

The Insolvency Act 1986

Statement of administrator's proposals

Pursuant to paragraph 49 of Schedule B1 to the Insolvency Act 1986
and Rule 2.25 of the Insolvency (Scotland) Rules 1986

SF 2046 Limited

SC286013

(a) Insert full name(s) and
address(es) of
administrator(s)

We, Blair Carnegie Nimmo & Gerard Anthony Friar of KPMG LLP, 191 West
George Street, Glasgow, G2 2LJ

attach a copy of our proposals in respect of the administration of the above company.

A copy of these proposals was sent to all known creditors on

(b) Insert date

(b) 14 February 2012

Signed

Joint Administrator

Dated

14/02/2012

Contact Details:

You do not have to give any contact information in the box opposite but if you do, it will help Companies House to contact you if there is a query on the form. The contact information that you give will be visible to searchers of the public record

KPMG LLP

191 West George Street

Glasgow, G2 2LJ

Tel 0141 226 5511

DX Number 551820

DX Exchange Glasgow 20

you have completed and signed this form please send it to the Registrar of Companies at:

Companies House, 37 Castle Terrace, Edinburgh EH1 2EB
15 Edinburgh / LP 4 Edinburgh-2

THURSDAY



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16/02/2012

#144

COMPANIES HOUSE



**SF 2046 Limited
(in administration)
(known as “the Company”)**

**Joint administrators’ report to creditors
pursuant to Paragraph 49 of Schedule
B1 to
the Insolvency Act 1986**

13 February 2012

**KPMG LLP
13 February 2012
*This report contains 21 Pages***

Ac/jhd/cs/982/HERD



*SF 2046 Limited
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Insolvency Act 1986
KPMG LLP
13 February 2012*

Notice: About this Report

This Report has been prepared by BC Nimmo and GA Friar, the Joint Administrators of the Company, solely to comply with their statutory duty under Paragraph 49 of Schedule B1 to the Insolvency Act 1986 to lay before creditors a statement of their Proposals for achieving the purposes of the Administration order, and for no other purpose. It is not suitable to be relied upon by any other person, or for any other purpose, or in any other context.

This Report has not been prepared in contemplation of it being used, and is not suitable to be used, to inform any investment decision in relation to the debt of or any financial interest in the Company.

Any estimated outcomes for creditors included in this Report are illustrative only and cannot be relied upon as guidance as to the actual outcome for creditors. Any person who chooses to rely on this Report for any purpose or in any context other than under Paragraph 49 of Schedule B1 to the Insolvency Act 1986 does so at his own risk.

To the fullest extent permitted by law, the Joint Administrators do not assume any responsibility and will not accept any liability in respect of this Report to any such person.

BC Nimmo is authorised to act as an insolvency practitioner by the Institute of Chartered Accountants of Scotland.

GA Friar is authorised to act as an insolvency practitioner by the Institute of Chartered Accountants of Scotland.

The Joint Administrators act as agents for the Company and contract without personal liability.

The appointments of the Joint Administrators are personal to them and, to the fullest extent permitted by law, KPMG LLP does not assume any responsibility and will not accept any liability to any person in respect of this Report or the conduct of the Administration.



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KPMG LLP

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Appendices

- 1 Statutory and other information**
- 2 Group structure and summary of appointments**
- 3 Estimated statement of affairs**



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1 Introduction

We, Blair Carnegie Nimmo and Gerard Anthony Friar of KPMG LLP, were appointed Joint Interim Managers of SF 2046 Limited ("the Company") on 29 November 2011 and subsequently Joint Administrators on 23 December 2011.

We were appointed by the Court of Session ("the Court") following an application to the Court for the appointment of the Joint Administrators by the Bank of Scotland Plc ("the Bank").

In accordance with paragraph 100 (2) of schedule B1 of the Insolvency Act 1986 the functions of the Joint Administrators may be exercised by either of or both the Joint Administrators.

In accordance with paragraph 49 of schedule B1 of the Insolvency Act 1986 we set out below our report to the creditors of the Company together with our proposals for achieving the purpose of the Administration and for the conduct of the Administration.

The report also includes certain information which is required to be provided to creditors in accordance with Rule 2.25 (1) of the Insolvency (Scotland) Rules 1986.

2 Statutory and other information

A summary of the statutory and other relevant information relating to the Companies is set out on Appendix 1.

