ABBREVIATED AUDITED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2015

FOR

GIGGS HILL GREEN HOMES LIMITED
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GIGGS HILL GREEN HOMES LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2015

DIRECTORS:  R P Taylor
            B Taylor

REGISTERED OFFICE:  Coveham House
                    Downside Bridge Road
                    Cobham
                    Surrey
                    KT11 3EP

REGISTERED NUMBER:  06766952 (England and Wales)

AUDITORS:  Wilkins Kennedy LLP
           Statutory Auditor
           Chartered Accountants
           Bridge House
           London Bridge
           London
           SE1 9QR
REPORT OF THE INDEPENDENT AUDITORS TO
GIGGS HILL GREEN HOMES LIMITED
UNDER SECTION 449 OF THE COMPANIES ACT 2006

We have examined the abbreviated accounts set out on pages three to four, together with the full financial statements of Giggs Hill Green Homes Limited for the year ended 31 December 2015 prepared under Section 396 of the Companies Act 2006.

This report is made solely to the company, in accordance with Section 449 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special 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, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors
The directors are responsible for preparing the abbreviated accounts in accordance with Section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section and to report our opinion to you.

Basis of opinion
We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

Opinion
In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the Regulations made under that Section.

Ian Jefferson (Senior Statutory Auditor)
for and on behalf of Wilkins Kennedy LLP
Statutory Auditor
Chartered Accountants
Bridge House
London Bridge
London
SE1 9QR
Date: 21 September 2016
GIFFS HILL GREEN HOMES LIMITED (REGISTERED NUMBER: 06766952)

ABBRVIATED BALANCE SHEET
31 DECEMBER 2015

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CURRENT ASSETS</strong></td>
<td>2015</td>
<td>2014</td>
</tr>
<tr>
<td>Stocks and work in progress</td>
<td>8,954,509</td>
<td>7,871,618</td>
</tr>
<tr>
<td>Debtors</td>
<td>39,695</td>
<td>32,093</td>
</tr>
<tr>
<td>Cash at bank</td>
<td></td>
<td>19,150</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>8,994,204</td>
<td>7,922,861</td>
</tr>
<tr>
<td><strong>CREDITORS</strong></td>
<td>2015</td>
<td>2014</td>
</tr>
<tr>
<td>Amounts falling due within one year</td>
<td>2,914,338</td>
<td>333,895</td>
</tr>
<tr>
<td><strong>NET CURRENT ASSETS</strong></td>
<td>6,079,866</td>
<td>7,588,966</td>
</tr>
<tr>
<td><strong>TOTAL ASSETS LESS CURRENT LIABILITIES</strong></td>
<td>6,079,866</td>
<td>7,588,966</td>
</tr>
<tr>
<td><strong>CREDITORS</strong></td>
<td>2015</td>
<td>2014</td>
</tr>
<tr>
<td>Amounts falling due after more than one year</td>
<td>6,172,374</td>
<td>7,649,990</td>
</tr>
<tr>
<td><strong>NET LIABILITIES</strong></td>
<td>(92,508)</td>
<td>(61,024)</td>
</tr>
<tr>
<td><strong>CAPITAL AND RESERVES</strong></td>
<td>2015</td>
<td>2014</td>
</tr>
<tr>
<td>Called up share capital</td>
<td>2,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Profit and loss account</td>
<td>(94,508)</td>
<td>(63,024)</td>
</tr>
<tr>
<td><strong>SHAREHOLDERS’ FUNDS</strong></td>
<td>(92,508)</td>
<td>(61,024)</td>
</tr>
</tbody>
</table>

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 21 September 2016 and were signed on its behalf by:

R P Taylor - Director
1. ACCOUNTING POLICIES

Going concern
As noted previously the company received a planning contravention notice from Elmbridge Borough Council on 24 June 2013 in relation to the development which had halted completion on the site. The matter has now been resolved and the action has been lifted allowing development to continue.

The directors are confident that now the matters raised in the notice have been resolved and the development is continuing, the market remains strong and therefore have a reasonable expectation that the company has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the annual financial statements.

Basis of preparing the financial statements
The financial statements have been prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2015).

These financial statements are prepared under the historical cost convention and in accordance with applicable UK accounting standards. The principal accounting policies, as set out below, have been applied consistently throughout the year.

Exemption from preparing a cash flow statement
Exemption has been taken from preparing a cash flow statement on the grounds that the company qualifies as a small company.

Stocks and work in progress
Development properties are included in stock and work in progress and are stated at the lower of cost and net realisable value. Cost comprises costs of acquisition and development, including directly attributable fees and expenses, direct labour costs and borrowing costs.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

2. CALLED UP SHARE CAPITAL

Allotted and issued:
Number: Class: Nominal value: 2015 2014
2,000 Ordinary £1 2,000 2,000

3. ULTIMATE PARENT COMPANY

Ranmore Limited (incorporated in Gibraltar) is regarded by the directors as being the company's ultimate parent company.