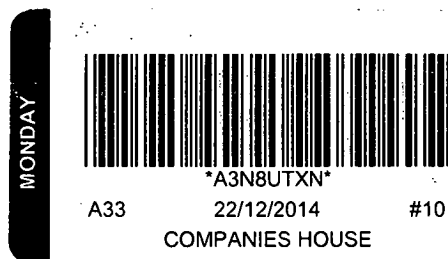


Financial Statements Silvergrad Limited

For the period ended 31 March 2014



Registered number: 01460104

Silvergrad Limited

Company Information

Directors

A J Langton
M G L Curle
J Hughes

Company secretary

J Hughes

Registered number

01460104

Registered office

440 Kings Road
London
SW10 0LH

Independent auditors

Grant Thornton UK LLP
Chartered Accountants & Statutory Auditor
Colmore Plaza
20 Colmore Circus
Birmingham
West Midlands
B4 6AT

Contents

	Page
Directors' report	1 - 2
Independent auditors' report	3 - 4
Profit and loss account	5
Balance sheet	6
Notes to the financial statements	7 - 11

Directors' report

For the period ended 31 March 2014

The directors present their report and the financial statements for the period ended 31 March 2014.

Directors

The directors who served during the period were:

A J Langton
M G L Curle
J Hughes

Dividends

The directors do not propose a dividend for the period (30 September 2012: £nil).

Directors' responsibilities statement

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 judgments 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.

Disclosure of information to auditors

Each of the persons who are directors at the time when this directors' report is approved has confirmed that:

- so far as that director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- that director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Silvergrad Limited

Directors' report

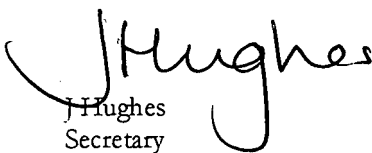
For the period ended 31 March 2014

Auditors

The auditors, Grant Thornton UK LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.


J Hughes
Secretary

Date: 19/12/14

Independent auditors' report to the members of Silvergrad Limited

We have audited the financial statements of Silvergrad Limited for the period ended 31 March 2014, which comprise the profit and loss account, the balance sheet and the related notes. 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, 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 (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

A description of the scope of an audit of financial statements is provided on the Financial Reporting Council's website at www.frc.org.uk/auditscopeukprivate.

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 March 2014 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.

Independent auditors' report to the members of Silvergrad Limited

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 from the requirement to prepare a strategic report or in preparing the directors' report.

Grant Thornton UK LLP

Martin Ramsey (senior statutory auditor)
for and on behalf of
Grant Thornton UK LLP
Statutory Auditor
Chartered Accountants
Birmingham
Date: 19/12/14

Profit and loss account

For the period ended 31 March 2014

		Period ended 31 March 2014	Year ended 30 September 2012
	Note	£	£
Turnover	1	115,500	77,000
Administrative expenses		<u>(1,577)</u>	<u>(2,379)</u>
Operating profit	2	113,923	74,621
Interest payable and similar charges		<u>-</u>	<u>(254)</u>
Profit on ordinary activities before taxation		113,923	74,367
Tax on profit on ordinary activities	3	<u>(25,680)</u>	<u>(28,708)</u>
Profit for the financial period		<u>88,243</u>	<u>45,659</u>

The notes on pages 7 to 11 form part of these financial statements.

Balance sheet

As at 31 March 2014

	Note	£	31 March 2014 £	£	30 September 2012 £
Fixed assets					
Tangible assets	4		1,452,530		1,452,530
Current assets					
Debtors	5	313,710		220,262	
Creditors: amounts falling due within one year	6	(45,215)		(40,010)	
Net current assets			<u>268,495</u>		<u>180,252</u>
Net assets			<u><u>1,721,025</u></u>		<u><u>1,632,782</u></u>
Capital and reserves					
Called up share capital	7		200		200
Revaluation reserve	8		1,386,251		1,386,251
Profit and loss account	8		<u>334,574</u>		<u>246,331</u>
Shareholder's funds			<u><u>1,721,025</u></u>		<u><u>1,632,782</u></u>

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

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:


J Hughes
Director

Date: 19/12/14

The notes on pages 7 to 11 form part of these financial statements.

Notes to the financial statements

For the period ended 31 March 2014

1. Accounting policies

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention as modified by the revaluation of freehold land and buildings and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

1.2 Going concern

The financial statements have been prepared on a going concern basis. The directors are pleased to report that the company has sufficient liquid resources to meet its working capital requirements for the foreseeable future.

1.3 Cash flow

The company, being a subsidiary undertaking where 90% or more of the voting rights are controlled within the group whose consolidated financial statements are publicly available, is exempt from the requirement to draw up a cash flow statement in accordance with FRS 1.

1.4 Turnover

Turnover represents amounts receivable for rent net of value added tax and is recognised over the life of the rental agreement.

