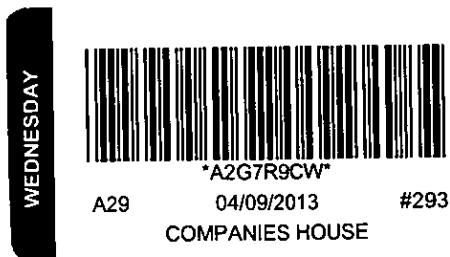


COFTON IRISH INVESTMENTS LIMITED**COMPANY INFORMATION**

DIRECTORS	Pierce G Molony Judith D Molony
SECRETARY	Jordon Company Secretaries Limited
REGISTERED OFFICE	20-22 Bedford Row London WCR 4JS
REGISTERED NUMBER	2398604
BANKERS	Bank of Scotland (Ireland) Saint Stephen's Green Dublin 2 Ireland Allied Irish Banks PLC O'Connell Street, Dublin 1, Ireland
AUDITORS	M J. O'Connor & Co , Certified Public Accountants, Registered Auditors 64 North Strand Road, Dublin 3, Ireland



COFTON IRISH INVESTMENTS LIMITED

REPORT OF THE DIRECTORS

The Directors present their report and the audited financial statements for the period ended 31 December 2012.

Principal Activity

The principal activity of the Company is that of property investment

Business review and future developments

The Company plans to continue its present activities in property rentals

Results and dividends

The profit for the period amounted to £128,981 (2011 - £145,650) A dividend of £128,981 has been paid (2011 - £145,650) and the remainder has been transferred to reserves.

Directors

The directors of the Company are set out on page 1. All of the directors served throughout the period

Directors' interests in shares of the company

None of the directors have a beneficial interest in the shares of the Company as defined by the Companies Act 2006

The interest of the directors in the shares of the ultimate holding company Bumalda Holdings Limited are discussed in the financial statements of that company

COFTON IRISH INVESTMENTS LIMITED**REPORT OF THE DIRECTORS
(Continued)****Directors Responsibilities**

Company law requires the directors to prepare financial statements for each financial year which give a true & fair view of the state of the affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, the directors have,

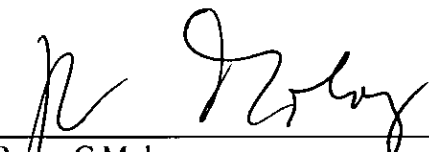
- Selected suitable accounting policies and then applied them consistently
- Make judgements and estimates that are reasonable and prudent
- Followed applicable accounting standards and
- Prepared the financial statements on a going concern basis

The Directors are responsible for keeping proper accounting records which 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.

Auditors

The auditors, M J O'Connor & Co, are willing to continue in office, and a resolution to reappoint them will be proposed at the Annual General Meeting.

The report of the directors was approved by the Board on 31 May 2013 and signed on its behalf by,



Pierce G Molony
Director

**INDEPENDENT AUDITORS REPORT TO THE SHAREHOLDERS OF
COFTON IRISH INVESTMENTS LIMITED**

We have audited the financial statements on pages 5 to 12 which have been prepared on the basis of accounting policies set out on page 8

Respective responsibilities of Directors and Auditors

As described on page 3 the Company's Directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

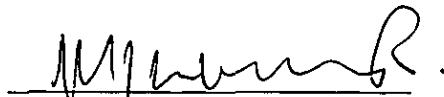
Basis of opinion

We conducted our audit in accordance with Auditing Standards 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 Directors in the preparation of the financial statements and of whether the accounting policies are appropriate to the Company'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.

Opinion

In our opinion, the financial statements give a true and fair view of the state of the Company's affairs as at 31 December 2012 and of its loss for the period then ended and have been properly prepared in accordance with the Companies Act 2006.



