the period (2009 – none)

6. DIRECTORS' EMOLUMENTS

The directors serving during the year were remunerated by LB SF Warehouse Limited. There were no directors' emoluments in 2009.

Parkmetro Limited

NOTES TO THE ACCOUNTS at 30 November 2010

7. TAX ON PROFIT/(LOSS) ON ORDINARY ACTIVITIES

	2010 £	2009 £
a) Analysis of tax charge in the year		
<u>Current Tax</u>		
Adjustments in respect of prior years	(103)	-
UK corporation tax on profit / (loss) for the period	12,580	21,983
Tax on profit / (loss) on ordinary activities	<u>12,477</u>	<u>21,983</u>
b) Factors affecting current tax charge		
The tax assessed on the profit on ordinary activities for the year is not at the standard rate of corporation tax in the UK of 28% (2008- 28%) The differences are reconciled below		
Profit/(Loss) on ordinary activities before tax	<u>(100,520)</u>	<u>1,117,785</u>
Profit/(Loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 28% (2008- 28%)	(28,145)	329,805
Effect of		
<i>Permanent Differences</i>		
Income from investments non-taxable	-	(329,280)
Non-deductible expenses	30,623	3,932
Additional taxable income	10,102	18,050
Non assessable income	-	(524)
Income received in respect of losses surrendered in prior years	(103)	-
Current tax charge for the year	<u>12,477</u>	<u>21,983</u>

Parkmetro Limited

NOTES TO THE ACCOUNTS at 30 November 2010

8. CURRENT ASSET INVESTMENTS

	2010	2009
	£	£
Unlisted investments	50	540

The following information as at 30 November 2010 relates to the current asset investments of Parkmetro Limited, all of which are registered in England and Wales

In the opinion of the directors, the aggregate value of the current asset investments is not less than the amount at which they are stated in the accounts

Name of company	Description of shares held by company	Proportion of nominal value and voting rights of shares held	Principal business
LDC (Project 110) Limited	Ordinary	49%	Real estate development
LDC (Project 170) Limited	Ordinary	49%	Real estate development
Peterlee Shopping Centre Limited**	Ordinary	49%	Real estate development
LDC (Project 111) Limited*	Ordinary	49%	Real estate development

*Subsidiary indirectly owned by Parkmetro Limited

**Members Voluntary Liquidation

The following information is taken from the audited accounts of LDC (Project 110) Limited for the year ended 31 December 2009

	Year ended 31 December 2009
	£
Capital and reserves	6,040,661
Profit for the year	603,374

Parkmetro Limited

NOTES TO THE ACCOUNTS at 30 November 2010

8. CURRENT ASSET INVESTMENTS (CONTINUED)

The following information is taken from the audited accounts of LDC (Project 170) Limited for the year ended 31 December 2009

	Year ended 31 December 2009
	£
Capital and reserves	906,674
Profit for the year	8,773

The following information is taken from the audited accounts of LDC (Project 111) Limited for the year ended 31 December 2009

	Year ended 31 December 2009
	£
Capital and reserves	(952,934)
Profit for the year	277,725

9. DEBTORS

	2010 £	2009 £
Amounts due from immediate parent undertaking	1,646,582	1,637,704
Provision for estimated recovery of immediate parent undertaking loan	(1,646,582)	(1,637,704)
Amount due from LDC (Project 110) Limited	2,488,484	2,488,484
Amount due from LDC (Project 111) Limited	1,328,993	1,328,993
Provision for estimated recovery of amount due from LDC (Project 110) Limited and LDC (Project 111) Limited	(100,000)	-
	<u>3,717,477</u>	<u>3,817,477</u>

All amounts due are considered to be repayable within one year

Interest is charged on the loan to the immediate parent undertaking at weekly LIBOR and provided for as above. The only movement on this balance receivable during the year is the interest accrual of £8,878. Following the announcement of the immediate parent undertaking going into administration, the directors resolved to provide in full for this amount receivable.

Parkmetro Limited

NOTES TO THE ACCOUNTS at 30 November 2010

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2010	2009
	£	£
Amounts due to group undertakings	3,779	3,779
Amount due to LDC (Project 170) Limited	90,000	90,000
Corporation tax	387,156	374,576
Accruals and deferred income	5,000	5,000
	<u>485,935</u>	<u>473,355</u>

11. SHARE CAPITAL

	2010	2009
	£	
Allotted, called up and unpaid		
1 Ordinary share of £1	1	1
	<u>1</u>	<u>1</u>

The £1 that was issued for ordinary share capital is held on deposit by Eldon Street Holdings Limited

12 RECONCILIATION OF SHAREHOLDER'S FUNDS AND MOVEMENT ON RESERVES

	Share capital	Profit and loss account	Total shareholder's funds
	£	£	£
At 30 November 2008	1	3,070,769	3,070,770
Profit for the year	-	1,155,892	1,155,892
Dividends		(300,000)	(300,000)
At 30 November 2009	<u>1</u>	<u>3,926,661</u>	<u>3,926,662</u>
Loss for the year	-	(112,997)	(12,997)
At 30 November 2010	<u>1</u>	<u>3,813,664</u>	<u>3,913,665</u>

Parkmetro Limited

NOTES TO THE ACCOUNTS at 30 November 2010

13. CASH FLOW FROM OPERATING ACTIVITIES

	2010 £	2009 £
Reconciliation of operating profit to net cash inflow from operating activities		
Operating (loss)/profit	(100,520)	1,875
Decrease in current asset investments	490	-
(Decrease)/Increase in creditors	(12,580)	20,108
Non cash movement	112,580	(21,983)
Total net cash flow from operating activities	<u>(30)</u>	<u>-</u>

14. ANALYSIS OF NET FUNDS

	At 1 December 2009 £	Cash flows £	At 30 November 2010 £
Cash at bank and in hand	<u>582,000</u>	<u>73</u>	<u>582,073</u>
Net funds	<u>582,000</u>	<u>73</u>	<u>582,073</u>

15. RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET FUNDS

	2010 £	2009 £
Increase in cash in the year	<u>73</u>	<u>582,000</u>
Movement in net funds in the year	73	582,000
Opening net funds	582,000	-
Closing net funds	<u>582,073</u>	<u>582,000</u>