1.5 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. The freehold property is maintained as a matter of company policy by a program of repair and refurbishment such that the residual value is at least equal to the book value and the useful economic life of the asset is considered to be greater than 50 years. As a result the asset is not depreciated as any charge would be immaterial.

The freehold property is revalued once every five years with an interim valuation after three years, to an open market value, by an independent Chartered surveyor.

The freehold property is subject to an annual impairment review under Financial Reporting Standard 11. No impairment has been thought to have occurred in each of these financial periods.

Notes to the financial statements

For the period ended 31 March 2014

1. Accounting policies (continued)

1.6 Deferred taxation

Full provision is made for deferred tax assets and liabilities arising from all timing differences, other than as detailed below, between the recognition of gains and losses in the financial statements and recognition in the tax computation.

Deferred tax is not provided on timing differences arising from the revaluation of fixed assets in the financial statements.

A net deferred tax asset is recognised only if it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax assets and liabilities are calculated at the tax rates expected to be effective at the time the timing differences are expected to reverse.

Deferred tax assets and liabilities are not discounted.

1.7 Financial instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

2. Operating profit

The operating profit is stated after charging:

	Period ended 31 March 2014 £	Year ended 30 September 2012 £
Auditors' remuneration	700	1,000

During the period, no director received any emoluments (2012 - £NIL).

Notes to the financial statements

For the period ended 31 March 2014

3. Taxation

	Period ended 31 March 2014 £	Year ended 30 September 2012 £
Analysis of tax charge in the period/year		
UK corporation tax charge on profit for the period/year	26,582	18,592
Adjustments in respect of prior periods	(902)	10,116
Tax on profit on ordinary activities	<u>25,680</u>	<u>28,708</u>

There is an unprovided deferred tax asset of £348,000 (30 September 2012: £348,000) in respect of the revaluation gain on the freehold land and holdings.

4. Tangible fixed assets

	Freehold property £
Cost or valuation	
At 1 October 2012 and 31 March 2014	<u>1,452,530</u>
Depreciation	
At 1 October 2012 and 31 March 2014	<u>-</u>
Net book value	
At 31 March 2014	<u>1,452,530</u>
At 30 September 2012	<u>1,452,530</u>

The freehold land and buildings were valued on an open market basis by Lewis Doyle, a firm of independent Chartered Surveyors on 5 December 2012. The freehold property is subject to an annual impairment review. No impairment has been thought to have occurred in each of these financial periods.

If the land and buildings had not been included at valuation they would have been included under the historical cost convention as follows:

	31 March 2014 £	30 September 2012 £
Cost	66,729	66,729
Accumulated depreciation	-	-
Net book value	<u>66,729</u>	<u>66,729</u>

Notes to the financial statements

For the period ended 31 March 2014

5. Debtors

	31 March 2014 £	30 September 2012 £
Due after more than one year		
Amounts owed by group undertakings	313,710	220,262

6. Creditors: Amounts falling due within one year

	31 March 2014 £	30 September 2012 £
Amounts owed to group undertakings	18,592	18,592
Corporation tax	25,427	20,222
Accruals	1,196	1,196
	<u>45,215</u>	<u>40,010</u>

7. Share capital

	31 March 2014 £	30 September 2012 £
Authorised, allotted, called up and fully paid		
100 Ordinary shares of £1 each	100	100
100 Deferred shares of £1 each	100	100
	<u>200</u>	<u>200</u>

The deferred shares carry no rights to attend or vote in any general meeting of the company and no rights to dividends or to participate in the profits or assets of the company.

8. Reserves

	Revaluation reserve £	Profit and loss account £
At 1 October 2012	1,386,251	246,331
Profit for the financial period	-	88,243
	<u>1,386,251</u>	<u>334,574</u>
At 31 March 2014		

Notes to the financial statements

For the period ended 31 March 2014

9. Related party transactions

As the company is a wholly owned subsidiary of Aylesford Holdings Limited, the company has taken advantage of the exemption in Financial Reporting Standard Number 8 from the requirement to disclose transactions with group companies on the grounds that consolidated financial statements are prepared by the parent company.

10. Contingent liabilities

Aylesford & Co (Estate Agents) Limited, a sister company, had a bank overdraft facility at the period end of £445,491 (30 September 2012: £22,822). The overdraft facility is secured by freehold property and associated assets held by Silvergrad Limited. The company, Aylesford & Co (Estate Agents) Limited and Aylesford Holdings Limited have also provided an unlimited guarantee to the Royal Bank of Scotland in relation to this overdraft facility.

11. Ultimate parent undertaking and controlling party

The company is an immediate subsidiary undertaking of Aylesford Holdings Limited, a company registered in England and Wales. Aylesford Holdings Limited is the largest group of undertakings for which group accounts are prepared in the UK. The consolidated accounts are available to the public and may be obtained from The Registrar of Companies, Companies House, Crown Way, Maindy, Cardiff CF4 3UZ.

The ultimate holding company is Aylesford International Holdings SA, a company registered in the British Virgin Islands. The ultimate controlling party is A Langton by virtue of his interest in the ultimate holding company.