

# **HIGHLAND TRILATERA LIMITED**

## **FINANCIAL STATEMENTS**

**31 DECEMBER 2006**

**Company Registration Number**

**05641989**



### **ENSORS**

**Chartered Accountants & Registered Auditors  
46 St Nicholas Street  
IPSWICH**

# **HIGHLAND TRILATERA LIMITED**

## **FINANCIAL STATEMENTS**

**PERIOD ENDED 31 DECEMBER 2006**

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# **HIGHLAND TRILATERA LIMITED**

## **OFFICERS AND PROFESSIONAL ADVISERS**

### **The directors**

D R Hughes  
P E Fincken

### **Company secretary**

D A Parrott

### **Registered office**

Cardinal House  
46 St Nicholas Street  
IPSWICH  
IP1 1TT

### **Auditors**

Ensors  
Chartered Accountants  
& Registered Auditors  
46 St Nicholas Street  
IPSWICH  
IP1 1TT

# **HIGHLAND TRILATERA LIMITED**

## **THE DIRECTORS' REPORT**

### **PERIOD ENDED 31 DECEMBER 2006**

The directors present their report and the financial statements of the company for the period 1 December 2005 to 31 December 2006

#### **PRINCIPAL ACTIVITIES**

The company was incorporated on 1<sup>st</sup> December 2005. The principal activity of the company during the period was that of property development.

#### **THE DIRECTORS AND THEIR INTEREST IN SHARES OF THE COMPANY**

The directors who served the company during the year were

D R Hughes (appointed 1<sup>st</sup> December 2005)

PE Fincken (appointed 22<sup>nd</sup> December 2005)

David Hughes has a beneficial interest in all of the share capital of Highland Limited, which owns 50% of the share capital of the Company.

Paul Fincken has a beneficial interest in Regeneration Holdings Limited, which owns 50% of the share capital of the Company.

#### **DIRECTORS' RESPONSIBILITIES**

The directors are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Practice.

Company law requires the directors to prepare financial statements for each financial year which 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 financial statements, the directors are required to select suitable accounting policies and then apply them on a consistent basis, making judgements and estimates that are prudent and reasonable. The directors must also 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 proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. The directors 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.

In so far as the directors are aware

- there is no relevant audit information of which the company's auditors are unaware, and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

#### **POST BALANCE SHEET EVENTS**

Since the year end the company has purchased a site for development for £9,015,000.

# HIGHLAND TRILATERA LIMITED

## THE DIRECTORS' REPORT

PERIOD ENDED 31 DECEMBER 2006

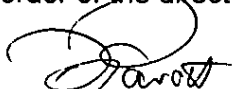
### AUDITORS

A resolution to re-appoint Ensors as auditors for the ensuing year will be proposed at the annual general meeting in accordance with Section 385 of the Companies Act 1985

### SMALL COMPANY PROVISIONS

This report has been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985

Signed by order of the directors



D PARROTT

Company Secretary

Approved by the directors on 27 Sept 2007

# **HIGHLAND TRILATERA LIMITED**

## **INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS**

### **PERIOD ENDED 31 DECEMBER 2006**

We have audited the financial statements of Highland Trilatera Limited for the period ended 31 December 2006 on pages 6 to 10 which have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005) and on the basis of the accounting policies set out on page 8

This report is made solely to the company's members as a body, in accordance with Section 235 of the Companies Act 1985. 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 THE DIRECTORS AND THE AUDITORS**

As described in the Statement of Directors' Responsibilities the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985 applicable to small companies. We also report to you if, in our opinion, the Directors' Report is consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read the Directors' Report and consider the implications for our report if we become aware of any apparent misstatements within it.

#### **BASIS OF AUDIT OPINION**

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

# HIGHLAND TRILATERA LIMITED

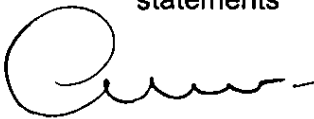
## INDEPENDENT AUDITOR'S REPORT TO THE SHAREHOLDERS

PERIOD ENDED 31 DECEMBER 2006

### OPINION

In our opinion the financial statements

- give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, of the state of the company's affairs as at 31 December 2006 and of its profit for the period then ended and have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the Directors' Report is consistent with the financial statements



Ensors  
Chartered Accountants  
& Registered Auditors  
46 St Nicholas Street  
IPSWICH  
IP1 1TT

