

Limited Liability Partnership Registration No OC312497 (England and Wales)

ABANAR LLP
ANNUAL REPORT
FOR THE YEAR ENDED 31 AUGUST 2012

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ABANAR LLP

LIMITED LIABILITY PARTNERSHIP INFORMATION

Designated members	HM Developments Limited Lesing Eight Limited
Limited liability partnership number	OC312497
Registered office	80 South Audley Street Mayfair London W1K 1JH
Auditors	Crowe Clark Whitehill (London) Limited Chartered Accountants 30 St James's Street London SW1A 1HB
Business address	80 South Audley Street London W1K 1JH
Bankers	Habib Bank AG Zurich - Baker Street 2 Baker Street London W1U 3DS Delbruck Bethmann Maffei AG, ABN Amro Bethmannstrasse 7-9, Frankfurt am Main Germany 60311

ABANAR LLP

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ABANAR LLP

MEMBERS' REPORT

FOR THE YEAR ENDED 31 AUGUST 2012

The members present their report and financial statements for the year ended 31 August 2012

Principal activities and review of the business

The principal activity of the group continued to be that of holding interest in property ventures and providing property related services

The results for the year and the financial position at the year end were considered satisfactory by the members who expect continued growth in the foreseeable future

The principal risk relating to Abanar LLP is how the group addresses its loan covenants and bad debts. In order to mitigate this risk, the designated members review the both their covenants and debtors on a regular basis

Designated Members

The following designated members have held office since 1 September 2011

HM Developments Limited

Lesing Eight Limited

Policy on members' drawings

The members' drawing policy allows each member to draw a proportion of their profit share, subject to the cash requirements of the business

Except by special resolution to the contrary, no member shall be entitled to a withdrawal or distribution of capital

Statement of members' responsibilities

The members are responsible for preparing the financial statements in accordance with applicable law and regulations

Company law (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008) requires the members to prepare financial statements for each financial year. Under that law the members 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 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008) the members 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 limited liability partnership and of the profit or loss of the limited liability partnership for that year. In preparing those financial statements, the members are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the limited liability partnership will continue in business

The members are responsible for keeping adequate accounting records that are sufficient to show and explain the limited liability partnership's transactions and disclose with reasonable accuracy at any time the financial position of the limited liability partnership and to enable them to ensure that the financial statements comply with the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008). They are also responsible for safeguarding the assets of the limited liability partnership and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

Statement of disclosure to auditor

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

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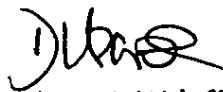
MEMBERS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2012

Auditors

In accordance with the limited liability partnerships's articles, a resolution proposing that Crowe Clark Whitehill (London) Limited be reappointed as auditors of the limited liability partnership will be put at a General Meeting

On behalf of the members


~~HML Developments Ltd~~ **Leasing Eight Limited**
Designated Member

8 May 2013

ABANAR LLP

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF ABANAR LLP

We have audited the group and parent limited liability partnership financial statements (the "financial statements") of Abanar LLP for the year ended 31 August 2012 set out on pages 5 to 21. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the limited liability partnership's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008). Our audit work has been undertaken so that we might state to the limited liability partnership'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 limited liability partnership and the limited liability partnership's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of the members and auditors

The members' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and for being satisfied that they give a true and fair view are set out in the Statement of Members' Responsibilities on page 1.

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 have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, have been prepared in accordance with the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008), and give a true and fair view.

In addition we report to you if, in our opinion, the limited liability partnership has not kept adequate accounting records or if we have not received all the information and explanations we require for our audit.

We read the members' report on pages 1 and 2 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 members in the preparation of the financial statements, and of whether the accounting policies are appropriate to the limited liability partnership'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.

ABANAR LLP

INDEPENDENT AUDITORS' REPORT (CONTINUED)

TO THE MEMBERS OF ABANAR LLP

Opinion on financial statements

- In our opinion the financial statements
- give a true and fair view of the state of the group's and parent limited liability partnership's affairs as at 31 August 2012 and of the group's loss for the year then ended
 - have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
 - the financial statements have been prepared in accordance with the Companies Act 2006 (as applied by The Limited Liability Partnerships (Accounts and Audit) (Application of Companies Act 2006) Regulations 2008)

Emphasis of matter

Going concern

In forming our opinion we have considered the adequacy of disclosures made in Note 1.1 of the financial statements concerning going concern. In view of the significance of this uncertainty we consider that this should be drawn to your attention but our opinion is not qualified in this respect.

