Company Number: 04829686

EXOTIX INVESTMENTS LIMITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2011

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Directors' Report for the year ended 31 March 2011

The directors present their report and the audited financial statements of the company for the year ended 31 March 2011

PRINCIPAL ACTIVITY

The company's principal activity is proprietary trading of positions in illiquid financial instruments

The company is incorporated and domiciled in England & Wales The registered office is Watson House, First Floor, 54 Baker Street, London W1U 7BU

BUSINESS REVIEW

Given the market conditions, the directors consider the year-end financial position to be satisfactory but to comply with the recent FSA remuneration code and the impact this has on the sister company, Exotix Limited, the directors have decided to liquidate the portfolio over the course of the next financial year and anticipate an orderly wind-down of trading activities before 31 March 2012

Principal risks and uncertainties

The company's activities expose it to market risk credit risk and liquidity risk only. These are disclosed within note 2 of the financial statements.

Results and dividends

The results of the company are set out in the statement of comprehensive income on page 4. The directors declared a dividend of £Nil from retained earnings (2010 £Nil). The loss for the year of £58,926 (2010 profit of £1,167,000) has been transferred to retained earnings.

FINANCIAL RISK MANAGEMENT

The company's risk profile and financial risk management policies are disclosed in note 2 to the financial statements

KEY PERFORMANCE INDICATORS

The company's directors are of the opinion that revenue and operating profit are key performance indicators of the business. These are disclosed on page 4

DIRECTORS

The directors of the company, who held office during the year were

P J Bartlett

A Chappell

D Gelber

M Wreford

DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE FINANCIAL STATEMENTS

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 applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union and, as regards the parent company financial statements, as applied in accordance with the provisions of the Companies Act 2006. 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 these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgments and accounting estimates that are reasonable and prudent,
- state that the financial statements comply with II RSs as adopted by the European Union,

Directors' Report for the year ended 31 March 2011

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.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

PROVISION OF INFORMATION TO THE AUDITORS

In the case of each person who was a director at the time this report was approved

- so far as that director was aware there was no relevant available information of which the company's auditors were unaware, and
- that director had taken all steps that the director ought to have taken as a director to make himself or herself aware of any relevant audit information and to establish that the company's auditors were aware of that information

This information is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006

AUDITORS

The current auditors, Nexia Smith & Williamson, are deemed to be reappointed as auditors

By Order of the Board

Peter Bartlett

Director

12th December 2011

Independent Auditors' Report to the members of Exotix Investments Limited

We have audited the financial statements of Exotix Investments Limited for the year ended 31 March 2011 which comprise the Statement of Comprehensive Income, the Statement of Changes in Equity, the Statement of Financial Position and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union

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 auditor's 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 1, 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 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 (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the APB's website at www fre org uk/apb/scope/private

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 31 March 2011 and of its loss for the year then
 ended,
- · have been properly prepared in accordance with IFRSs as adopted by the European Union, 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

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

Sn. M. & Hi Wansen

· we have not received all the information and explanations we require for our audit

Carl Deans

Senior Statutory Auditor, for and on behalf of

cuche 2010

Nexia Smith & Williamson

Statutory Auditor

Chartered Accountants

Portwall Place Portwall Lane Bristol

RS1 6NA

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Statement of Comprehensive Income for the year ended 31 March 2011

	<u>Note</u>	Year ended 31 March 2011 £'000	Year ended 31 March 2010 £'000
Income			
Realised (loss) / gain on the disposal of investments		128	411
Unrealised (loss)/gain on held for trading investments at fair value through profit and loss		(114)	1,365
Foreign exchange losses		(166)	(128)
Dividend income		118	154
Fotal income		(34)	1,802
Administrative expenses	3,4 5	(44)	(207)
Operating (loss)/Profit		(78)	1,595
Finance income	7	-	19
(Loss)/Profit before taxation		(78)	1,614
Faxation	8	19	(447)
(Loss)/Profit for the year		(59)	1,167
Other comprehensive income		-	-
Fotal comprehensive (loss)/income for the year		(59)	1,167

All activities are classified as continuing

The notes on pages 7 to 15 form part of these financial statements

Statement of Changes in Equity for the year ended 31 March 2011

	<u>Note</u>	Share capital	Retained earnings	<u>Total</u>
		£'000	£'000	000'£
As at 1 April 2009		1,000	347	1,347
Profit for the year		-	1,167	1,167
As at 31 March 2010		1,000	1,514	2,514
Loss for the year		-	(59)	(59)
As at 31 March 2011		1,000	1,455	2,455