3 Background and events leading up to the appointment

3.1 Background

SF 2046 Limited was incorporated on 9 June 2005, and is considered to be part of the Herd Estates Limited group ("the Group"), whose principal focus was property investment. A copy of the Group structure is attached at Appendix 2a.

BC Nimmo and GA Friar have also been appointed to 17 other Group companies. Details of these appointments are set out at Appendix 2b.

The Group, which was headquartered in Belfast, was formed by Mr Eric Henry Sproule in 2001 when he acquired a number of properties and group companies from Ashquay Group Plc, of which he was a former director. Ashquay Group Plc, which was subject to a reverse takeover at that time, wished to dispose of its retail and commercial investment portfolio in order to focus on serviced offices.

Over the last 11 years, the Group has gradually increased and refined its portfolio, disposing of underperforming and "non" core assets to focus primarily on high street retail units in towns across the UK. The portfolio size was increased through both direct property and



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portfolio purchases and company acquisitions, leading to the extensive Group structure currently in existence.

At the height of the property market "boom", the Group saw an opportunity to expand into residential property, acquiring flats and houses for let and also entering into joint ventures for the development of luxury houses in Northern Ireland (specifically in Belfast and Donaghadee) for onward sale. Certain other assets, including a wind farm, were also acquired by the Group.

As at 28 November 2011, the Group owned an extensive portfolio of c.70 freehold and long leasehold properties located across England, Wales, Northern Ireland and Scotland. The properties can be categorised as follows:

- 45 retail and commercial units (the "Core portfolio");
- Wind farm at Cornharrow in Scotland;
- 500 acre estate in Scotland; and
- 19 residential properties, both complete and partially built, in Northern Ireland.

The property owned by the Company, which forms part of the Group's core portfolio, is detailed at Figure 2 below:

Figure 2: Property assets

Company	Property
SF 2046 Limited	BP Filling Station, Glasgow Airport

Source: Directors/Bank of Scotland Plc

The majority of properties are either leased out to (or available for lease to) third parties.

The Core portfolio properties are managed by Lisney LLP ("Lisney"), an independent firm of property managers and estate agents based in Belfast. The residential properties are managed by various independent letting agents.

The directors advised that at its peak, the Group was operating profitably, with relatively few voids across the portfolio and generating annual rental income of c.£5.0m.

3.2 Events leading up to appointment

Mr Sproule has advised us that, until 2008, the Group performed well both operationally and financially. However, the general economic downturn and specifically the decline in the property market over the last few years, has had a significant adverse impact resulting in declining property values and loss of rental income as tenants encountered cash flow difficulties which affected their ability to meet their lease obligations. This resulted in the Group breaching its banking covenants. Amongst other things, difficulties were



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experienced with deteriorating loan to value ratios as a consequence of falling property values and cash flow problems (as tenants sought to reschedule lease payments, being unable to afford rent increases and in some, cases, being placed into insolvency).

In view of the foregoing, the Group entered into discussions in early 2011 with its principal lender, the Bank. The Group initially sought to sell a small number of properties to reduce the overall Bank debt and also explored the possibility of refinancing the debt, however, these strategies ultimately proved unsuccessful.

In the summer of 2011, a decision was taken to sell the Group's entire core property portfolio. CBRE Limited ("CBRE") were appointed to handle the marketing process and a closing date for offers was set for early November 2011, at which time a number of offers were received from a variety of financial institutions and private investors. At the same time, the Group continued to explore refinancing options. Unfortunately, and despite protracted discussions, a suitable sale could not be concluded. In the meantime, the Group was also unable to provide a refinancing solution.

By late November 2011, the Group was unable to settle its debts as they fell due and with no clear solution as to the ongoing funding of the business or the repayment of Bank debt, the decision was taken to place 18 companies within the Group into formal insolvency. Accordingly, the Bank sought the appointment of Administrative Receivers/Administrators to the relevant Group companies under the terms of its securities, with BC Nimmo and GA Friar of KPMG LLP being appointed as Interim Managers to the Company on 29 November 2011 and subsequently Joint Administrators on 23 December 2011.

3.3 Reasons for insolvency

The Group's directors have attributed the insolvencies to a number of reasons, including *inter alia*:

- The general economic downturn, which adversely affected rental income, giving rise to cash flow pressures and an inability to service the Group's debts as they fell due; and
- The property market decline, which resulted in the Group's assets being worth less than the associated debt.

