

Company Registration No. 06472425 (England and Wales)

ABLETHIRD (UK) LIMITED
DIRECTOR'S REPORT
AND
FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 27 MARCH 2012

ABLETHIRD (UK) LIMITED

COMPANY INFORMATION

Director	Mr J Schreiber
Secretary	Ms R Niederman
Company number	06472425
Registered office	147 Stamford Hill London N16 5LG
Auditors	Crowe Clark Whitehill (London) Limited Chartered Accountants 30 St James's Street London SW1A 1HB
Business address	147 Stamford Hill London N16 5LG
Bankers	HSBC Bank plc London IS FX Sales Fourth Floor 8 Canada Sq, Canary Wharf London E14 5HQ

ABLETHIRD (UK) LIMITED

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ABLETHIRD (UK) LIMITED

DIRECTOR'S REPORT

FOR THE PERIOD ENDED 27 MARCH 2012

The director presents his report and financial statements for the period ended 27 March 2012.

Principal activities

The principal activity of the company is that of property investment.

The accounting reference period ending 28 March is shortened so as to end on 27 March.

Director

The following director has held office since 29 March 2011:

Mr J Schreiber

Auditors

In accordance with the company's articles, a resolution proposing that Crowe Clark Whitehill (London) Limited be reappointed as auditor of the company will be put at a General Meeting.

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 of the profit or loss of the company for that period. In preparing these financial statements, the director is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company 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 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 hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Statement of disclosure to auditors

So far as the director is aware, there is no relevant audit information of which the company's auditor are unaware. Additionally, the director has taken all the necessary steps that he ought to have taken as director in order to make himself aware of all relevant audit information and to establish that the company's auditors are aware of that information.

This report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

On behalf of the board

Mr J Schreiber

Director

19 February 2013

ABLETHIRD (UK) LIMITED

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF ABLETHIRD (UK) LIMITED

We have audited the financial statements of AbleThird (UK) Limited for the period ended 27 March 2012 set out on pages 5 to 10. The financial reporting framework that has been applied in their preparation is applicable law and the Financial Reporting Standard for Smaller Entities (effective April 2008) (United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities).

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 director and auditors

As explained more fully in the Director's Responsibilities Statement set out on pages 1 - 2, 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 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. In addition, we read all the financial and non-financial information in the Director's Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

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 27 March 2012 and of its loss for the period then ended; have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities; and

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

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

ABLETHIRD (UK) LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE MEMBERS OF ABLETHIRD (UK) 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, 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; or
- the director was not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemption in preparing the director's report.

Stacy Eden (Senior Statutory Auditor)

for and on behalf of Crowe Clark Whitehill (London) Limited

19 February 2013

Chartered Accountants

Statutory Auditor

30 St James's Street

London

SW1A 1HB

ABLETHIRD (UK) LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE PERIOD ENDED 27 MARCH 2012

		Period ended 27 March 2012 £	Period ended 28 March 2011 £
	Notes		
Turnover		492,831	430,561
Cost of sales		(10,447)	(12,827)
Gross profit		482,384	417,734
Administrative expenses		(195,484)	(34,764)
Operating profit	2	286,900	382,970
Other interest receivable and similar income	3	-	15
Amounts written off investment property	4	(197,638)	-
Interest payable and similar charges		(278,450)	(282,589)
(Loss)/profit on ordinary activities before taxation		(189,188)	100,396
Tax on (loss)/profit on ordinary activities	5	-	-
(Loss)/profit for the period	11	(189,188)	100,396

ABLETHIRD (UK) LIMITED

BALANCE SHEET

AS AT 27 MARCH 2012

		2012	2011
	Notes	£	£
Fixed assets			
Tangible assets	6	6,780,000	6,938,685
Current assets			
Debtors: amounts falling due within one year	7	51,940	134,078
Debtors: amounts falling due after more than one year	7	280,113	-
Cash at bank and in hand	8	8	13
		<u>332,061</u>	<u>134,091</u>
Creditors: amounts falling due within one year	8	<u>(4,418,880)</u>	<u>(7,124,947)</u>
Net current liabilities		<u>(4,086,819)</u>	<u>(6,990,856)</u>
Total assets less current liabilities		2,693,181	(52,171)
Creditors: amounts falling due after more than one year	9	<u>(2,934,540)</u>	<u>-</u>
		<u>(241,359)</u>	<u>(52,171)</u>
Capital and reserves			
Called up share capital	10	1	1
Profit and loss account	11	<u>(241,360)</u>	<u>(52,172)</u>
Shareholders' funds		<u>(241,359)</u>	<u>(52,171)</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime and the Financial Reporting Standard for Smaller Entities (effective April 2008).

Approved by the Board for issue on 19 February 2013

Mr J Schreiber
Director

Company Registration No. 06472425

ABLETHIRD (UK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 27 MARCH 2012

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 April 2008).

