

Company Registration No 7447695 (England and Wales)

CAPITAL GREAT EASTERN LTD
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2011

WEDNESDAY



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COMPANIES HOUSE

CAPITAL GREAT EASTERN LTD

COMPANY INFORMATION

Directors	S A Lewis	(Appointed 23 November 2010)
	N P Spice	(Appointed 23 November 2010)

Secretary	N P Spice
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Company number	7447695
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Registered office	35 Portland Place London United Kingdom W1B 1AE
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Auditors	Heywards 6th Floor, Remo House 310-312 Regent Street London W1B 3BS
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CAPITAL GREAT EASTERN LTD

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CAPITAL GREAT EASTERN LTD

DIRECTORS' REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2011

The directors present their report and financial statements for the period ended 31 December 2011

Principal activities

The principal activity of the company is that of property investment. The company was incorporated on 23 November 2010.

Directors

The following directors have held office since 23 November 2010

S A Lewis	(Appointed 23 November 2010)
N P Spice	(Appointed 23 November 2010)

Auditors

Heywards were appointed auditors to the company on 18 July 2012 and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

Statement of directors' responsibilities

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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). 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 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 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.

CAPITAL GREAT EASTERN LTD

DIRECTORS' REPORT (CONTINUED)

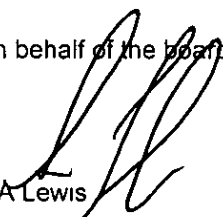
FOR THE PERIOD ENDED 31 DECEMBER 2011

Statement of disclosure to auditors

So far as the directors are aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the directors have taken all the necessary steps that they ought to have taken as directors in order to make themselves 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



S A Lewis

Director

24 August 2012

CAPITAL GREAT EASTERN LTD

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF CAPITAL GREAT EASTERN LTD

We have audited the financial statements of Capital Great Eastern Ltd for the period ended 31 December 2011 set out on pages 5 to 9. 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 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 pages 1 - 2, 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 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. In addition, we read all the financial and non-financial information in the Directors' 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 31 December 2011 and of its profit 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.

Opinion on other matter prescribed by the Companies Act 2006

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

CAPITAL GREAT EASTERN LTD

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE MEMBERS OF CAPITAL GREAT EASTERN LTD

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 directors were 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 directors' report

Mr Howard Strudwick (Senior Statutory Auditor)
for and on behalf of Heywards

24 August 2012

Chartered Accountants
Statutory Auditor

6th Floor, Remo House
310-312 Regent Street
London
W1B 3BS

CAPITAL GREAT EASTERN LTD

PROFIT AND LOSS ACCOUNT

FOR THE PERIOD ENDED 31 DECEMBER 2011

		Period ended 31 December 2011 £
	Notes	
Turnover		372,678
Administrative expenses		(9,640)
Operating profit	2	363,038
Other interest receivable and similar income	3	234
Interest payable and similar charges		(38)
Profit on ordinary activities before taxation		363,234
Tax on profit on ordinary activities	4	(55,582)
Profit for the period	10	307,652

CAPITAL GREAT EASTERN LTD

BALANCE SHEET

AS AT 31 DECEMBER 2011

	Notes	2011 £	£
Fixed assets			
Tangible assets	5		5,556,428
Current assets			
Debtors	6	349,018	
Creditors' amounts falling due within one year	7	<u>(370,062)</u>	
Net current liabilities			<u>(21,044)</u>
Total assets less current liabilities			5,535,384
Creditors' amounts falling due after more than one year	8		<u>(5,226,732)</u>
			<u>308,652</u>
Capital and reserves			
Called up share capital	9		1,000
Profit and loss account	10		<u>307,652</u>
Shareholders' funds			<u>308,652</u>

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006 and with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Approved by the Board for issue on 24 August 2012



S A Lewis
Director

Company Registration No 7447695

CAPITAL GREAT EASTERN LTD

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 DECEMBER 2011

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)

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 amounts receivable for goods and services net of VAT and trade discounts

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

No depreciation provided

2 Operating profit 2011 £

Operating profit is stated after charging

Auditors' remuneration	2,500
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3 Investment income 2011 £

Other interest	234
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4 Taxation 2011 £

Domestic current year tax

U K corporation tax	55,582
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Total current tax	55,582
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CAPITAL GREAT EASTERN LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 DECEMBER 2011

5 Tangible fixed assets

Investment
properties
£

Cost

At 23 November 2010

-

Additions

5,556,428

At 31 December 2011

5,556,428

Net book value

At 31 December 2011

5,556,428

6 Debtors

2011
£

Trade debtors

105,705

Other debtors

243,313

349,018

7 Creditors' amounts falling due within one year

2011
£

Trade creditors

48,290

Taxation and social security

95,491

Other creditors

226,281

370,062

8 Creditors' amounts falling due after more than one year

2011
£

Other creditors

5,226,732

Analysis of loans

Wholly repayable within five years

5,226,732

CAPITAL GREAT EASTERN LTD

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE PERIOD ENDED 31 DECEMBER 2011

9	Share capital	2011
		£
	Allotted, called up and fully paid	
	1,000 Ordinary shares of £1 each	1,000
		<u> </u>

10	Statement of movements on profit and loss account	Profit and loss account £
	Profit for the period	307,652
		<u> </u>

11 Control

There is no ultimate controlling party as no single shareholder has overall control

12 Related party relationships and transactions

Highbridge Estates Limited hold the bank balances and tenants' deposits on behalf of Capital Great Eastern Limited. Mr S Lewis is a director of both Capital Great Eastern Ltd and Highbridge Estates Limited.

Langland Estates Limited, of which Mr S Lewis is also a director and is the sole shareholder, holds 25% of the ordinary shares in Highbridge Estates Limited.

Campden Investments Limited is a 50% shareholder of Highbridge Estates Limited. Mr S Lewis is also a director of Campden Investments Limited.

Langland Estates Limited, of which Mr S Lewis is also a director, holds 50% of the ordinary shares of Campden Investments Limited.

Mr Nicholas Spice is a director of Capital Great Eastern Limited and a shareholder of Highbridge Estates Limited.