4 Objectives of the Administration

Paragraph 3(1) of Schedule B1 of the Insolvency Act 1986 sets out the three objectives of the Administration process. These are:

- a. rescuing the Company as a going concern; or
- b. achieving a better result for the Company's creditors as a whole than if the Company was wound up (without first being in Administration); or
- c. realising property in order to make a distribution to one or more secured or preferential creditors.



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It was considered that the administration of the Company would achieve objective (b) to achieve a better result for the Company's creditors as a whole than if the Company was wound up.

5 Events following the appointment

5.1 Initial review

Immediately following our appointment we attended the Group's head office premises at 51 Hill Street, Belfast to meet the directors, gain an understanding of the Group's financial and operational position and to take the necessary steps to safeguard the Company's assets.

As noted above, at the date of our appointment the Group's core retail portfolio was managed by Lisney (including the property held by the Company). Following our appointment, we met with Lisney to understand the current position with the core portfolio and to safeguard the rental income being received. Given Lisney's knowledge of the daily operational issues (including collection of rent and service charges), the established systems they had in place, and their ability to meet our operational requirements, we instructed Lisney to continue to manage the core portfolio on our behalf.

5.2 Sale of the business and assets

As noted above, CBRE were appointed by the Group prior to our appointment to deal with the marketing and sale of the core portfolio including the property owned by the Company. Following discussions with the secured lender, the Bank, we retained the services of CBRE and requested that they reactivate the sales process commenced prior to our appointments. CBRE subsequently contacted all parties who had previously expressed an interest together with those further parties identified post appointment to advise of the opportunity to submit best and final bids for the properties sitting within the Group's Core portfolio.

At the closing date, we received a number of offers for the properties. Following review and clarification of the offers, and discussions with CBRE and the Bank, two separate preferred bidders were selected for 41 of the properties within the Core portfolio. One of these includes the property owned by the Company.

We are currently in the process of progressing the offers and hope to conclude a sale of the property owned by the Company in the near future.

5.3 Other Assets

The Company did not own any other assets of significant value as at the date of appointment.



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5.4 Accounting information

Following our appointment, we also held meetings with the Group's accountants, Flannigan Edmonds Bannon ("FEB") to obtain various financial information. As much of the Group's financial information was significantly out of date, we have instructed FEB to update certain key records which we hope to receive in early course.

6 Amounts payable to secured creditors, preferential creditors and the floating charge holder

6.1 Secured lenders

The Bank holds a standard security/legal charge over the property owned by the Company. The estimated amounts due to the Bank are set out in Figure 2 below.

Figure 2: Secured lenders' indebtedness

	£000
Amounts secured by cross guarantee	
SF 2046 Limited – direct	2,882
– via cross guarantees	70,551
	<hr/>
	73,433
	<hr/>
<i>Source: Company records and Joint Administrators' estimates</i>	

Note: In addition to the direct debt of £2.882m owed to the Bank, the Company has guaranteed the debt of a further 2 Group companies, Varren Properties Limited ("Varren") and Ashquay Properties Limited ("Ashquay"). BC Nimmo and GA Friar were appointed as Joint Administrative Receivers of Varren and Ashquay on 28 November 2011, at which point they owed £70.551m to the Bank.

It should be noted that interest and charges continue to accrue on the Bank's indebtedness.

6.2 Preferential creditors

The Company did not have any employees at the date of appointment. Accordingly, there are no preferential creditors in the Administration.



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6.3 Floating charge/debenture

There is no floating charge/debenture over the business and assets of the Company.

7 Summary of and commentary upon the statement of affairs

A summary statement of affairs for the Company is attached at Appendix 3.

The estimated dividend prospects, based on the directors' statements of affairs, are commented on in Sections 8 and 9 below. It should be noted that the directors' statements of affairs do not include a provision for the costs of asset realisations or the costs of the Administration.

8 Prescribed part of the Company's net property pursuant to Section 176A of the Insolvency Act 1986

The Bank's does not hold a floating charge/debenture over the Company. Therefore section 176A of the Insolvency Act 1986 is not applicable and there will be no prescribed part of the Company's net property available for unsecured creditors.

The dividend prospects of the Companies' are commented further in section 9 below.

