Company Registration No. 08062555 (England and Wales)

JUST LOANS PLC

DIRECTORS' REPORT AND FINANCIAL STATEMENTS FOR THE PERIOD FROM THE DATE OF INCORPORATION ON 9 MAY 2012 TO 30 JUNE 2013

Jeffreys Henry LLP
Finsgate
5-7 Cranwood Street
London
EC1V 9EE

JUST LOANS PLC

COMPANY INFORMATION

Directors	Mr Robert Boot	(Appointed 9 May 2012)
	Mr John Davies	(Appointed 9 May 2012)
	Mr John McLellan	(Appointed 16 November 2012)
	Sir William Peacock	(Appointed 16 November 2012)
	Mr Robin Pugh	(Appointed 8 November 2012)
	Lord Edward Razzall	(Appointed 16 November 2012)

Secretary Mr Robert Boot

Company number 08062555

Registered office
1 Charterhouse Mews
London
EC1M 6BB

Auditors
Jeffreys Henry LLP
Finsgate,
5-7 Cranwood Street
London
EC1V 9EE

Bankers
Santander Bank Plc
4th Floor
100 Ludgate Hill
London
EC4M 7RE

Solicitors
Smithsons
Quay House
Quay Street
Spinningfields
Manchester
M3 3JE

JUST LOANS PLC

CONTENTS

DIRECTORS' REPORT
FOR THE PERIOD ENDED 30 JUNE 2013

The directors present their report and financial statements for the period ended 30 June 2013. The company was incorporated on 9 May 2012.

Principal activities
The principal activity of the company is that of the provision of loans.

Fair review of business
The directors are satisfied with the results for the period.

Principal risks and uncertainties
When the company commences full operations it is intended that it will lend money to and invest in other lenders. The principal risk to the business is that the borrowers will default on their interest payments or capital repayment. It is intended that the company will closely monitor the performance of the borrowers but the company will be subject to the risk of fraud by the borrower or by the borrower's borrower.

Key performance indicators
When the company commences full operations the key performance indicator will be the return, both income and capital, that it receives from its loans.

A further key performance will be the bad debt ratio of the company and that of its borrowers.

Results and dividends
The results for the period are set out on page 7.

Future developments
The company has issued an Information Memorandum and will issue a Prospectus with the intention of raising circa £70,000,000 by way of the issue of 3 and 10 year debentures. The funds raised will be loaned to and invested in specialist lenders. The specialist lenders will include those specialising in:
- Bridging finance.
- Property Development Finance.
- Legal fee finance
- Mezzanine Finance
- Leasing
- Asset backed lending

Directors
The following directors have held office since 9 May 2012:

Mr Robert Boot	(Appointed 9 May 2012)
Mr John Davies	(Appointed 9 May 2012)
Mr John McLellan	(Appointed 16 November 2012)
Sir William Peacock	(Appointed 16 November 2012)
Mr Robin Pugh	(Appointed 8 November 2012)
Lord Edward Razzall	(Appointed 16 November 2012)

Directors' interest
At the date of this report the directors held the following beneficial interest in the ordinary share capital and share options of the company:

	Ordinary shares No.
Mr Robert Boot	1,150,000
Mr John Davies	3,600,000
Mr Robin Pugh	250,000

DIRECTORS' REPORT (CONTINUED)
FOR THE PERIOD ENDED 30 JUNE 2013

Substantial interests
As at 18 September 2013 the following had an interest of 3% or more in the ordinary share capital of the company:

	Ordinary shares No.	Percentage
Mr Robert Boot	1,150,000	23.0
Mr John Davies	3,600,000	72.0
Mr Robin Pugh	250,000	5.0

Creditor payment policy
The company's policy is to pay creditors within the agreed terms which are generally no more than 30 days.

Financial instruments
The company has not entered into any financial instruments to hedge against interest rate or exchange rate risk.

The debentures issued by the company are 3 year fixed term and carry a 7.5% interest. The debentures are secured by a floating charge over the assets of the company which is held on behalf of the debenture holders by an independent trustee company.