Signed . Michael O'Connor
Registered Auditor on behalf
of MJ. O'Connor & Co ,
Certified Public Accountants
& Registered Auditors

64 North Strand Road,
Dublin 3
31 May 2013

COFTON IRISH INVESTMENTS LIMITED**PROFIT AND LOSS ACCOUNT
FOR THE PERIOD ENDED 31 DECEMBER 2012**

	Note	Period Ended 31 st December 2012	Period Ended 31 st December 2011
		£	£
Turnover – continuing operations	2	197,937	222,196
Gross Profit		197,937	222,196
Administrative expenses		(68,956)	(76,548)
		<hr/>	<hr/>
Operating profit – continuing operations	3	128,981	145 650
		<hr/>	<hr/>
Profit on ordinary activities before taxation		128,981	145,650
Tax on profit on ordinary activities		-	-
Dividend paid	6	128,981	145,650
		<hr/>	<hr/>
Profit/(Loss) for the financial period		-	-
		<hr/> <hr/>	<hr/> <hr/>

All results are derived from continuing operations

The company has no recognised net gains or losses except as reported in the above profit and loss Accounts for the period or the prior year.

There is no difference between the profit reported above and the profit reported on a historic cost basis

COFTON IRISH INVESTMENTS LIMITED**STATEMENT OF TOTAL RECOGNISED GAINS & LOSSES
FOR THE PERIOD ENDED 31 DECEMBER 2012**

	Period ended 31 December 2012	Period ended 31 December 2011
	£	£
Profit/(Loss) for the financial period	-	-
Foreign currency exchange differences	84,558	(70,688)
	<hr/>	<hr/>
Total Recognised gains / (losses)	84,558	(70,668)
	<hr/> <hr/>	<hr/> <hr/>

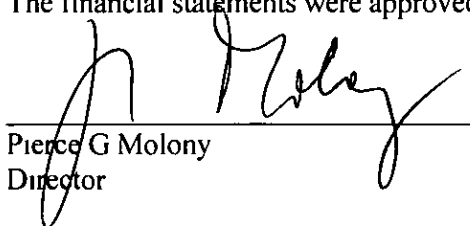
**RECONCILIATION OF MOVEMENT IN SHAREHOLDERS FUNDS
FOR THE PERIOD ENDED 31 DECEMBER 2012**

	Period ended 31 December 2012	Period ended 31 December 2011
	£	£
Total recognised gains/losses	84,558	(70,688)
Opening Shareholders funds	487,531	558,219
	<hr/>	<hr/>
Closing Shareholders funds	572,089	487,531
	<hr/> <hr/>	<hr/> <hr/>

COFTON IRISH INVESTMENTS LIMITED**BALANCE SHEET
FOR THE PERIOD ENDED 31 DECEMBER 2012**

	Note	Period ended 31 December 2012	Period ended 31 December 2011
		£	£
Fixed Assets			
Investment Properties	7	6,597,969	6,597,969
		<hr/>	<hr/>
Current Assets			
Debtors	8	-	-
Bank Current Account		9,310	3,952
		<hr/>	<hr/>
		9,310	3,952
Creditors amounts falling due within one year	9	(6,035,190)	(6,114,390)
		<hr/>	<hr/>
Net current liabilities		(6,035,190)	(6,110,438)
		<hr/>	<hr/>
Total assets less current liabilities		572,089	487,531
		<hr/>	<hr/>
Net Assets		572,089	487,531
		<hr/> <hr/>	<hr/> <hr/>
Capital & Reserves			
Called up share capital	10	100	100
Investment revaluation reserve	11	452,440	452,440
Profit & loss account	11	119,549	34,991
		<hr/>	<hr/>
Equity Shareholders' funds		572,089	487,531
		<hr/> <hr/>	<hr/> <hr/>

The financial statements were approved by the Board on 31 May 2013 and signed on its behalf by



 Pierce G Molony
 Director

COFTON IRISH INVESTMENTS LIMITED**NOTES TO THE FINANCIAL STATEMENTS
31 DECEMBER 2011****1. ACCOUNTING POLICIES****Basis of accounting**

The financial statements are prepared in accordance with applicable accounting standards under the historical cost convention as modified by the revaluation of certain land and buildings.