9 Dividend prospects for creditors

The property owned by the Company is subject to standard security/legal charge in favour of the Bank. Accordingly, as a result of the level of Bank debt and the cross guarantees provided by the Company, the net proceeds from the sale of this property are payable to the Bank.

There are limited unsecured assets. As a result, it is not expected that a dividend will be available to the unsecured creditors in the Administration.

10 Creditors' meeting

Based on the information provided above and progress made since the date of Administration, the Joint Administrators estimate that there will be no dividend available to the unsecured creditors.

Therefore, in accordance with Paragraph 52 (1) (b) of Schedule B1 to the Insolvency Act 1986, the Joint Administrators do not propose to hold an initial creditors' meeting.

The Joint Administrators are, however, required to summon an initial creditors' meeting if it is requested:



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- by creditors of the Company whose debts amount to at least 10% of the total debts of the Company;
- in the prescribed manner (detailed below); and
- in the prescribed period (detailed below).

If the Joint Administrators are not requested to call a meeting within eight business days of the date of this report, the Proposals will be deemed to have been approved by the creditors.

A request for an initial meeting of creditors must be made in writing to the Joint Administrators and must include:

- a note of the creditors' debt in the Administration;
- a statement of the purpose of the proposed meeting.
- a list of the creditors concurring with the request, showing the amounts of their respective debts in the Administration; and
- from each creditor concurring, written confirmation of his concurrence.

In addition, the expense of summoning and holding a meeting at the request of the creditor may have to be paid by that person who is required to deposit security for such expenses with the Administrators.

11 Joint Administrators' remuneration

In accordance with Rule 2.39 of the Insolvency (Scotland) Rules 1986, the basis for the Joint Administrators remuneration is fixed at either a percentage of the value of the Company's property or by reference to time properly given by the Joint Administrators and their staff. In the Administration of the Company, the basis requested will be in accordance with the time properly given by the Joint Administrators. Where the Joint Administrators have made a statement under Paragraph 52 (1) (b), that the Company has insufficient property to enable a distribution to be made to unsecured creditors other than by virtue of the Prescribed Part, it is for the secured creditor and a majority of preferential creditors who vote to agree the basis of remuneration. Further information is given in "*A Creditors Guide to Administrators' Fees*", a copy of which can be found at http://www.r3.org.uk/media/documents/technical_library/SIPS/SIP%209%20SCOT.pdf. If you are unable to access this guide and would like a copy, please contact our colleague, Chris Sim.

12 Joint Administrators' proposals

This document in its entirety constitutes the Joint Administrators' proposals in accordance with Paragraph 49.



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The key points have been summarised below.

The Joint Administrators propose the following:-

- to continue to do all such things reasonably expedient and generally exercise all their powers as Joint Administrators as they, in their discretion, consider desirable in order to maximise realisations from the assets of the Company;
- to seek an extension of the Administration period if deemed necessary by the Joint Administrators;
- to raise or defend any legal actions while it remains economical to do so;
- to continue to pursue and ingather the various debts still due to the Company;
- to continue to realise the remaining assets of the Company;
- to investigate and submit a claim for a refund of Corporation Tax or VAT paid by the Company;
- to appoint and instruct agents to assist in the management, valuation and realisation of the assets;
- that in the event that no creditors' committee is formed, the Joint Administrators' remuneration will be based upon time costs properly incurred at KPMG LLP time rates determined in accordance with Rule 2.39 of the Insolvency (Scotland) Rules 1986;
- the Joint Administrators be authorised to draw fees on account from the assets of the Company from time to time during the period of the Administration based on time properly spent at KPMG LLP charge out rates that reflect the complexity of the assignment. Also, that the Joint Administrators be authorised to draw disbursements from time to time to include category two disbursements;
- that the costs of KPMG LLP in respect of tax, VAT and pension advice provided to the Joint Administrators be based upon time costs at KPMG LLP rates and shall be paid out of the assets of the Company;
- the Joint Administrators be permitted to pay any realisations to preferential and secured creditors along with any prescribed part dividends to ordinary creditors and then take the appropriate steps to dissolve the Company;
- to settle legal and other agents' fees and disbursements properly incurred in assisting the Joint Administrators, to be paid out of the assets of the Company;
- should the need arise, Joint Administrators be permitted to move the Company from Administration to Creditors' Voluntary Liquidation, and for the appointment of Blair Carnegie Nimmo and Gerard Anthony Friar as Joint Liquidators of the Company without further recourse to creditors. In accordance with Paragraph 83 (7) of Schedule B1 to the Insolvency Act 1986 and Rule 2.47 of the Insolvency (Scotland) Amendment