*27 September 2007*

**HIGHLAND TRILATERA LIMITED**

**PROFIT AND LOSS ACCOUNT FOR THE**

**PERIOD ENDED 31 DECEMBER 2006**

	1 Dec 05 to 31 Dec 2006 £
<b>TURNOVER</b>	-
<b>GROSS PROFIT</b>	-
	<hr/>
<b>OPERATING PROFIT</b>	-
Interest receivable	<b>141</b>
	<hr/>
<b>PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION</b>	<b>141</b>
<b>PROFIT FOR THE FINANCIAL YEAR</b>	<b>141</b>
Balance brought forward	-
	<hr/>
Balance carried forward	<b>141</b>
	<hr/> <hr/>



# HIGHLAND TRILATERA LIMITED

## BALANCE SHEET

31 DECEMBER 2006

	Note	2006 £
<b>CURRENT ASSETS</b>		
Work in progress		1,261,842
Debtors	2	18,963
Cash at bank and in hand		3,163
		<hr/> 1,283,968
<b>CREDITORS: Amounts falling due within one year</b>	3	(230,046)
<b>NET CURRENT ASSETS</b>		<hr/> 1,053,922
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<hr/> 1,053,922
<b>CREDITORS: Amounts falling due after more than one year</b>	4	(1,053,681)
		<hr/> 241
		<hr/>
<b>CAPITAL AND RESERVES</b>		
Called-up share capital	6	100
Profit and Loss Account		141
		<hr/> 241
<b>SHAREHOLDERS' FUNDS</b>		<hr/>

These financial statements have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985 and with the Financial Reporting Standard for Smaller Entities (effective January 2005)

These financial statements were approved by the directors on the 27 Sept 2007 and are signed on their behalf by

  
D R HUGHES

The notes on pages 8 to 10 form part of these financial statements.

# HIGHLAND TRILATERA LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

PERIOD ENDED 31 DECEMBER 2006

### 1. ACCOUNTING POLICIES

#### Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005)

#### Work in progress

Work in progress is valued on the basis of direct costs plus attributable overheads based on normal level of activity. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of work in progress. Loan interest of £143,054 has been capitalised.

### 2. DEBTORS

	2006 £
Called up share capital not paid	100
Amounts due from associated undertakings	2,913
Other debtors	15,950
	<u>18,963</u>

### 3. CREDITORS: Amounts falling due within one year

	2006 £
Trade creditors	85,065
Amounts owed to associated undertakings	1,927
Other creditors	143,054
	<u>230,046</u>

### 4. CREDITORS: Amounts falling due after one year

	2006 £
1 Convertible redeemable cumulative preference share	1
Loan	953,680
Amounts owed to group undertakings	100,000
	<u>1,053,681</u>

The loan, together with the interest payable, is secured by a legal charge dated 29 December 2005

# HIGHLAND TRILATERA LIMITED

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

PERIOD ENDED 31 DECEMBER 2006

### 5. RELATED PARTY TRANSACTIONS

Highland Limited owns 50% of the ordinary share capital of the company and 50% is owned by Regeneration (Holdings) Limited

The company owes £50,000 each to Highland Limited and Regeneration (Cambridge) Limited

Interest accrued in the period on the above loans amounted to £7,747 to Highland Limited and £7,705 to Regeneration (Cambridge) Limited

At the 31 December 2006, the company owed £1,343 to Highland Homes Limited and £317 to Highland Property Limited and was owed £2,646 by Highland SP Limited, all subsidiaries of Highland Limited

### 6. SHARE CAPITAL

<b>Authorised share capital:</b>	<b>2006</b>
	<b>£</b>
Equity shares	
500 Ordinary shares of £1 each	500
499 A Ordinary shares of £1 each	499
Non-equity shares	
1 Convertible redeemable cumulative preference share of £1 each	1
	<u>1,000</u>

<b>Allotted, called up and fully paid:</b>	<b>2006</b>
	<b>£</b>
Equity shares	
Ordinary shares	50
A Ordinary shares	50
Non-equity shares	
Convertible redeemable cumulative preference share	1
	<u>101</u>

<b>Equity Shares:</b>	<b>2006</b>
	<b>No</b>
Ordinary shares of £1 each	50
'A' Ordinary shares of £1 each	50
	<u>100</u>

#### **Shares classified as financial liabilities**

Convertible redeemable cumulative preference shares of £1 each	1
	<u>1</u>

**HIGHLAND TRILATERA LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

**PERIOD ENDED 31 DECEMBER 2006**

**7. POST BALANCE SHEET EVENTS**

Since the year end the company has purchased a site for development for £9,015,000