The notes on pages 7 to 15 form part of these financial statements

Statement of Financial Position as at 31 March 2011

	Note	As at 31 March 2011 £ 000	As at 31 March 2010 £'000
Current assets Held for trading investments Frade and Other Receivables Current Tax Repayable	9 10	1,866 551 38	3,559 - 370
Total assets		2 455	3,929
Current liabilities I rade and other payables Current tax payable Total liabilities Net assets	11	2,455	(1,064) (351) (1,415)
1101 435013		,	2,514
Equity Share capital Retained earnings	12	1,000 1 455	1,000 1,514
Total equity		2,455	2,514

The financial statements were approved by the board of directors on 12th December 2011 and were signed on its behalf by

Peter Bartlett

Director

Registered Number. 04829686

The notes on pages 7 to 15 form part of these financial statements

Notes to the financial statements for the year ended 31 March 2011

1 PRINCIPAL ACCOUNTING POLICIES

a) Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards as adopted by the EU, the Companies Act 2006 and under the historical cost convention apart from held for trading investments which are accounted for at fair value through profit or loss

b) <u>Income</u>

Income comprises

- (i) Gains and losses arising from changes in fair value of investments held for trading Realised and unrealised gains and losses are recognised as they arise
- (ii) Dividend income is recognised on an accruals basis, when the right to receive has been established

c) Borrowing costs

All borrowing costs are expensed as finance costs in the statement of comprehensive income using the applicable effective interest rate

d) <u>laxation</u>

I'ax on the result for the year comprises current tax as well as adjustments in respect of prior periods. I ax is charged or credited to the statement of comprehensive income, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted, or substantially enacted by the year end date

e) Foreign currencies

Iransactions denominated in foreign currencies are translated into the functional currency at the rates of exchange prevailing on the dates of the transactions. At each year end date, monetary assets and liabilities that are denominated in foreign currencies are retranslated at the rates prevailing on the year end date. Exchange differences are taken to the statement of comprehensive income except for exchange differences arising on non-monetary assets and liabilities where the changes in fair value are taken directly to reserves. Non-monetary assets and liabilities carried at fair value that are denominated in foreign currencies are translated at the rates prevailing at the date when the fair value was determined.

f) <u>Investments</u>

Investments are recognised at trade-date and are classified as held-for-trading ("trading investments") if they were principally acquired for selling in the short term otherwise they are classified as available-for-sale ("other investments"). Where investments are held for trading purposes, gains and losses arising from changes in fair value are included in the statement of comprehensive income. For other investments gains and losses arising from changes in fair value are recognised directly in other comprehensive income, until the investment is disposed of or is determined to be impaired, at which time the cumulative gain or loss previously recognised in equity is included in the statement of comprehensive income.

The fair values of investments traded in active markets are based on quoted market prices at the year end date. For investments not traded in active markets (illiquid assets), quoted market prices or dealer quotes for similar instruments are used making provision for the discount that would be required to achieve a sale in markets in which a buyer might not readily be sourced.

Notes to the financial statements for the year ended 31 March 2011

1 PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

g) Cash and cash equivalents

Cash equivalents includes all investments readily convertible to a known amount of cash and subject to an insignificant risk of changes in value when it has a maturity of three months or less from the date of acquisition

h) Impairment of assets

An impairment review of the recoverable amounts of assets is undertaken at each year end date or when such events or changes in circumstances indicate that an impairment loss may have occurred

1) Share capital

Ordinary shares are classified as equity Dividends are recognised as deductions from retained earnings in the period in which they are declared

j) Accounting estimates and judgements

the preparation of financial statements requires management to make judgments estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. Due to the inherent uncertainty in making estimates, actual results reported in future periods may be based upon amounts which differ form those estimates. I-stimates judgments and assumptions are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Revisions to accounting estimates are recognized in the period in which the estimate is revised and in any further periods affected. Those estimates and significant judgments deemed critical to the company's results and financial position, based upon materiality and significant judgments are discussed below.