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Rules 2003, creditors may nominate a different person as the proposed Liquidator, provided that the nomination is made after the receipt of the Proposals and before the Proposals are approved;

- that the Joint Administrators be discharged at the end of the Administration from liability in respect of any action of theirs as Joint Administrators pursuant to paragraph 98 (1) of schedule B1 of the Insolvency Act 1986 immediately following the registration of the notice given pursuant to paragraph 83 of schedule B1 of the Insolvency Act 1986.

13 **Directors' conduct**

We are required by Rules 3 and 4 of the Insolvent Companies (Reports on Conduct of Directors) (Scotland) Rules 1996 to submit a report or a return to the Department for Business, Enterprise and Regulatory Reform ("DBER") on the conduct of any person who has been a director or shadow director of the Company at any time in the three years immediately preceding our appointment.

We would be grateful to receive any comments that unsecured creditors or any other party may wish to make in order to assist in our investigations into the Company's affairs and in our preparation of comments for submission to the DBER. Such comments, if required, can be treated in the strictest confidence.

BC Nimmo & GA Friar
KPMG LLP
191 West George Street
Glasgow
G2 2LJ

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Appendix 1 – SF 2046 Limited

Statutory and other information

EC Regulation

This Administration is a main proceeding under the EC Regulation on Insolvency Proceedings. Article 3 of the EC Regulation defines main proceedings and the Company is registered in Scotland, has its main centre of interest in Scotland and does not fall within one of the excepted categories. Consequently, the Administration is governed by the Insolvency Act 1986 and not any other European Union Member State's insolvency law.

Incorporation

SF 2046 Limited was incorporated on 9 June 2005.

Registered office and trading address

SF 2046 Limited's former registered office was situated at:

24 Great King Street
Edinburgh
EH3 6QN

As part of the Administration process, the registered office of SF 2046 Limited has been changed to:

c/o KPMG LLP
191 West George Street
Glasgow
G2 2LJ

SF 2046 Limited traded from leasehold premises at

51 Hill Street
Belfast
County Antrim
BT1 2LB

Company number

The company number is SC286013.



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Directors

The directors at the date of our appointment were:

Richard Henry Sproule Appointed 10 March 2006

Eric Henry Sproule Appointed 10 March 2006

Company secretary

The secretary of the Company at the date of our appointment was Eric Henry Sproule.

Share capital

The authorised issued and called up share capital of the Company is set out in Figure 1, below.

Shareholder	Class of Share	Number	Value (£)
Herd Estates Limited	Ordinary £1	2	2
<i>Source: Companies House</i>			

Reporting accountants

The reporting accountants were:

Flannigan Edmond & Bannon
Pearl Assurance House
2 Donegall Square East
Belfast
BT1 5HB

Associated companies

A copy of the Group structure is attached at Appendix 2a. BC Nimmo and GA Friar have been appointed to 18 companies within the Group as detailed in the summary held at Appendix 2b.



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Financial information

A summary of the Company's most recent available financial information are set out at figures 2, 3 and 4 below.

Figure 2: Profit and loss accounts

	Year to 28 February 2011 £000 (draft)	11 months to 28 February 2010 £000 (annual)	Year to 31 March 2009 £000 (annual)	Year to 31 March 2008 £000 (annual)
Turnover	222	199	211	208
Gross profit	219	196	208	206
Operating profit	195	178	181	192
Net profit / (loss) before revaluation of property	12	37	(58)	(79)
Unrealised loss on revaluation	(800)	(485)	-	-
Net profit/ (loss)	(788)	(448)	(58)	(79)
<i>Source: Company records/Companies House</i>				

Figure 3: Balance sheets

	As at 28 February 2011 £000 (draft)	As at 28 February 2010 £000 (audited)	As at 31 March 2009 £000 (audited)	As at 31 March 2008 £000 (audited)
Fixed assets	2,590	3,390	3,875	3,875
Current assets	67	64	-	-
	<hr/> 2,657	<hr/> 3,454	<hr/> 3,875	<hr/> 3,875
Liabilities	(3,942)	(3,951)	(3,924)	(3,865)
Shareholders' funds/(deficit)	<hr/> (1,285)	<hr/> (497)	<hr/> (49)	<hr/> 10
<i>Source: Company records/Companies House</i>				