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 by the parent limited liability partnership, or returns adequate for our audit have not been received from branches not visited by us, or
 - the parent limited liability partnership financial statements are not in agreement with the accounting records and returns, or
 - certain disclosures of members' remuneration specified by law are not made, or
 - we have not received all the information and explanations we require for our audit



Stacy Eden (Senior Statutory Auditor)
for and on behalf of Crowe Clark Whitehill (London) Limited

Chartered Accountants
Statutory Auditor
30 St James's Street
London
SW1A 1HB

8 May 2013

ABANAR LLP

CONSOLIDATED PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 AUGUST 2012

	Notes	2012 £	2011 £
Turnover	2	9,472,738	15,847,618
Cost of sales		(2,669,566)	(2,983,204)
Gross profit		6,803,172	12,864,414
Administrative expenses		(2,063,385)	(5,044,968)
Operating profit	3	4,739,787	7,819,446
Investment income	4	129,855	(2,077,345)
Other interest receivable and similar income		23,188	6,070
Diminution in value of investment properties	5	1,640,000	5,500,000
Interest payable and similar charges	6	(4,463,390)	(7,745,074)
Profit on ordinary activities before taxation		2,069,440	3,503,097
Tax on loss on ordinary activities	7	0	0
Profit for the Financial year before members' remuneration and profit shares	16	2,069,440	3,503,097

The profit and loss account has been prepared on the basis that all operations are continuing operations

ABANAR LLP

CONSOLIDATED PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 AUGUST 2012

	Notes	2012 £	2011 £
Turnover	2	9,472,738	15,847,618
Cost of sales		(2,669,566)	(2,983,204)
Gross profit		6,803,172	12,864,414
Administrative expenses		(2,063,385)	(5,044,968)
Operating profit	3	4,739,787	7,819,446
Investment income	4	129,855	(2,077,345)
Other interest receivable and similar income		23,188	6,070
Diminution in value of investment properties	5	1,640,000	5,500,000
Interest payable and similar charges	6	(4,463,390)	(7,745,074)
Profit on ordinary activities before taxation		2,069,440	3,503,097
Tax on loss on ordinary activities	7	0	0
Profit for the Financial year before members' remuneration and profit shares	16	2,069,440	3,503,097

The profit and loss account has been prepared on the basis that all operations are continuing operations

ABANAR LLP**CONSOLIDATED STATEMENT OF RECOGNISED GAINS AND LOSSES****FOR THE YEAR ENDED 31 AUGUST 2012**

	2012 £	2011 £
Profit for the financial year	2,069,440	3,503,097
Unrealised deficit on revaluation of properties	(4,405,000)	(3,500,000)
Total recognised gains and losses relating to the year	<u>(2,335,560)</u>	<u>3,097</u>
Reported profit on ordinary activities before taxation	2,069,440	3,503,097
Realisation of property revaluation gains of previous years	0	120,856
Historical cost profit on ordinary activities before taxation	<u>2,069,440</u>	<u>3,623,953</u>
Historical cost profit for the year retained after taxation, extraordinary items and dividends	<u>2,069,440</u>	<u>3,623,953</u>