Auditors
Jeffreys Henry LLP were appointed auditors to the company and in accordance with section 485 of the Companies Act 2006, a resolution proposing that they be re-appointed will be put at a General Meeting.

Statement of directors' responsibilities
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 International Financial Reporting Standards (IFRS) as adopted for use in the European Union. 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 judgements and accounting estimates that are reasonable and prudent;
- state whether the company financial statements have been prepared in accordance with IFRS as adopted by the European Union subject to any material departures disclosed and explained in the Financial Statements.;
- 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. 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.

DIRECTORS' REPORT (CONTINUED)
FOR THE PERIOD ENDED 30 JUNE 2013

Statement of disclosure to auditors

Each person who is a Director at the date of approval of this Annual Report confirms that:

- So far as the Directors are aware, there is no relevant audit information of which the Company's auditors are unaware; and
- each Director has taken all the steps that he ought to have taken as Director in order to make himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

On behalf of the board

Mr Robert Boot
Director

18 October 2013

JUST LOANS PLC

CORPORATE GOVERNANCE STATEMENT

The Directors have formed an Audit Committee. The Chairman of the committee is John McLellan. The other members of the Audit Committee are Sir Eric Peacock, the Chairman of the Company, and Lord Razzall. The Chairman of the Audit Committee has the right to require the attendance of the Finance Director of the Company at meetings of the committee.

The audit committee operate with the following terms of reference:

Audit Committee

- to monitor the integrity of the financial statements of the Company and any formal announcements relating to the Company's financial performance, reviewing significant financial reporting judgements contained in them;

- to review the Company's internal financial controls and, unless expressly addressed by a separate board risk committee composed of independent directors, or by the Board itself, to review the Company's internal control and risk management systems;

- to monitor and review the effectiveness of the Company's internal audit function;

- to make recommendations to the Board, for it to put to the shareholders for their approval in general meeting, in relation to the appointment, re-appointment and removal of the external auditor and to approve the remuneration and terms of engagement of the external auditor;

- to review and monitor the external auditor's independence and objectivity and the effectiveness of the audit process, taking into consideration relevant UK professional and regulatory requirements; and

- to develop and implement policy on the engagement of the external auditor to supply non-audit services, taking into account relevant ethical guidance regarding the provision of non-audit services by the external audit firm, and to report to the Board, identifying any matters in respect of which it considers that action or improvement is needed and making recommendations as to the steps to be taken.

As and when the Company employs staff the Audit Committee is to review arrangements by which such staff may raise concerns about possible improprieties in matters of financial reporting or other matters so that a proportionate and independent investigation of such matters can take place, together with the instigation of appropriate follow up action.

The Audit Committee will also consider annually whether there is any need to put in place an internal audit function which, if put in place, is to be monitored and reviewed by the Audit Committee.

UK Corporate Governance Code

The Company complies with the UK Corporate Governance Code ("Code") published by the Financial Reporting Council in 2012. The Directors have adopted the approach in the principles in the Code. While they acknowledge the principle of a clear division of responsibilities between the running of the Board of Directors and the executive responsibility for the running of the Company's business, they consider that the Company's business can best be advanced by the Board of Directors acting as one body in making investment decisions.

The Board considers that the principle in the Code relating to relations with shareholders should also apply to relations with holders of Debentures. Although the holders of Debentures will not attend general meetings of the Company the Board believes that communication with holders of Debentures on a regular basis is important.

The Directors have considered the provision in the Code for the appointment of one of the independent Non-Executive Directors to be the senior Independent Director. At the current time the Board is not large enough to accommodate such an appointment. The Directors will however, consider the appointment of a senior Independent Director when appropriate.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF JUST LOANS PLC

We have audited the financial statements of Just Loans PLC for the period ended 30 June 2013 which comprise the statement of comprehensive income, statement of changes in equity, statement of financial position, statement of cash flows and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

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 statement of directors' responsibilities, 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 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

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of: whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed; the reasonableness of significant accounting estimates made by the directors; and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Chairman's Statement and Directors' Report to identify material inconsistencies with the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on financial statements

In our opinion the financial statements:

- the financial statements give a true and fair view of the state of affairs of the company as at 30 June 2013 and of the company's loss for the period then ended;
- the financial statements have been properly prepared in accordance with IFRSs as adopted by the European Union;
- 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 year for which the financial statements are prepared is consistent with the financial statements.

INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF JUST LOANS PLC (CONTINUED)

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 by the Company, or returns adequate for our audit have not been received from branches not visited by us; or
- the company's 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.

Justin Randall (Senior Statutory Auditor)
for and on behalf of Jeffreys Henry LLP
Chartered Accountants
Statutory Auditor

18 October 2013

Finsgate,
5-7 Cranwood Street
London
EC1V 9EE

JUST LOANS PLC

STATEMENT OF COMPREHENSIVE INCOME

FOR THE PERIOD ENDED 30 JUNE 2013

	Notes	Period ended 30 June 2013 £
Administrative expenses		(509,502)
Operating loss	5	(509,502)
Finance costs	6	(21,448)
Loss on ordinary activities before taxation		(530,950)
Tax on loss on ordinary activities	7	-
Loss for the period		(530,950)
Loss per share	14	(11)p

The notes on pages 12 to 21 form part of these financial statements.

JUST LOANS PLC

STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2013

	Notes	2013 £
Assets		
Current assets		
Trade and other receivables	9	493,298
Cash and cash equivalents	10	4,066
Total assets		497,364
Equity and Liabilities		
Called up share capital	13	50,000
Retained earnings		(530,950)
Total equity		(480,950)
Non-current liabilities		
Long term borrowings	12	627,662
Total non-current liabilities		627,662
Current liabilities		
Trade and other payables	11	350,652
Total current liabilities		350,652
Total liabilities		978,314
Total equity and liabilities		497,364

The notes on pages 12 to 21 form part of these financial statements.

Approved by the Board and authorised for issue on 18 October 2013.

Mr Robert Boot
Director

Company Registration No. 08062555

STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDED 30 JUNE 2013

	Share Capital £	Retained Losses £	Total £
At 9 May 2012	-	-	-
Changes in equity			
Issue of share capital	50,000	-	50,000
Loss for the year	-	(530,950)	(530,950)
At 30 June 2013	50,000	(530,950)	(480,950)

Share capital is the amount subscribed for shares at nominal value.

Retained losses represent the cumulative loss of the Company attributable to equity shareholders.

JUST LOANS PLC

STATEMENT OF CASH FLOWS

FOR THE PERIOD ENDED 30 JUNE 2013

		Period Ended 30 June 2013 £
Net cash from operating activities	1	(673,596)
Cash flows from financing		
Issue of ordinary share capital		50,000
New debenture loan		627,662
Net cash from financing activities		677,662
Net increase in cash and cash equivalents		4,066
Cash and cash equivalents at beginning of period		-
Cash and cash equivalents at end of period		4,066

The notes on pages 12 to 21 form part of these financial statements.

JUST LOANS PLC

NOTES TO THE STATEMENT OF CASH FLOWS

FOR THE PERIOD ENDED 30 JUNE 2013

1 Reconciliation of operating loss to net cash outflow from operating activities

	2013
	£
Operating loss	(509,502)
Increase in trade and other receivables	(493,298)
Increase in trade and other payables	350,652
Interest paid	(21,448)
Net cash outflow from operating activities	(673,596)

2 **Analysis of net debt**	9 May 2012	Cash flow	Other non-cash changes	30 June 2013
	£	£	£	£
Net cash:				
Cash at bank and in hand	-	4,066	-	4,066
Debt:				
Debts falling due after one year	-	(627,662)	-	(627,662)
Net debt	-	(623,596)	-	(623,596)

3 Reconciliation of net cash flow to movement in net debt

	2013
	£
Increase in cash in the period	4,066
Cash inflow from increase in debt	(627,662)
Movement in net debt in the period	(623,596)
Opening net debt	-
Closing net debt	(623,596)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 JUNE 2013

1 General information

Just Loans PLC is a company incorporated in United Kingdom. The address of the registered office is disclosed on the company information page at the front of the annual report. The principal activities of the Company are described in the directors' report.

2 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below.