Accounting standards require the director to consider the appropriateness of the going concern basis when preparing the financial statements. The director confirms that he considers that the going concern basis remains appropriate and will support the company for the foreseeable future. The director has taken notice of the Financial Reporting Council guidance 'Going Concern and Liquidity Risk: Guidance for Directors of UK Companies 2009' which requires the reasons for this decision to be explained. The director regards the going concern basis as remaining appropriate since the director believes that the banks will provide the necessary support to the company for the foreseeable future. However, there is material uncertainty that this support will continue, since the company is in breach of certain conditions and the loan facility is up for review in February 2013.

Should the company be unable to continue trading, adjustments would have to be made to reduce the value of assets to their recoverable amounts, to provide for any further liabilities which might arise and to reclassify fixed assets as current assets. Further, there is a large short term creditor.

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Turnover

Turnover represents rental and insurance income receivable exclusive of VAT and trade discounts and has been time apportioned where appropriate.

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 less estimated residual value of each asset over its expected useful life, as follows:

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the director compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

2 Operating profit	2012	2011
	£	£
Operating profit is stated after charging:		
Auditors' remuneration	3,850	4,710

ABLETHIRD (UK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 27 MARCH 2012

3	Investment income	2012	2011
		£	£
	Bank interest	-	15
		<u>-</u>	<u>15</u>

4	Amounts written off investments	2012	2011
		£	£
	Amounts written off fixed asset investments:		
	- permanent diminution in value	197,638	-
		<u>197,638</u>	<u>-</u>

5 Taxation

The company has estimated losses of £ 42,045 (2011 - £ 50,495) available for carry forward against future trading profits.

6 Tangible fixed assets

	Investment properties
	£
Cost	
At 29 March 2011	6,938,685
Additions	35,938
Revaluation	(194,623)
	<u>6,780,000</u>
At 27 March 2012	<u>6,780,000</u>

The historic value of the properties is £6,938,685 (2011 - £6,938,685).

The director's' value of the investment properties as at the year end was £6,780,000.
No depreciation is provided in respect of these properties.

ABLETHIRD (UK) LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 27 MARCH 2012

7 Debtors	2012	2011
	£	£
Trade debtors	35,005	122,207
Amounts owed by group undertakings and undertakings in which the company has a participating interest	1	1
Other debtors	297,047	11,870
	<u>332,053</u>	<u>134,078</u>

Debtors include an amount of £280,113 (2011 - £-) which is due after more than one year from Mides Partnership LLP.

8 Creditors: amounts falling due within one year	2012	2011
	£	£
Bank loans and overdrafts	3,713,668	3,994,355
Trade creditors	22,627	338
Amounts owed to group undertakings and undertakings in which the company has a participating interest	-	310
Taxation and social security	895	9,045
Other creditors	681,690	3,120,899
	<u>4,418,880</u>	<u>7,124,947</u>

The loan facilities with HSBC Bank plc are secured against investment properties with a carrying value of £6,780,000. There is also a further security held by HSBC Bank plc against the debtors and any amounts due to the company.

9 Creditors: amounts falling due after more than one year	2012	2011
	£	£
Other creditors	<u>2,934,540</u>	<u>-</u>
Analysis of loans		
Wholly repayable within five years	7,190,003	6,964,127
Included in current liabilities	<u>(4,255,463)</u>	<u>(6,964,127)</u>
	<u>2,934,540</u>	<u>-</u>

The amounts owed to Midos Services Limited and MS Aberdeen Limited within other creditors have been subordinated in favour of third party creditors and are unsecured and with no fixed date for repayment.

ABLETHIRD (UK) LIMITED**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)****FOR THE PERIOD ENDED 27 MARCH 2012**

10 Share capital	2012	2011
	£	£
Allotted, called up and fully paid		
1 Ordinary share of £1 each	1	1

11 Statement of movements on profit and loss account

	Profit and loss account
	£
Balance at 29 March 2011	(52,172)
Loss for the period	(189,183)
Balance at 27 March 2012	(241,360)

12 Contingent liabilities

The company has entered into a swap agreement with HSBC Bank plc for £5,000,000 which matures in 2023 with interest at a fixed rate of 4.73%.
The directors are currently obtaining legal advice in respect of this contingent liability, with the review to restructuring future payments and liabilities.

13 Control

The immediate parent company is DMS 2 Limited, a company registered in the British Overseas Territory of Gibraltar. The ultimate controlling party is D Schreiber.

14 Related party transactions

As at the year end £1,846,467 (2011:£1,881,713) and £1,088,073 (2011:£1,088,073) were due respectively to Midos Services Limited and MS Aberdeen Limited, both companies registered in England and Wales and under common control of D Schreiber. As at the year end, these amounts were included in other creditors falling due after more than one year. As at the year end, £280,113 was due from Midos Partnership LLP, a Limited Liability Partnership under common control of D Schreiber.

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.