- i) Financial assets for liquid or illiquid financial assets that are quoted in active markets, fair values are determined by reference to the current quoted price. Where independent prices (e.g. for unquoted liquid or illiquid items) are not available, fair values may be determined using valuation techniques with reference to observable market data. These may include comparison to similar instruments where market observable prices exist, discounted cash flow analysis and other valuation techniques.
- Trade receivables—the company provides for impairment of trade receivables to estimate existing bad debts and amendments to sales invoices—The provision is estimated based on historic trends and future expectations

k) Recent accounting developments

The Company has adopted IAS 1 "Presentation of Financial Statements (Revised)" which requires the Company to make new disclosures to enable users of the accounts to evaluate the Company's objectives, policies and processes for managing capital. The main changes relate to providing a comprehensive statement of income for the period and statement of changes in equity.

The Company has adopted the amendment to IFRS 7 for financial instruments that are measured in the balance sheet at fair value. The amendment requires disclosure of fair value measurements by level of a fair value measurement hierarchy.

There are a number of new standards, amendments to standards and interpretations that are not mandatory for the financial year ended 31 March 2011 and which are not expected to materially impact the financial statements of the Company over the next 12 months

Notes to the financial statements for the year ended 31 March 2011

2 FINANCIAL RISK MANAGEMEN I

Financial risk factors

The company's activities expose it to a variety of financial risks, including market risk, credit risk and liquidity risk, as explained below it is from the management of these risks that the company derives its income. The overall financial risk management framework, strategy and policies of the company are determined by the board, representatives of which are responsible for the management of the portfolio of assets held by the company

a) Market risk

Foreign exchange risk

The company is exposed to both transactional and translational fluctuations in the value of financial instruments due to exchange rate movements. Although the portfolio of investments is geographically spread across emerging market instruments there is strong correlation of Foreign Exchange risk to G7 currencies. This exposure is managed as if it were an instrument within the portfolio of assets the company holds. It is estimated that, based on year-end exchange rates, a 20% (2010 20%) strengthening/weakening in the exchange rates of the United States Dollar and the Euro would cause a decrease/increase of £205,000 and £116,000 (2010 £169,000 and £359,000) respectively on the company's statement of comprehensive income and equity

The table below summarises the company's exposure to concentrations of foreign currencies as at 31 March 2011

	<u>USD</u>	<u>EUR</u>	<u>OTHER</u>	<u>GBP</u>	<u> Fotal</u>
	£ 000	£,000	£ 000	£ 000	000 £
Assets					
Held-for-trading investments	1,028	580	258	-	1,866
Current Lax Repayable	-	-	-	38	38
Γrade and Other Receivables	-	-	-	551	551
Net financial assets	1,028	580	258	589	2,455

Other currencies in the table above include those of countries such as Botswana, a 20% strengthening/weakening in the exchange rates of these countries would cause a decrease/increase of £51,000 on the company's statement of comprehensive income and equity

The table below summarises the company's exposure to concentrations of foreign currencies as at 31 March 2010

	<u>USD</u>	<u>EUR</u>	<u>OTHER</u>	<u>GBP</u>	<u>Total</u>
	£'000	£'000	£,000	£'000	£,000
Assets					
Held-for-trading investments	845	1,794	920	_	3,559
Current Tax Repayable	-	-	-	370	370
Liabilities					
Trade and other payables	•	-	-	(1,064)	(1 064)
Current Lax Payable	-	=	-	(351)	(351)
Net financial assets	845	1,794	920	(1,045)	2,514
					

Other currencies in the table above include those of countries such as Tanzania £336,521, Malawi £101,348, Ghana £219,356 and Japan £133,330, a 20% strengthening/weakening in the exchange rates of these countries would cause a decrease/increase of £184,000 on the company's statement of comprehensive income and equity

Notes to the financial statements for the year ended 31 March 2011

2 FINANCIAL RISK MANAGEMENT (CONTINUED)

Interest rate risk

The company's financial assets and habilities are largely non interest bearing and are held for capital appreciation. The company funds the purchase of these assets from both retained reserves and an interest free loan from a follow subsidiary of Exotix Holdings Limited. The exposure of the company to interest rate risk is therefore minimal.

Price risk

The Company is exposed to price risk on the portfolio of assets that it holds for investment purposes and derives its income from the management of this risk. Within a portfolio of investments a mixture of long and short positions and sectorial diversification can result in correlations that minimise the impact of price movements. In the context of the income stream of the company, price risk is a combination of the factors that influence the market price of the instruments in which the investments are made. For fixed income investments price risk is primarily driven by the ability of the obligor to pay capital and interest on the due dates and the volatility of the risk free interest rate. For equity investments, price is influenced by not only the credit quality of the issuer, but also the perception of the volatility and growth of future income streams. The interplay between these factors and the impact global, sectorial or regional economic down-turn has on these price factors means that it is very difficult to quantify price risk.