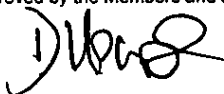
ABANAR LLP

BALANCE SHEETS

AS AT 31 AUGUST 2012

		Group		Limited Liability Partnership	
	Notes	2012 £	2011 £	2012 £	2011 £
Fixed assets					
Intangible assets	9	60,366	64,770	0	0
Tangible assets	10	90,195,000	94,600,000	0	0
Investments	11	0	0	18,442,096	25,323,830
		<u>90,255,366</u>	<u>94,664,770</u>	<u>18,442,096</u>	<u>25,323,830</u>
Current assets					
Debtors	12	715,357	912,122	1,056,363	1,128,581
Cash at bank and in hand		2,950,687	2,642,199	20,325	13,613
		<u>3,666,044</u>	<u>3,554,321</u>	<u>1,076,688</u>	<u>1,142,194</u>
Creditors amounts falling due within one year	13	(55,861,044)	(38,219,410)	(5,719,176)	(4,588,322)
Net current liabilities		<u>(52,195,000)</u>	<u>(34,665,089)</u>	<u>(4,642,488)</u>	<u>(3,446,128)</u>
Total assets less current liabilities		<u>38,060,366</u>	<u>59,999,681</u>	<u>13,799,608</u>	<u>21,877,702</u>
Creditors amounts falling due after more than one year	14	(19,275,000)	(37,238,755)	-	-
Total assets less total liabilities		<u>18,785,366</u>	<u>22,760,926</u>	<u>13,799,608</u>	<u>21,877,702</u>
REPRESENTED BY					
Loans and other debts due to members within one year					
Other amounts	16, 17	58,082,500	58,082,500	58,082,500	58,082,500
		<u>58,082,500</u>	<u>58,082,500</u>	<u>58,082,500</u>	<u>58,082,500</u>
Members' other interests					
Other reserves classified as equity under FRS 25	16	(38,680,304)	(40,749,744)	(44,282,895)	(36,204,801)
Revaluation reserve	16	(816,833)	5,428,167	-	-
Members capital	16	3	3	3	3
	16	<u>18,785,366</u>	<u>22,760,926</u>	<u>13,799,608</u>	<u>21,877,702</u>
TOTAL MEMBERS' INTERESTS					
Loans and other debts due to members	18, 19	58,082,500	58,082,500	58,082,500	58,082,500
Members' other interests	18	(39,297,134)	(35,321,574)	(44,282,892)	(36,204,798)
	18	<u>18,785,366</u>	<u>22,760,926</u>	<u>13,799,608</u>	<u>21,877,702</u>

Approved by the Members and authorised for issue on 8 May 2013



~~HM Developments Limited~~ **Loxington Limited**
Designated member

Limited Liability Partnership Registration No OC312497

ABANAR LLP

CONSOLIDATED CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 AUGUST 2012

	£	2012 £	£	2011 £
Net cash inflow from operating activities		4,587,996		5,990,016
Returns on Investments and servicing of finance				
Interest received	23,188		6,070	
Interest paid	(3,898,256)		(6,445,199)	
Net cash outflow for returns on investments and servicing of finance		(3,875,068)		(6,439,129)
Taxation		-		-
Capital expenditure and financial investment				
Receipts from sales of tangible assets	129,855		51,772,657	
Net cash inflow for capital expenditure		129,855		51,772,657
Net cash inflow before management of liquid resources and financing		842,783		51,323,544
Financing				
New long term bank loans			-	
New short term bank loans	874,763		956,749	
Repayment of long term bank loan	(328,913)		(628,912)	
Repayment of other short term loans	(808,763)		(53,591,121)	
Capital element of finance lease contracts	-		(11,369)	
Net cash outflow from financing		(262,913)		(53,274,653)
Increase / (decrease) in cash in the year		579,870		(1,951,109)
		0		0

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NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 AUGUST 2012

1 Reconciliation of operating profit to net cash inflow/outflow from operating activities	2012 £	2011 £
Operating profit	4,739,787	7,819,446
Amortisation of intangible assets	4,404	4,404
Loss on disposal of tangible assets	0	63,998
Decrease in stocks	0	49,140
Increase in debtors	196,765	94,479
Increase in creditors within one year	(352,960)	(2,041,451)
Net cash inflow/outflow from operating activities	<u>4,587,996</u>	<u>5,990,016</u>

2 Analysis of net debt	01-Sep-11 £	Cash flow £	Other non-cash changes £	31-Aug-12 £
Net cash				
Cash at bank and in hand	2,642,199	308,488	-	2,950,687
Bank overdrafts	(382,267)	271,382	-	(110,885)
	<u>2,259,932</u>	<u>579,870</u>	<u>0</u>	<u>2,839,802</u>
Finance leases	0	0	0	0
Debts falling due within one year	(34,361,751)	(66,000)	(17,634,842)	(52,062,593)
Debts falling due after one year	(37,236,755)	328,913	17,634,842	(19,275,000)
	<u>(71,600,506)</u>	<u>262,913</u>	<u>0</u>	<u>(71,337,593)</u>
Net debt	<u>(69,340,574)</u>	<u>842,783</u>	<u>0</u>	<u>(68,497,791)</u>