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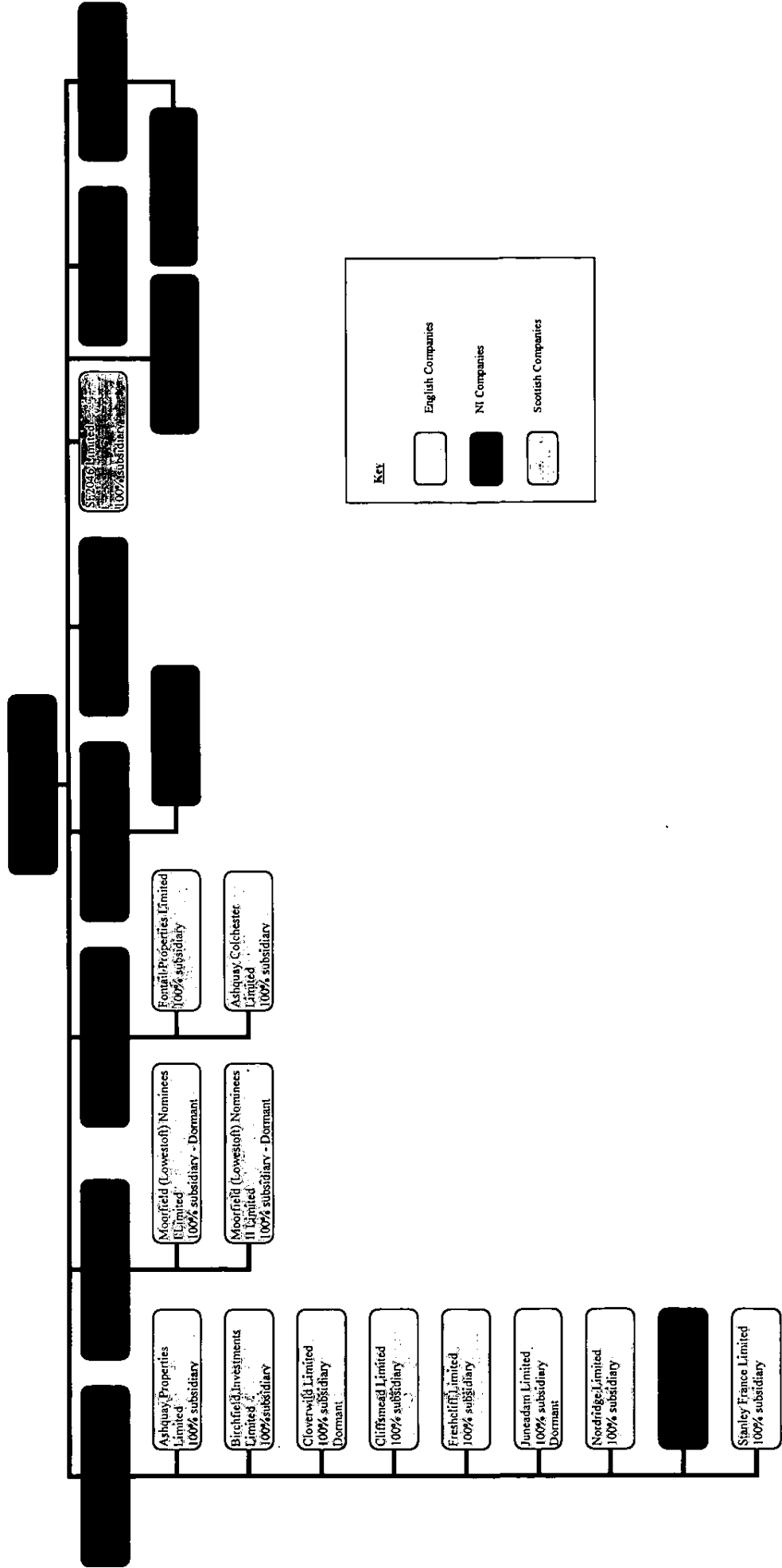
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Figure 4: Other financial information