Normally, this is quantified by the value at risk ("VaR") which quantifies the expected movement in value over a time horizon by projecting forward the historic volatility in price

As the directors of the company have deliberately not sought to hedge exposures within the portfolio and invest only in emerging market securities the portfolio has a high correlation of risk. As a result income is highly susceptible to price movements and based on year-end portfolio valuation, a 1% strengthening/weakening in the value of the underlying assets would cause a £18k increase/decrease on pre-tax profits (2010 £36k). Because the assets in which the company has invested are illiquid and price movements event driven (such as the restructuring of a defaulted bond) a VaR approach to estimating price risk cannot be taken

The impact of price risk on profits is also dependant upon the value of assets held in the investment portfolio. During the year this fluctuated between £3 6m and £1 8m (2010 £2 3m and £3 6m). Based on the average value of investments in the year a 1% strengthening/weakening in the value of the underlying assets would have a £27k (2010 £24k) increase/decrease on pre-tax profits.

b) Credit risk

Credit risk on the assets held in the portfolio of investments is linked to price risk and managed to produce the income of the company – buying assets in undervalued markets and selling them as the market recognises the hidden value in these assets. When asset are sold there is a temporary credit exposure to the settlement agent but this risk is considered insignificant.

The assets held within the portfolio are all held by a single custodian (Standard Chartered Bank and its sub-custodians) and, as a result, the company has a direct credit exposure the custodian. In many emerging markets the legal and regulatory framework is different to that in the UK and as such the assets held with these custodians are not as well protected as they would be in the UK. The company actively monitors these risks and has a framework in place to mitigate the exposure to a single subcustodian.

c) Liquidity risk

All assets held in the portfolio of investments are illiquid. The directors have recognised this fact in the valuation of the portfolio, and valued the underlying assets at the value at which they consider them to be immediately realisable in order to repay the company's indebtedness, which is repayable on demand. Although not drawn the company has the benefit of a revolving Group borrowing facility of \$10m. At both the year end date and the date of approval of these financial statements there were no borrowings under this facility. Although all indebtedness is repayable on demand the existence of this facility means that the directors consider the funding available to the business to be sufficient for its needs.

Notes to the financial statements for the year ended 31 March 2011

2 FINANCIAL RISK MANAGEMENΓ (CONTINUED)

d) Fair value

As at 31 March 2011 there were no significant differences between book values and fair values of financial assets and liabilities

I air value is the amount for which an asset could be exchanged or a liability settled between knowledgeable willing parties in an arms length transaction taking into account the discount that would need to be made to affect the sale of illiquid assets at short notice. The fair values of financial instruments are determined as per the company's accounting policies.

Financial assets and liabilities

The company's classification of financial assets and liabilities as at 31 March 2011 are analysed below

	Financial assets at fair value through profit or loss £ 000	Loans and receivables £ 000	<u>Total</u> £'000
Financial assets			
Held-for-trading investments	1,866	-	1,866
Trade and other receivables	-	551	551
Current Tax Repayable	-	38	38
	1,866	589	2,455
Classification of financial assets and habilities as at 3	l March 2010		

	<u>Finançial</u>		
	assets at fair		
	<u>value</u>		
	through	<u>Loans and</u>	
	profit or loss	<u>receivables</u>	<u>Total</u>
	£'000	£'000	£,000
Financial assets			
Held-for-trading investments	3,559	-	3,559
Current Tax Repayable	-	370	370
Financial liabilities			
I rade and other payables	-	(1,064)	(1,064)
Current Tax Payable	-	(351)	(351)
	3,559	(1,045)	2,514
	* * *		

With effect from 1 April 2009, the Company adopted the amendment to 1FRS 7 for financial instruments that are measured in the balance sheet at fair value, this requires disclosure of fair value measurements by level of the following fair value measurement hierarchy

- 1) Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1)
- 2) Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is as prices) or indirectly (that is, derived from prices) (level 2). If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.
- 3) Inputs for the asset or hability that are not based on observable market data (that is, unobservable inputs) (level 3)

Notes to the financial statements for the year ended 31 March 2011

2 FINANCIAL RISK MANAGEMENT (CONTINUED)

The following table presents the Company's assets that are measured at fair value at 31 March 2011

	<u>Level 1</u> £'000	<u>Level 2</u> £'000	Total £'000
Financial assets Held-for-trading investments	258	1.608	1.866

No financial assets are held at fair value, where such fair value is derived substantially from unobservable inputs (level 3). There are no liabilities held at fair value.

