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Priory Coombe House (Property) Limited

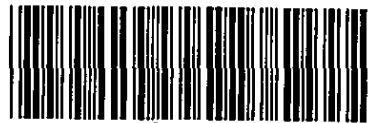
Directors' report and financial statements

Year ended 31 December 2009

Incorporated in the Cayman Islands with registered
number MC-186987

UK Registered number. FC027639

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Directors' report

The directors present their report and the financial statements for the year ended 31 December 2009

Principal activities

The principal activity of the company is to act as a property development company

Business review

The results for the year are set out in the Profit and loss account on page 4 and the position of the company as at the year end is set out in the Balance sheet on page 5

Given the straightforward nature of the business, the company's directors are of the opinion that analysis using Key Performance Indicators is not necessary for an understanding of the development, performance or position of the business. The development, performance and position of Priory Investment Holdings Limited, which includes the company, is discussed in the group's annual report which does not form part of this report

The company's operations mean that it is exposed to a variety of financial risks that include the effects of changes in credit risk, liquidity risk and interest rate risk. The directors monitor the risks in order to limit the adverse effects on the financial performance by reviewing levels of debt finance and the related finance costs, however these are integrated with the risks of group and not managed separately. Accordingly, the financial risk management policies of Priory Investment Holdings Limited, which include those of the company, are discussed in the group's annual report which does not form part of this report

Principal risks and uncertainties

From the perspective of the company, the principal risks and uncertainties are integrated with the principal risks of the Group and are not managed separately. Accordingly, the principal risks and uncertainties of Priory Investments Holdings Limited, which include those of the company, are discussed in the Group's annual report which does not form part of this report

Dividends

The directors do not recommend the payment of a dividend (2008 £nil)

Directors

The directors who held office during the year were as follows

S Bradshaw	(resigned 14 July 2009)
Professor C Thompson	
J Lock	

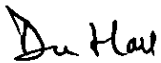
In accordance with the articles of association, no directors retire by rotation

Directors' report *(continued)*

Auditors

The company is incorporated in the Cayman Islands and registered in both the Cayman Islands and the UK. The company is not required to publish audited financial statements. The purpose of these financial statements is to meet the obligations for filing in both the UK and the Cayman Islands. The filing requirements for the Cayman Islands are significantly less in scope than those for the UK. These financial statements have been prepared in accordance with applicable UK accounting standards and UK companies' legislation as applied to overseas companies and under the historical cost convention. References in these financial statements to the Companies Act and other legislation are therefore references to UK legislation. These financial statements comply with the Companies Act 2006 as applied to overseas companies.

By order of the board



D Hall
Company secretary

PO Box 309GT
Ugland House
South Church Street
George Town
Grand Cayman
Cayman Islands

28 May 2010

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,
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- 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.

By order of the board



D Hall
Company Secretary

28 May 2010

Profit and loss account
for the year ended 31 December 2009

	Note	2009 £000	2008 £000
Turnover		105	105
Cost of sales		(31)	(31)
Operating profit		74	74
Interest payable and similar charges	5	(71)	(119)
Profit/ (loss) on ordinary activities before taxation	2	3	(45)
Tax (charge)/ credit on profit/ (loss) on ordinary activities	6	(6)	8
Loss for the financial year	12	(3)	(37)

The results for the current and prior year derive from continuing activities

The company had no other recognised gains or losses for the year other than the loss above, therefore no statement of total recognised gains and losses is presented

There is no difference between the loss on ordinary activities before taxation and the loss for the year stated above and their historical cost equivalents

Balance sheet
at 31 December 2009

	Note	£000	2009 £000	£000	2008 £000
Fixed assets					
Tangible assets	7		1,420		1,451
Current assets					
Debtors	8	297		192	
Creditors: amounts falling due within one year	9	(268)		(191)	
Net current assets			29		1
Total assets less current liabilities			1,449		1,452
Creditors: amounts falling due after more than one year	10		(1,500)		(1,500)
Net liabilities			(51)		(48)
Capital and reserves					
Called up share capital	11		-		-
Share premium	12		10		10
Profit and loss account	12		(61)		(58)
Total shareholders' deficit	13		(51)		(48)

The financial statements on pages 4 to 10 were approved by the board of directors on 28 May 2010 and were signed on its behalf by



J Lock
 Director

Notes to the financial statements

1 Accounting policies

The following accounting policies have been applied consistently in the company's financial statements

Basis of preparation

The company is incorporated in the Cayman Islands and registered in both the Cayman Islands and the UK. The company is not required to publish audited financial statements. The purpose of these financial statements is to meet the obligations for filing in both the UK and the Cayman Islands. The filing requirements for the Cayman Islands are significantly less in scope than those for the UK. These financial statements have been prepared in accordance with applicable UK accounting standards and UK companies' legislation as applied to overseas companies and under the historical cost convention. References in these financial statements to the Companies Act and other legislation are therefore references to UK legislation. These financial statements comply with the Companies Act 2006 as applied to overseas companies.

The ultimate parent company, Prory Investments Holdings Limited, has confirmed that it will continue to provide financial support to the company for the foreseeable future and for at least 12 months from the date of approval of these financial statements. Accordingly the financial statements have been prepared on the going concern basis.

Under Financial Reporting Standard 1 (revised) the company is exempt from the requirement to prepare a cash flow statement on the grounds that a parent undertaking includes the company in its own published consolidated financial statements.