2.1 Basis of preparation

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) and with those parts of the Companies Act 2006 applicable to companies reporting under IFRS. IFRS comprises of standards issued by the International Accounting Standards Board (IASB) and the interpretations issued by the International Financial Reporting Interpretations Committee (IFRIC) as adopted by the European Union (EU).

Preparation of financial statements

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Company's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 4.

New and amended standards adopted by the Company

The company has adopted the following new and amended IFRSs as of 30 June 2013:

IFRS 1 First-time Adoption of International Financial Reporting Standards (amendment) –Severe Hyperinflation and removal of Fixed Dates for First-time adopters has an effective date for annual periods beginning on or after 1 July 2011. This provides further guidance on how an entity should resume presenting IFRS financial statements when its functional currency ceases to be subject to severe hyperinflation. Early adoption of these standards is permitted. The adoption of this will have no effect on the financial statements of the company.

IFRS 7, 'Financial instruments: disclosures (amendment), is effective for annual periods beginning on or after 1 July 2011. The amendment requires additional quantitative and qualitative disclosures relating to transfers of financial assets, where financial assets are derecognised in their entirety, but where the entity has a continuing involvement in them and where financial assets are not derecognised in their entirety. The adoption of this will have no effect on the financial statements of the company.

2.1 Basis of preparation (continued)

New and amended standards adopted by the Company (continued)

AS 12, 'Income taxes (amendment) – Deferred taxes: recovery of underlying assets', is effective for annual periods beginning on or after 1 January 2012. It introduces a rebuttable presumption that deferred tax on investment properties measured at fair value will derecognised on a sale basis, unless an entity has a business model that would indicate the investment property will be consumed in the business. If consumed a use basis would need to be adopted. The amendments also introduce the requirement that deferred tax on non-depreciable assets measured using the revaluation model in IAS 16 should always be measured on a sale basis. The adoption of this interpretation will have no effect on the financial statements of the company.

Standards, interpretations and amendments to published standards that are not yet effective

The following new standards, amendments to standards and interpretations have been issued, but are not effective for the financial year beginning 9 May 2012 and have not been early adopted:

IAS 1 Presentation of Items of Other Comprehensive Income – Amendments to IAS 1 is effective for annual periods beginning on or after 1 July 2012. Items that would be reclassified to the profit and loss at a future point would be presented separately from items that will never be capitalised. The adoption of this will have no effect on the financial statements of the company.

IAS 19 Employee Benefits (Revised) effective for annual periods beginning on or after 1 January 2013. For defined benefit plans the ability to defer recognition of actuarial gains and losses has been removed. There are new objectives for disclosure stated in the revised standard along with new or revised disclosure requirements. Plus the recognition of termination benefits and the distinction of short-term and other long-term employee benefits have changed. The adoption of this will have no effect on the financial statements of the company.

IFRS 1 'First-time Adoption of International Financial Reporting Standards (amendment) –government loans' has an effective date for annual periods beginning on or after 1 January 2013. This requires an entity to measure government loans with a below-market rate of interest at fair value prospectively to loans entered into on or after the date of transition to IFRSs. Early adoption of these standards is permitted. The adoption of this will have no effect on the financial statements of the company.

IFRS 7 'Financial instruments: disclosures (amendment), is effective for annual periods beginning on or after 1 January 2013. The amendment requires additional quantitative and qualitative disclosures relating to the offsetting of financial assets and financial liabilities. The adoption of this will have no effect on the financial statements of the company.

IFRS 10 Consolidated Financial Statements, IFRS 11 Joint Arrangements, IFRS 12 Disclosures of Interests with Other Entities along with related amendments to IAS 27 Separate Financial Statements and IAS 28 Investments in Associates and Joint Ventures will have an effective date of 1 January 2013. Early adoption of these standards is permitted, but only if all five are early adopted together.

