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Registration number NI 29442



.....Property Direct NI Ltd (Formerly WNFinancial Services)

Abbreviated accounts

for the year ended 31 March 2007

.....Property Direct NI Ltd (Formerly WNFinancial Services)

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.....Property Direct NI Ltd (Formerly WNFinancial Services)

**Accountants' report on the unaudited financial statements to the director of
.....Property Direct NI Ltd (Formerly WNFinancial Services)**

As described on the balance sheet you are responsible for the preparation of the financial statements for the year ended 31 March 2007 set out on pages 2 to 4 and you consider that the company is exempt from an audit. In accordance with your instructions we have compiled these unaudited financial statements, in order to assist you to fulfil your statutory responsibilities, from the accounting records and information supplied to us.

*H. Murray
for*

Wilson Nesbitt, Solicitors

**33 Hamilton Road
Bangor
BT20 4LF**

Date: 30 January 2008

.....Property Direct NI Ltd (Formerly WNFinancial Services)

**Abbreviated balance sheet
as at 31 March 2007**

	Notes	2007		2006	
		£	£	£	£
Current assets					
Cash at bank and in hand		51		71	
		<u>51</u>		<u>71</u>	
Net current assets			51		71
Net assets			<u>51</u>		<u>71</u>
Capital and reserves					
Called up share capital	2		3		3
Profit and loss account			48		68
Shareholders' funds			<u>51</u>		<u>71</u>

The director's statements required by Article 257B(4) are shown on the following page which forms part of this Balance Sheet.

The notes on page 4 form an integral part of these financial statements.

.....Property Direct NI Ltd (Formerly WNFinancial Services)

Abbreviated balance sheet (continued)

**Director's statements required by Article 257B(4)
for the year ended 31 March 2007**

In approving these abbreviated accounts as director of the company I hereby confirm:

(a) that for the year stated above the company was entitled to the exemption conferred by Article 257A(1) of the Companies (Northern Ireland) Order 1986 ;

(b) that no notice has been deposited at the registered office of the company pursuant to Article 257B(2) requesting that an audit be conducted for the year ended 31 March 2007 and

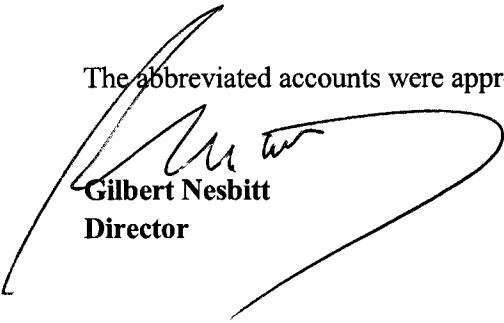
(c) that I acknowledge my responsibilities for:

(1) ensuring that the company keeps accounting records which comply with Article 229, and

(2) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the year then ended in accordance with the requirements of Article 234 and which otherwise comply with the provisions of the Companies (Northern Ireland) Order relating to financial statements, so far as applicable to the company.

In preparing these abbreviated accounts we have relied on the exemptions for individual financial statements conferred by Part VIII of the Companies (Northern Ireland) Order 1986 on the grounds that the company is entitled to the benefit of those exemptions as a small sized company.

The abbreviated accounts were approved by the Board on 30 January 2008 and signed on its behalf by



Gilbert Nesbitt
Director

The notes on page 4 form an integral part of these financial statements.

.....Property Direct NI Ltd (Formerly WNFinancial Services)

**Notes to the abbreviated financial statements
for the year ended 31 March 2007**

1. Accounting policies

1.1. Accounting convention

The accounts are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002).

2. Share capital

	2007	2006
	£	£
Authorised		
10,000 Ordinary shares of 1 each	<u>10,000</u>	<u>10,000</u>
Allotted, called up and fully paid		
3 Ordinary shares of 1 each	<u>3</u>	<u>3</u>

3. Ultimate parent undertaking

The company is a wholly owned subsidiary of AAAAAA Abacus Actions Ltd, formerly called Wilson Nesbitt Service Co Ltd