As the company is a wholly owned subsidiary of Prory Investments Holdings Limited, the company has taken advantage of the exemption contained in Financial Reporting Standard 8 and has therefore not disclosed transactions or balances with entities which form part of the group.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost, net of depreciation and any provision for impairment.

Depreciation is provided to write off the cost or valuation less the estimated residual value of tangible fixed assets by equal instalments over their estimated useful economic lives as follows:

Freehold buildings and long leasehold properties	-	50 years
Plant, fixtures and fittings	-	3 to 16 years

Land is not depreciated on the basis that land has an unlimited life.

Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred. Deferred tax is recognised, without discounting, in respect of all timing differences between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date, except as otherwise required by FRS 19.

Group relief

Payment is generally made for group relief at the current tax rate at the time of first estimating the tax provision. To the extent that amendments are subsequently made to the group relief plan, there is generally no payment or receipt in respect of change.

Turnover and revenue recognition

Turnover represents rental income from fellow group undertakings. Revenue is recognised in the period to which the rental income relates. All of the company's turnover is in the United Kingdom.

Notes to the financial statements *(continued)*

2 Loss on ordinary activities before taxation

	2009 £000	2008 £000
<i>Loss on ordinary activities before taxation is stated after charging</i>		
Depreciation and other amounts written off tangible fixed assets		
Owned	31	31
	<u>31</u>	<u>31</u>

3 Directors' remuneration

The directors received no emoluments for services to the company during the year (2008 *nil*)

4 Staff numbers and costs

The company had no employees during the current and prior year

5 Interest payable and similar charges

	2009 £000	2008 £000
Interest payable to group undertakings	71	119
	<u>71</u>	<u>119</u>

6 Tax on profit/ (loss) on ordinary activities

	2009 £000	2008 £000
<i>UK corporation tax</i>		
Current tax charge /(credit) on profit/ (loss) for the year	6	(8)
	<u>6</u>	<u>(8)</u>

The tax charge of £6,000 (2008 *credit of £8,000*) in the year is to be surrendered to other group companies in exchange for payment of the same amount

Notes to the financial statements (continued)

6 Tax on profit/ (loss) on ordinary activities (continued)

The standard rate of tax for the year, based on the UK standard rate of corporation tax is 28% (2008 28.5%)
 The actual tax charge for the year is higher than (2008 credit lower than) the standard rate for the reasons set out in the following reconciliation

	2009 £000	2008 £000
Profit / (loss) on ordinary activities before tax	3	(45)
Tax on loss on ordinary activities at standard rate	1	(13)
<i>Factors affecting charge for the period</i>		
Capital allowances for period in excess of depreciation	(1)	-
Depreciation of non-qualifying assets	6	6
Timing differences	-	(1)
Total actual amount of current tax	6	(8)

7 Tangible assets

	Freehold land and buildings £000	Fixtures and fittings £000	Total £000
Cost			
At beginning and end of the year	1,496	4	1,500
Depreciation			
At beginning of the year	49	-	49
Charge for the year	31	-	31
At end of the period	80	-	80
Net book value			
At 31 December 2009	1,416	4	1,420
At 31 December 2008	1,447	4	1,451

Notes to the financial statements *(continued)*

8 Debtors

	2009 £000	2008 £000
Amounts due from group undertakings	297	184
Group relief recoverable	-	8
	<u>297</u>	<u>192</u>

9 Creditors: amounts falling due within one year

	2009 £000	2008 £000
Amounts due to group undertakings	262	191
Group relief payable	6	-
	<u>268</u>	<u>191</u>

Amounts due to group undertakings are unsecured, non-interest bearing and repayable on demand

10 Creditors: amounts falling due after more than one year

	2009 £000	2008 £000
Amounts due to group undertakings	<u>1,500</u>	<u>1,500</u>

Amounts due to group undertakings are unsecured, bear interest at LIBOR plus 2.25% per annum and are repayable on demand. It is not expected that the demand would be made or that these amounts will be paid within one year and accordingly these amounts have been shown as amounts falling due after more than one year.

11 Called up share capital

	2009 £	2008 £
Authorised		
24,000 ordinary shares of £1 each	<u>24,000</u>	<u>24,000</u>
Allotted, called up and fully paid		
2 ordinary shares of £1 each	<u>2</u>	<u>2</u>

Notes to the financial statements *(continued)*

12 Reserves

	Share premium £000	Profit and loss account £000
At beginning of the year	10	(58)
Loss for the year	-	(3)
	<hr/>	<hr/>
At end of the year	10	(61)
	<hr/>	<hr/>

13 Reconciliation of movements in shareholders' deficit

	2009 £000	2008 £000
Loss for the financial year	(3)	(37)
	<hr/>	<hr/>
Net reduction in shareholders' funds	(3)	(37)
Opening shareholders' deficit	(48)	(11)
	<hr/>	<hr/>
Closing shareholders' deficit	(51)	(48)
	<hr/>	<hr/>

14 Contingent liabilities

Bank loans of a fellow group undertaking are secured by fixed and floating charges over all the assets of the company

15 Ultimate parent company

The company's immediate parent company, which is incorporated in the Cayman Islands is Priory Holdings Company No 2 Limited

The ultimate parent company is Priory Investments Holdings Limited (incorporated in the Cayman Islands), which is the parent undertaking of the smallest and largest group to consolidate these financial statements. A copy of the consolidated financial statements can be obtained from the Company Secretary at Priory House, Randalls Way, Leatherhead, Surrey KT22 7TP

The directors consider that there is no ultimate controlling party of the company