3 Reconciliation of net cash flow to movement in net debt	2012 £	2011 £
Increase / (decrease) in cash in the year	579,870	(1,951,109)
Cash outflow from decrease in debt	282,913	53,274,653
Movement in net debt in the year	<u>842,783</u>	<u>51,323,544</u>
Opening net debt	(69,340,574)	(120,664,118)
Closing net debt	<u>(68,497,791)</u>	<u>(69,340,574)</u>

ABANAR LLP

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 AUGUST 2012

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings

The financial statements have been prepared in accordance with the Statement of Recommended Practice, "Accounting by Limited Liability Partnerships", published in 2006 and the Companies Act 2006

As the LLP's ABN Amro loan is renewed every 2 to 3 months and as two of the LLP's subsidiaries, Broad Street LP and Ubrique Holdings Limited, are due to pay their bank loans by November 2013 and July 2013 respectively there exists an uncertainty as to the going concern for the foreseeable future

The controlling members of Abanar LLP have provided assurance of their continued support of the all the group entities as well as Abanar LLP for at least 12 months from the date of signing these financial statements

On the basis of this support the Designated members consider it appropriate to prepare the partnership's financial statements on the going concern basis. The financial statements do not include any adjustments that would result from a withdrawal of the support outlined above

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) and the Limited Liability Partnership Statement of Recommended Practice, which have been applied consistently (except as otherwise stated)

1.3 Basis of consolidation

The consolidated profit and loss account and balance sheet include the financial statements of the limited liability partnership and its subsidiary undertakings made up to 31 August 2012. The results of subsidiaries sold or acquired are included in the profit and loss account up to or from the date control passes. Intra-group sales and profits are eliminated fully on consolidation. The consolidated balance sheet includes goodwill acquired on acquisition of the subsidiaries

1.4 Turnover

Turnover represents amounts receivable for rent receivable from the group's investment properties net of VAT and trade discounts and represents amounts receivable for goods and services net of VAT and trade discounts

1.5 Goodwill

Acquired goodwill is written off in equal annual instalments over its estimated useful economic life of 20 years

1.6 Tangible fixed assets and depreciation

Tangible fixed assets include investment properties professionally valued by Chartered Surveyors on an open market value basis. Other tangible 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

Land and buildings Leasehold: No depreciation is provided on the property expansion costs as these assets are under construction

Plant and machinery: 25% per annum straight line

Computer equipment: 25% and 33 1/3% straight line per annum

Fixtures, fittings & equipment: 10%, 20% and 25% straight line basis per annum

In accordance with SSAP 19 investment properties are revalued annually by Chartered Surveyors. Changes to the open market value of the investment properties are taken to the revaluation reserve within the statement of total recognised gains and losses unless they are considered permanent and are below cost when they are taken to the profit and loss account

Although this accounting policy is in accordance with the applicable accounting standard, SSAP19, Accounting for Investment Properties, 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 designated members 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

1.7 Leasing

Rentals payable under operating leases are charged against income on a straight line basis over the lease term

ABANAR LLP**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 AUGUST 2012****1 Accounting policies (Continued)****1 8 Investments**

Fixed asset investments are stated at cost less provision for diminution in value

1 9 Pensions

The Group operates a defined contribution scheme for the benefits of its employees. Contributions payable are charged to the profit and loss account in the year they are payable.

1 10 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

1 11 Foreign currency translation

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the rate ruling at the date of the transaction. All differences are taken to profit and loss account.

2 Turnover

The total turnover of the group for the year has been derived from its principal activity wholly undertaken in the United Kingdom.

The analysis by class of business of the group's turnover is as set out below:

Class of business	2012 £	2011 £
DSS and Non DSS Income	77,703	879,087
Other income	51,463	150,450
Rental income	9,114,218	14,669,285
Booking fees received	76,334	73,604
Shop sales	-	20,533
Concessions	-	49
Commercial income	47,486	54,610
Supply of staff	105,534	-
	<u>9,472,738</u>	<u>15,847,618</u>
	-	-
3 Operating profit	2012 £	2011 £
Operating profit is stated after charging		
Amortisation of intangible assets	4,404	4,404
Loss on disposal of tangible assets	-	63,998
Operating lease rentals		
- Other assets	-	41,157
Fees payable to the group's auditor for the audit of the group's annual accounts (LLP £4,250, 2011 £4,000)	34,198	35,090
Non audit work	9,131	7,110
	<u>9,472,738</u>	<u>15,847,618</u>
4 Investment income	2012 £	2011 £
Amounts written off fixed asset investments		
Profit / (Loss) on Disposal of investment assets	129,855	(2,077,345)
	<u>129,855</u>	<u>(2,077,345)</u>
5 Diminution in value of investment properties	2012 £	2011 £
Amounts written off fixed asset investments		
- Uplift in value	1,640,000	5,500,000
	<u>1,640,000</u>	<u>5,500,000</u>