IFRS 11 Joint Arrangements is effective from 1 January 2013. The core principle of the standard is that a party to a joint arrangement determines type of joint arrangements in which it is involved by assessing the rights and obligations and accounts for those rights and obligations in accordance with the type of joint arrangement. Joint ventures now must be accounted for using the equity method. Joint operator which is a newly defined term recognises its assets, liabilities, revenues and expenses and relative shares thereof. The adoption of this will have no effect on the financial statements of the company.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 JUNE 2013

2.1 Basis of preparation (continued)

Standards, interpretations and amendments to published standards that are not yet effective (continued)

IFRS 12 Disclosures of Interests with Other Entities is effective from 1 January 2013. It requires increased disclosure about the nature, risks and financial effects of an entity's relationship with other entities along with its involvement with other entities. The adoption of this will have no effect on the financial statements of the company.

IFRS 13 Fair Value Measurement is effective from 1 January 2013. It defines fair value, sets out in a single IFRS a framework for measuring fair value and requires disclosures about fair value measurements. It includes a three-level fair value hierarchy which priorities the inputs in a fair value measurement.

IFRIC 20, 'Stripping costs in the production phase of a surface mine', is effective from 1 January 2014. It clarifies on the method of accounting separately for the benefits of removing overburden in surface mining (production stripping costs), and how to measure these benefits initially and subsequently. As this is only relevant to surface mining, the adoption of IFRIC 20 will have no effect on the financial statements of the company.

IFRS 9, 'Financial instruments: classification and measurement', as issued reflects the first phase of the IASB work on the replacement of IAS 39 and applies to classification and measurement of financial assets as defined in IAS 39. The standard is effective for annual periods beginning on or after 1 January 2015. In subsequent phases, the IASB will address classification and measurement of financial liabilities, hedge accounting and de-recognition. The adoption of the first phase of IFRS 9 might have an effect on the classification and measurement of the company's assets. At this juncture it is difficult for the company to comprehend the impact on its financial position and performance.

IAS 24 (Amendment), 'Related party transactions'. The amended standard is effective for annual periods beginning on or after 1 January 2011. It clarified definition of a related party to simplify the identification of such relationships and to eliminate inconsistencies in its application. The revised standard introduces a partial exemption of disclosure requirements for government-related entities. The company does not expect any impact on its financial position or performance.

2.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable accounting standards.

2.3 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

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.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 JUNE 2013

2.4 Fair values

The carrying amounts of the financial assets and liabilities such as cash and cash equivalents, receivables and payables of the company at the statement of financial position date approximated their fair values, due to relatively short term nature of these financial instruments.

2.5 Trade payables and other non-derivative financial liabilities including long term payables

Trade payables and other creditors are non-interest bearing and are measured at cost.

Debentures are interest bearing and measured at cost.

2.6 Equity

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from proceeds.

2.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held on call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the statement of financial position.

2.8 Provisions

Provisions are recognised when the Company has a present obligation as a result of a past event, and it is probable that the Company will be required to settle that obligation. Provisions are measured at the directors' best estimate of the expenditure required to settle the obligation at the statement of financial position date, and are discounted to present value where the effect is material.

2.9 Critical accounting judgments and key sources of estimation uncertainty

The preparation of the financial statements requires management to make estimates and assumptions concerning the future that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the dates of the financial statements and the reported amounts of revenues and expenses during the reporting periods. The resulting accounting estimates will, by definition, differ from the related actual results.

2.10 Taxation

The charge for current tax is based on the results for the period as adjusted for items which are non-assessable or disallowed. It is calculated using rates that have been enacted or substantively enacted by the balance sheet date.

3 Financial risk management

The Company may use a limited number of financial instruments, comprising cash, short-term deposits, loans, debentures and overdrafts and various items such as trade receivables and payables, which arise directly from operations. The Company does not trade in financial instruments.