 Financial assets
 £'000
 £'000
 £'000

 Held-for-trading investments
 886
 2,673
 3,559

Total

No financial assets are held at fair value, where such fair value is derived substantially from unobservable inputs (level 3). There are no liabilities held at fair value.

3. ADMINISTRATIVE EXPENSES

A management charge of £44,297 (2010 £207,396) has been made by Exotix Limited, a fellow subsidiary undertaking

4 AUDITORS REMUNERATION

During the year the company obtained the following services and the following amounts have been borne by other group undertakings

	<u>Year</u> ended 31 March 2011 £'000	Year ended 31 March 2010 £'0001
Auditors' remuneration for audit services	13	7
Auditors' remuneration for non-audit services		
- tax services	11	11
- payroll services	-	-
Total non-audit fees	11	

Notes to the financial statements for the year ended 31 March 2011

5	STAFF COSTS		
	Exotix Investments Limited have no employees and incurred r	no staff costs during the curre	ent or previous year
6	DIRECTORS' REMUNERATION		
	P J Bartlett, D Gelber, M Wreford & A Chappell receive no er	moluments for their services	to the company
7	FINANCE INCOME	Year	<u>Year</u>
		ended 31 March 2011	<u>ended</u> 31 March 2010
		£,000	£,000
	Other interest receivable	-	19
			19
8	TAXATION		
		<u>Year</u>	<u>Year</u>
		ended 31 March 2011	ended 31 March 2010
		£,000	£,000
	a) Analysis of charge/(credit) for the year		
	Current taxation		
	UK corporation tax Adjustments to prior periods	(19)	451 (4)
		(19)	 447
			
	b) Factors affecting the taxation charge for the year		
	(Loss)/profit before taxation	(78)	1,614
	(Loss)/profit before taxation multiplied by standard rate of		
	corporation tax in the UK of 28% (2010 28%)	(19)	452
	Effects of		
	Adjustments in respect of prior periods	-	(4)
	Expenses not deductible for tax purposes	-	(1)
	l'ax (credit)/charge for year	(19)	447

Notes to the financial statements for the year ended 31 March 2011

9	HELD-FOR-TRADING INVESTMENTS		
		As at 31 March 2011 £'000	As at 31 March 2010 £'000
	At beginning of year Additions	3,559 3,427	2,005 1,135
	Disposals	(4,840)	(819)
	Unrealised gain on revaluation	(114)	1,366
	Foreign exchange losses	(166)	(128)
	At end of year	1,866	3,559
	The carrying value of held for trading investment at the end o	f the year consisted of the fol	lowing
		As at	As at
		31 March 2011 £'000	31 March 2010 £'000
	Valuation at end of year	1,998	3,942
	Liquidity provision	(132)	(383)
		1,866	3,559
		As at 31 March 2011 £'000	As at 31 March 2010 £'000
	Listed securities Securities listed on overseas exchanges	258	2,607
	Unlisted securities	1,608	952
		1,866	3,559
10	TRADE AND OTHER RECEIVABLES		
		As at 31 March 2011 £'000	As at 31 March 2010 £'000
	Amounts owed by group undertakings	551	-
11	TRADE AND OTHER PAYABLES		
		As at 31 March 2011 £'000	As at 31 March 2010 £'000
	Amounts owed to group undertakings		1,064

Notes to the financial statements for the year ended 31 March 2011

12 SHARE CAPITAL

	As at 31 March 2011 £'000	As at 31 March 2010 £'000
Authorised, allotted and fully paid 1,000,000 Ordinary shares of £1 each	1,000	1,000

13 RELATED PARTY TRANSACTIONS

The company is controlled by its parent company Fxotix (1) Limited (incorporated in United Kingdom), which owns 100% of the company's shares Exotix (1) Limited is a wholly owned subsidiary of Exotix Holdings Limited, the ultimate parent company Consolidated financial statements incorporating the company will be prepared by Exotix Holdings Limited for the year ended 31 March 2011 and will be available from their registered office

Related party transactions

The company has a management charge agreement in place with a fellow subsidiary undertaking, Exotix Limited During the year £44,297 (2010 £207,396) was recharged by Exotix Limited £0 (2010 £0) remains outstanding at the year end

During the year the company sold part of its portfolio to Exotix (2) I imited, a sister subsidiary of Exotix Holdings Limited, in an arms-length transaction that raised £1,078,327