	Year to 28 February 2011 £000 (draft)	11 months to 28 February 2010 £000 (audited)	Year to 31 March 2009 £000 (audited)	Year to 31 March 2008 £000 (audited)
Directors' remuneration	Unknown	Unknown	Unknown	Unknown
Dividends paid	-	-	-	-
Date of auditors' report	24 November 2011	26 November 2010	27 January 2010	29 January 2009

Source: Company records/Companies House

Appendix 2a - Group Structure



Appendix 2b – Summary of appointments

Company name	Registered	Reg no	Insolvency mechanism	Date of appointment	Appointees
Varren Properties Limited	Northern Ireland	N1040779	Administrative receivership	28 Nov 11	BC Nimmo and GA Friar
Varren Industrial Estates Limited	Northern Ireland	N1043917	Administrative receivership	28 Nov 11	BC Nimmo and GA Friar
Vinegar Properties Limited	Northern Ireland	N1040778	Administrative receivership	28 Nov 11	BC Nimmo and GA Friar
Ashquay Properties Limited	England	03181557	Administrative receivership	28 Nov 11	BC Nimmo and GA Friar
Birchfield Investments Limited	England	03118818	Administrative receivership	28 Nov 11	BC Nimmo and GA Friar
Cloverwild Limited	England	03179529	Administrative receivership	28 Nov 11	BC Nimmo and GA Friar
Cliffsmead Limited	England	03124542	Administrative receivership	28 Nov 11	BC Nimmo and GA Friar
Freshcliff Limited	England	03298153	Administrative receivership	28 Nov 11	BC Nimmo and GA Friar
Juneadam Limited	England	03175553	Administrative receivership	28 Nov 11	BC Nimmo and GA Friar
Nordridge Limited	England	03225720	Administrative receivership	28 Nov 11	BC Nimmo and GA Friar
Stanley France Limited	England	00599354	Administrative receivership	28 Nov 11	BC Nimmo and GA Friar
Herd Environmental Limited	Northern Ireland	N1066767	Administrative receivership	28 Nov 11	BC Nimmo and GA Friar
Sarcon (No 235) Limited	Northern Ireland	N1062570	Administrative receivership	28 Nov 11	BC Nimmo and GA Friar
Fontail Properties Limited	England	03365237	Administration	28 Nov 11	BC Nimmo and GA Friar
Ashquay Colchester Limited	England	04126037	Administration	28 Nov 11	BC Nimmo and GA Friar
Herd Estates Limited	Northern Ireland	N1040442	Administration	28 Nov 11	BC Nimmo and GA Friar
Simberg Limited	Northern Ireland	N1023107	Administration	5 Dec 11	BC Nimmo and GA Friar
SF 2046 Limited	Scotland	SC286013	Administration	5 Dec 11	BC Nimmo and GA Friar
				23 Dec 11	BC Nimmo and GA Friar

Notes:

BC Nimmo and GA Friar were previously appointed as Interim Managers of SF 2046 Limited on 29 November 2011.

Sarcon (No 235) Limited is not a subsidiary of Herd Estates Limited but has common directors with the Group companies and is included in the bank's security ring

Appendix 3

Estimated statement of affairs

SF 2046 Limited (in administration)

Directors' statement of affairs as at 23 December 2011

	Notes £000	Book value £000	Estimated to realise £000
Assets specifically secured			
Property		2,590	2,590
Less: Due to Bank of Scotland Plc			
- Direct debit			(2,882)
- Via cross guarantee			(70,551)
			(73,443)
(Deficit) carried down			(70,843)
Assets not specifically secured			
Cash at Bank		-	-
Trade debtors		67	67
Estimated assets available to preferential creditors			67
Preferential creditors			-
Estimated assets available to floating charge holder			67
Debts secured by floating charge (via cross guarantee)			-
Available to ordinary creditors			67
Ordinary creditors			
Deficit brought down		(70,843)	
Inter-company creditors		(1,085)	
			(71,928)
Estimated (deficiency) as regards ordinary creditors			(71,861)
Issued and called up share capital			-
(Deficiency) as regards members			(71,861)



Notes

- 1 The issued and called up share capital of the Company is 2 Ordinary Shares of £1 each and is not reflected in the statement.
- 2 The statement does not take into account the costs of the Administration process or the costs of realisation of the assets.
- 3 The figures in respect of assets not specifically secured and ordinary creditors are based on the financial information as at 28 February 2011. We understand that the figures at the date of our appointment are not materially different.