ABANAR LLP

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2012

6	Interest payable	2012 £	2011 £
	On bank loans and overdrafts	601,224	3,783,111
	On other loans wholly repayable within five years	1,276,164	1,362,995
	On loans repayable after five years	2,586,002	2,598,968
		<u>4,463,390</u>	<u>7,745,074</u>
7	Taxation	2012 £	2011 £
	Current tax charge	<u>0</u>	<u>0</u>
	Deferred tax		
	Origination and reversal of timing differences	<u>0</u>	<u>0</u>
	Factors affecting the tax charge for the year		
	Profit on ordinary activities before taxation	<u>2,069,440</u>	<u>3,503,097</u>
	Profit / (Loss) on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 26% (2011 - 28%)	538,054	980,867
	Effects of		
	Depreciation add back	0	0
	Other adjustments	(538,054)	(980,867)
	Current tax charge	<u>0</u>	<u>0</u>
8	Loss for the financial year		
	As permitted by section 408 Companies Act 2006, the holding limited liability partnership's profit and loss account has not been included in these financial statements. The loss for the financial year is made up as follows:		
		2012 £	2011 £
	Holding limited liability partnership's loss for the financial year	<u>(8,078,094)</u>	<u>(1,410,007)</u>

ABANAR LLP**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 AUGUST 2012****9 Intangible fixed assets****Group****Goodwill
£****Cost**

At 1 September 2011 & at 31 August 2012

88,074

Amortisation

At 1 September 2011

23,304

Amortisation

4,404

At 31 August 2012

27,708

Net book value

At 31 August 2012

60,366

At 31 August 2011

64,770

ABANAR LLP**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)****FOR THE YEAR ENDED 31 AUGUST 2012****10 Tangible fixed assets**

Investment properties	Group	Limited Liability Partnership
	£	£
Cost or valuation		
At 1 September 2011	94,600,000	0
Disposals		
Revaluation	(4,405,000)	0
	<hr/>	<hr/>
At 31 August 2012	90,195,000	-
	<hr/>	<hr/>
Depreciation		
At 1 September 2011 & at 31 August 2012	0	0
	<hr/>	<hr/>
Net book value		
At 31 August 2012	90,195,000	-
	<hr/>	<hr/>
At 31 August 2011	94,600,000	-
	<hr/>	<hr/>

ABANAR LLP

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2012

11 Fixed asset investments

Limited Liability Partnership

	Shares in group undertakings £	Loans to group undertakings £	Total £
Cost			
At 1 September 2011	109	52,694,832	52,694,941
Repayment of loans / disposal of shares	(1)	(22,962,471)	(22,962,472)
At 31 August 2012	108	29,732,361	29,732,469
Provisions for diminution in value			
At 1 September 2011	1	27,371,110	27,371,111
		6,881,734	6,881,734
On disposals	(1)	(22,962,471)	(22,962,472)
At 31 August 2012	0	11,290,373	11,290,373
Net book value			
At 31 August 2012	108	18,441,988	18,442,096
At 31 August 2011	108	25,323,722	25,323,830

Ubique Holdings Limited's shares, Abanar Holding Company 1 Limited's shares and Abanar Holding Company 2 Limited's shares are all held by trustees Praxis Secretaries Limited and Praxis Nominees Limited

There is no interest due on any of the loans in the Limited Liability Partnership's subsidiary undertakings

The Limited Liability Partnership has provided loans totalling £12,140,819 to subsidiary Ubique Holdings Limited for the purpose of acquiring student housing property in Huddersfield, England

The Limited Liability Partnership also provided loans to Abanar Holding Company 1 Limited totalling £22,962,471 and £13,182,903 for the purpose of acquiring student housing property in Lincoln, England and Sheffield, England respectively £6,881,734 of the £13,182,903 loan was provided for in the year The £22,962,471 loan which had been fully provided for in prior periods was disposed of in the year

Ravenscourt House Limited has an outstanding loan balance to the Limited Liability Partnership of £4,408,639 which is fully provided for