Foreign Currencies

Assets and liabilities denominated in foreign currency are translated into sterling at the rates of exchange ruling at the balance sheet date. The trading results are translated into sterling at the average rate for the period. Exchange differences arising in respect of the revenue transactions in the accounting period are included in the profit and loss account. Other exchange differences are taken to reserves.

Turnover

Turnover comprises rent and charges to clients and the invoiced value of properties sold excluding value added tax.

Taxation

The charge for taxation is based on the profit for the period for the period and takes into account taxation deferred or accelerated because of timing differences between the treatment of certain items for accounting and taxation purposes.

Provision for deferred taxation is made under the liability method only to the extent that it is probable that the liability will become payable in the foreseeable future.

Investment Properties

Investment properties are re-valued annually and the surplus or deficit is transferred to Revaluation Reserve. In accordance with SSAP 19 no depreciation or amortisation is provided in respect of freehold investment properties and leasehold properties with over 20 years to run.

The directors consider that this accounting policy results in the accounts giving a true & fair view. Depreciation or amortisation is only one of the many factors reflected in the annual valuation and the amount, which might otherwise have been shown, cannot be separately identified & quantified.

COFTON IRISH INVESTMENTS LIMITED**NOTES TO THE FINANCIAL STATEMENTS
31 DECEMBER 2012****2. TURNOVER**

	Period ended 31 December 2012	Period ended 31 December 2011
Rents receivable	197,937	222,196
	<hr/>	<hr/>

3. OPERATING PROFIT

Operating profit is arrived at after charging

	Period ended 31 December 2012	Period ended 31 December 2011
Auditors remuneration	1,281	1,302
	<hr/>	<hr/>

4. EMPLOYEES

The company had no employees during the period

5. DIRECTORS

Directors emoluments for the year were £Nil (2011- £Nil)

COFTON IRISH INVESTMENTS LIMITED**NOTES TO THE FINANCIAL STATEMENTS
31 DECEMBER 2012****6. TAXATION**

	Period ended 31 December 2012	Period ended 31 December 2011
Corporation tax	-	-
	<u> </u>	<u> </u>

7. INVESTMENT PROPERTIES

	Period ended 31 December 2012	Period ended 31 December 2011
At 31 December 2011	6,597,969	6,597,969
Additions	-	-
	<u> </u>	<u> </u>
At 31 December 2012	6,597,969	6,597,969
	<u> </u>	<u> </u>

8. DEBTORS

	Period ended 31 December 2012	Period ended 31 December 2011
Trade debtors	-	-
	<u> </u>	<u> </u>
	-	-
	<u> </u>	<u> </u>

COFTON IRISH INVESTMENTS LIMITED**NOTES TO THE FINANCIAL STATEMENTS****31 DECEMBER 2012****9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	Period ended 31 December 2012	Period ended 31 December 2011
Amounts owed to parent & fellow Subsidiary undertakings	6,033,906	6,107,951
Corporation Tax	-	-
Accruals & deferred income	1,284	6,440
	<u>6,035,190</u>	<u>6,114,391</u>

10. SHARE CAPITAL

	Period ended 31 December 2012	Period ended 31 December 2011
Authorised 250,000 Ordinary Shares of £1 each	250,000	250,000
Allotted & fully paid 100 Ordinary shares of £1 each	100	100

11. RESERVES

	Investment Revaluation Reserve	Profit and loss account	Total
At 31 December 2012	452,440	119,549	571,989
Profit/Loss for the period	-	-	-
Dilapidations	-	-	-
Other foreign exchange	-	-	-
Translation Differences	-	-	-
	<u>452,440</u>	<u>119,549</u>	<u>571,989</u>

COFTON IRISH INVESTMENTS LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
31 DECEMBER 2012**

12. BANK LOANS, OVERDRAFTS AND CONTINGENT LIABILITIES

The group's banking facilities are subject to cross guarantees entered into by the holding company and its subsidiaries. The company has created a fixed and floating charge over all its assets to secure all amounts owing to Bank of Scotland (Ireland)

13. PARENT UNDERTAKING

The ultimate parent company is Bumalda Holdings Limited, which is registered in Dublin