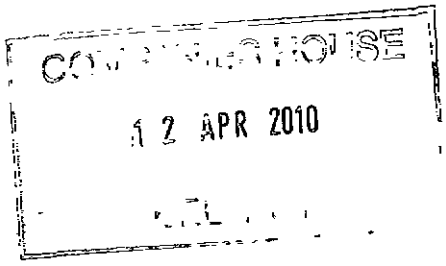
COMPANY REGISTRATION NUMBER NI 051262

JERLAG DEVELOPMENTS LIMITED

ABBREVIATED ACCOUNTS

31 JANUARY 2009





T MURPHY & CO.
Chartered Accountants & Registered Auditor
43 Lockview Road
Stranmillis
Belfast
BT9 5FJ

JERLAG DEVELOPMENTS LIMITED

ABBREVIATED ACCOUNTS

YEAR ENDED 31 JANUARY 2009

CONTENTS	PAGE
Independent auditors' report to the company	1
Abbreviated balance sheet	3
Notes to the abbreviated accounts	4

T. Murphy & Co.

Chartered Accountants - Registered Auditors - Forensic Accountants
43 Lockview Road, Belfast, BT9 5FJ
Tel 028 9038 1755 - Fax: 028 9038 1744
E-mail: enquiries@tmurphyandco co uk - Web: www.tmurphyandco co.uk

JERLAG DEVELOPMENTS LIMITED

INDEPENDENT AUDITORS' REPORT TO JERLAG DEVELOPMENTS LIMITED

UNDER ARTICLE 255B OF THE COMPANIES (NORTHERN IRELAND) ORDER 1986

We have examined the abbreviated accounts, together with the financial statements of Jerlag Developments Limited for the year ended 31 January 2009 prepared under Article 234 of the Companies (Northern Ireland) Order 1986

This report is made solely to the company, in accordance with Article 255B of the Companies (Northern Ireland) Order 1986 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 auditor's 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 AUDITOR
The directors are responsible for preparing the abbreviated accounts in accordance with Article 254 of the Companies (Northern Ireland) Order 1986 It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with Articles 254(5) and (6) of the Order to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you

BASIS OF OPINION
We conducted our work in accordance with Bulletin 2006/3 "The special auditor's report on abbreviated accounts in the United Kingdom" 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 Articles 254(5) and (6) of the Companies (Northern Ireland) Order 1986, and the abbreviated accounts have been properly prepared in accordance with those provisions

OTHER INFORMATION
On 1/4/2010 we reported as auditor to the members of the company on the financial statements prepared under Section 226 of the Companies (Northern Ireland) Order 1986 and our report included the following paragraph

INDEPENDENT AUDITORS' REPORT TO JERLAG DEVELOPMENTS LIMITED *(continued)*

UNDER ARTICLE 255B OF THE COMPANIES (NORTHERN IRELAND) ORDER 1986

Emphasis of matter - Going concern
In forming our opinion, which is not qualified, we have considered the adequacy of the disclosures made in Note 1 to the financial statements concerning the stock of property and the related applicability of the going concern basis for the preparation of the financial statements

The valuation of all property assets is subject to uncertainty in light of the current global market conditions. however the directors are confident, based on the quality and location of the assets that no write down in value is required

The financial statements have been prepared on the going concern basis, the validity of which depends on continued financial support, which will enable the company to realise amounts for the property related assets in excess of the current carrying value

The financial statements do not include any adjustments that would result from the company being unable to realise amounts in excess of carrying value for the property related assets, if continuing funding were not available Our opinion is not qualified in this respect

T MURPHY & CO.
Chartered Accountants
& Registered Auditors
43 Lockview Road
Stranmillis
Belfast
BT9 5FJ
01/04/2010

JERLAG DEVELOPMENTS LIMITED

ABBREVIATED BALANCE SHEET

31 JANUARY 2009

	Note	2009 £	£	2008 £
CURRENT ASSETS				
Stocks		**2,344,157**		2,318,506
Debtors		**2**		4,431
Cash at bank and in hand		**17,128**		124,358
		2,361,287		2,447,295
CREDITORS: Amounts falling due within one year		**28,994**		54,740
NET CURRENT ASSETS			**2,332,293**	2,392,555
TOTAL ASSETS LESS CURRENT LIABILITIES			**2,332,293**	2,392,555
CREDITORS: Amounts falling due after more than one year			**2,445,451**	2,452,130
			(113,158)	(59,575)
CAPITAL AND RESERVES				
Called-up equity share capital	**2**		**2**	2
Profit and loss account			**(113,160)**	(59,577)
DEFICIT			**(113,158)**	(59,575)

These accounts have been prepared in accordance with the special provisions for small companies under Part VIII of the Companies (Northern Ireland) Order 1986

These abbreviated accounts were approved by the directors and authorised for issue on 31/3/2009, and are signed on their behalf by

Director

Company Registration Number NI 051262

The notes on pages 4 to 5 form part of these abbreviated accounts

JERLAG DEVELOPMENTS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 31 JANUARY 2009

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention, and in accordance with applicable UK accounting standards

Cash flow statement

The directors have taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from including a cash flow statement in the financial statements on the grounds that the company is small

Work in progress

Property is carried at the lower of cost or net realisable value The latter is assessed by the company having regard to suitable external advice and knowledge of recent comparable transactions

Cost for this purpose comprises the purchase cost of the property, development expenditure and attributable overheads Interest is charged to the profit and loss account Net realisable value is based on normal selling price, less costs expected to be incurred to completion and sale

Going concern

The company balance sheet at 31 January 2009 contains property bought for re-development totalling £2.344.157

The directors have reviewed the carrying value of the property in the context of the market conditions at the balance sheet date and have considered developments in the property market since that date Based on the quality and location of the property. the directors believe that its ultimate realisable value will exceed cost and that no impairment write-down is necessary

The company's ability to realise the value of the property and hence continue as a going concern is dependent on the availability of continued financial support from both its bankers and shareholders The directors are confident that this funding will continue for the foreseeable future

The directors recognise the above circumstances represent a material uncertainty and cast doubt upon the entities ability to continue as a going concern The circumstances surrounding this concern have been considered by the directors and they believe it is reasonable to expect the company will continue in existence for the foreseeable future This is the basis upon which the directors have adopted the going concern basis in the preparation of the financial statements

JERLAG DEVELOPMENTS LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

YEAR ENDED 31 JANUARY 2009

2. SHARE CAPITAL

Authorised share capital:

	2009	2008
	£	£
100,000 Ordinary shares of £1 each	**100,000**	100,000

Allotted, called up and fully paid:

	2009		2008	
	No	£	No	£
2 Ordinary shares of £1 each	**2**	**2**	2	2

3. Controlling Interest

The company is jointly controlled by Lagan Developments Holding Limited and Jermon Limited