In the opinion of the members, the aggregate value of the limited liability partnership's investment in subsidiary undertakings is not less than the amount included in the balance sheet

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**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 AUGUST 2012**

11 Fixed asset investments (Continued)

Holdings of more than 20%

The limited liability partnership holds more than 20% of the share capital of the following companies

Company	Country of registration or incorporation	Shares held	
		Class	%
Ravenscourt House Limited	Jersey	Ordinary	100
Ubrique Holdings Limited	Guernsey	Ordinary	100
Ubrique Investments Limited	Guernsey	Ordinary	100
Ubrique Services Limited	England & Wales	Ordinary	100
Abanar Holding Company 1 Limited	Guernsey	Ordinary	100
Abanar Holding Company 2 Limited	Guernsey	Ordinary	100
Broad Street Unit Trust	Guernsey	Ordinary	100
Broad Street LP	England & Wales	Ordinary	100
Broad Street GP Limited	England & Wales	Ordinary	100
Broad Street GP Holdings Limited	England & Wales	Ordinary	100
Broad Street Retail Limited	England & Wales	Ordinary	100
Broad Street Nominee No 1 Limited	England & Wales	Ordinary	100
Broad Street Nominee No 2 Limited	England & Wales	Ordinary	100
South Street Investment Management Limited	England & Wales	Ordinary	100

The principal activity of these undertakings for the last relevant financial year were as follows

Company	Principal activity
Ravenscourt House Limited	Property Investment
Ubrique Holdings Limited	Holding Company
Ubrique Investments Limited	Property Investment
Ubrique Services Limited	Property Management
Abanar Holding Company 1 Limited	Holding Company
Abanar Holding Company 2 Limited	Holding Company
Broad Street Unit Trust	Holding Unit Trust
Broad Street LP	Property Investment
Broad Street GP Limited	General Partner
Broad Street GP Holdings Limited	Holding company
Broad Street Retail Limited	Retail
Broad Street Nominee No 1 Limited	Nominee Company
Broad Street Nominee No 2 Limited	Nominee Company
South Street Investment Management Limited	Property Management

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2012

12 Debtors

	Group		Limited Liability Partnership	
	2012	2011	2012	2011
	£	£	£	£
Trade debtors	273,563	26,033	244,690	-
Amounts owed by group undertakings	-	-	695,530	982,195
Other debtors	209,505	340,347	2,432	146,386
Prepayments and accrued income	232,289	545,742	113,711	-
	<u>715,357</u>	<u>912,122</u>	<u>1,056,363</u>	<u>1,128,581</u>

13 Creditors amounts falling due within one year

	Group		Limited Liability Partnership	
	2012	2011	2012	2011
	£	£	£	£
Bank loans and overdrafts	52,173,478	34,744,018	5,001,271	4,126,508
Trade creditors	1,342,593	1,166,369	2,689	38,902
Amounts owed to group undertakings	701,250	413,750	701,250	413,750
Other taxes and social security costs	97,584	91,853	-	-
Other creditors	328,507	351,964	-	-
Accruals and deferred income	1,217,632	1,451,456	13,966	9,162
	<u>55,861,044</u>	<u>38,219,410</u>	<u>5,719,176</u>	<u>4,588,322</u>

The security of the ABN Amro loan is provided by K Rangoonwala from designated member HM Developments Limited

14 Creditors amounts falling due after more than one year

	Group		Limited Liability Partnership	
	2012	2011	2012	2011
	£	£	£	£
Bank loans	19,275,000	37,238,755	-	-
	<u>19,275,000</u>	<u>37,238,755</u>	<u>-</u>	<u>-</u>
Analysis of loans				
Wholly repayable within five years	19,775,000	71,600,506	-	4,126,508
Included in current liabilities	(500,000)	(34,361,751)	-	(4,126,508)
	<u>19,275,000</u>	<u>37,238,755</u>	<u>-</u>	<u>-</u>
Loan maturity analysis				
In more than one year but not more than two years	19,275,000	37,238,755	-	-
In more than two years but not more than five years	-	37,238,755	-	-
	<u>-</u>	<u>37,238,755</u>	<u>-</u>	<u>-</u>

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2012

15 Pension and other post-retirement benefit commitments

Group

Defined contribution

The group operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the group in

	2012 £	2011 £
Contributions payable by the group for the year	1 250	1 208

16 Members' interests

Group	Members' other interests			Total	Loans and other debts due to members	Total	2011
	Members capital (classified as equity) £	Revaluation reserve £	Other reserves £				
Amount due to members					58 082 500		
Members' interests at 1 September 2011	3	5 428 167	(40 749 744)	(35 321,574)	58 082 500	22,780 926	22 757 827
Profit / (Loss) for the financial year available for discretionary division among members			2 069 440	2,069 440		2 069 440	3 503 097
Members' interests after loss for the year	3	5 428 167	(38 680 304)	(33 252 134)	58 082 500	24 830 366	26 260 924
Surplus arising from revaluation of assets introduced by members		(6 045 000)		(6 045 000)		(6 045 000)	(3 499 998)
Members' interests at 31 August 2012	3	(616 833)	(38 680 304)	(39 297 134)	58 082 500	18 785 366	22 760 926
Amounts due to members					58 082,500	-	

Limited Liability Partnership	Members' other interests			Total	Loans and other debts due to members	Total	2011
	Members capital (classified as equity) £	Revaluation reserve £	Other reserves £				
Amount due to members					58 082 500		
Members' interests at 1 September 2011	3		(36 204 801)	(36 204 798)	58 082 500	21 877 702	23 287 709
Loss for the financial year available for discretionary division among members			(8 078 094)	(8 078 094)		(8 078 094)	(1 410 007)
Members' interests after loss for the year	3	-	(44 282 895)	(44 282 892)	58 082 500	13 799 608	21,877 702
Members' interests at 31 August 2012	3		(44 282 895)	(44 282 892)	58 082 500	13 799 608	21 877 702
Amounts due to members					58 082 500		

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2012

17 Loans and other debts due to members

Limited Liability Partnership	2012 £	2011 £
Loans introduced in the year	-	-
Loans from members bought forward from prior periods	58,082,500	58,082,500
Loans from members carried forward	<u>58,082,500</u>	<u>58,082,500</u>

In the event of a winding up the amounts included in "Loans and other debts due to members" will rank equally with unsecured creditors

18 Contingent liabilities

Limited Liability Partnership

The limited liability partnership guarantees the obligations of its subsidiaries, Ravenscourt House Limited and Ubrique Holdings Limited, to the amount of £9,265,000 and £37,100,000 respectively. These guarantees, however, are limited to the value of the partnership's investments in the two chargor companies.

The limited liability partnership acts as guarantor on a bank loan provided by Deutsche bank to its subsidiary.

At the time of approving these financial statements, £1.3m of Ravenscourt House Limited's loan had been called up and has been paid. None of the other, remaining loans had been called up at the time of approving these financial statements.

19 Financial commitments

At 31 August 2012 the group had annual commitments under non-cancellable operating leases as follows:

	Land and buildings 2012 £	Land and buildings 2011 £
Expiry date		
Within one year	11,095	2,663
Between two and five years	-	17,359
	<u>11,095</u>	<u>20,022</u>

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2012

20 Employees

Group

Number of employees

Administration

2012

26

2011

23

Employment costs

2012

£

2011

£

Wages and salaries

343,432

319,107

Social security costs

23,243

27,477

Other pension costs

1,250

1,208

367,925

347,792

Limited Liability Partnership

Number of employees

There were no employees during the year apart from the members

21 Control

There is no ultimate controlling party

22 Information in relation to members

**2012
Number**

**2011
Number**

The average number of members during the year was

2

2

Group

2012

£

2011

£

The average profit per member during the year was

1,034,720

1,751,549

2012

£

2011

£

The share of profit to the member with the largest entitlement was

1,379,627

2,335,398

Limited Liability Partnership

2012

£

2011

£

The average loss per member during the year was

(4,039,047)

(705,004)

2011

£

2010

£

The share of loss to the member with the largest entitlement was

(5,385,396)

(940,005)

ABANAR LLP

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 AUGUST 2012

23 Related party transactions

At the year end designated member Lesing Eight Limited was owed £701,250 of working capital by the partnership (see Note 13)

24 Post Balance Sheet Events

Limited Liability Partnership

In November 2012 an agreement was reached to sell subsidiary Ravenscourt House Limited to a new company, Ravenscourt Holdings Limited, which is owned by Abanar LLP and its two designated members HM Developments limited and Lesing 8 Limited. The profit on the disposal was £491,667.