3.1 Financial risk factors

The Company's activities may expose it to a variety of financial risks: foreign exchange risk, and credit risk. The Company's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Company's financial performance.

a) Foreign exchange risk
The Company incurs expenses subject to foreign currency fluctuations.

b) Credit risk
Credit risk arises from cash and cash equivalents and deposits with banks and other financial institutions as well as credit exposures to wholesale and retail customers, including outstanding receivables. The credit risk on liquid funds is limited because the counterparties are banks with high credit ratings assigned by international credit-rating agencies.

c) Interest rate risk
The company does not have any borrowings other than its debentures which are at a fixed rate of interest and therefore there is currently no risk associated with movements in market rates of interest.

d) Liquidity risk
The company is careful to ensure that its loans and investments can be realised prior to the due date for the repayment of the debentures. This applies equally to the underlying investments of the companies or projects in which the company invests.

e) Capital risk
The company takes great care to protect its capital investments. Significant due diligence is undertaken prior to making any investment. The investment is closely monitored and wherever possible risks of a capital nature are insured.

f) Market risk
The company may operate in many different I geographical markets. A general economic downturn at a global level, or in one of the world's leading economies, could impact on the company. In addition, terrorism and other hostilities, as well as disturbances in worldwide financial markets, could have a negative effect on the company. Regulatory requirements, taxes, tariffs and other trade barriers, price or exchange controls or other governmental policies could also limit the company's operations. These risks are also applicable to most companies and the risk that Just Loans PLC will be more affected than the majority of companies is assessed as small.

3.2 Capital risk management

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure appropriate for its growth plans.

In order to maintain or adjust the capital structure the Company may issue new shares or alter debt levels.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 JUNE 2013

4 Critical accounting estimates and judgments

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The Company makes estimates and assumptions concerning the future. Actual results could differ from those estimates. There are no estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next year.

5 Operating loss

	2013
	£
Operating loss is stated after charging:	
Directors emoluments	232,050
Fees payable to the company's auditor for the audit of the company's annual accounts	5,000

6 Finance costs

	2013
	£
Other interest payable	21,448

7 Taxation

	2013
	£
Total current tax	-
Factors affecting the tax charge for the period	
Loss on ordinary activities before taxation	(530,950)
Loss on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 23.00%	(122,119)
Effects of:	
Non-deductible expenses	13,800
Tax losses carried forward	108,319
Current tax charge for the period	-

Deferred tax asset on these losses at 23% has not been recognised due to the uncertainty of the recovery.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 JUNE 2013

8 Dividends

No dividends were paid or proposed for the period to 30 June 2013.

9 Trade and other receivables

	2013
	£
Other receivables	493,298

The carrying amount of other current assets approximates to its fair value.

10 Cash and cash equivalents

For the purposes of the Statement of Cash Flows, cash and cash equivalents include cash at banks and on hand and deposits with banks. Cash and cash equivalents at the end of the reporting period as shown in the Statement of Cash Flows can be reconciled to the related items in the Statement of Financial Position as follows:

	2013
	£
Cash and cash equivalents	4,066

The carrying amount of cash and cash equivalents approximates to its fair value.

11 Trade and other payables

	2013
	£
Accruals and deferred income	94,159
Other payables	256,493
	350,652

Accruals principally comprise amounts outstanding for ongoing expenses. The carrying amount of other payables approximates to its fair value.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 JUNE 2013

12 Long term borrowings

	2013 £
Debenture loans	627,662

Analysis of loans	
Wholly repayable within five years	627,662
	627,662

Loan maturity analysis	
In more than two years but not more than five years	627,662

The debentures are secured by first floating charge over all of the assets of the company.

The debentures shall bear interest at 7.5% per year paid in two equal half-yearly instalments.

The debentures will expire in 2015.

13 Share capital

	2013 £
Allotted, called up and fully paid	
5,000,000 Ordinary shares of £0.01 each	50,000

The company issued 50,000 ordinary shares on 9 May 2012 at £1 each to its shareholders which were converted into 5,000,000 shares of £0.01 on 5 February 2013.

The ordinary shares have attached to them full voting, dividend and capital distribution (including on winding up) right; they do not confer any rights of redemption.

14 Loss per share

	2013 £
Basic loss per share is calculated by dividing the loss attributable to equity shareholders by the weighted average number of ordinary shares in issue during the period:	
Loss after tax attributable to equity holders of the Company	(530,950)
Weighted average number of ordinary shares	5,000,000
Basic and diluted loss per share	(11)p

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 JUNE 2013

15 Directors remunerations and fees

	2013
	£
Remuneration for qualifying services	232,050

The number of directors whom retirement benefits are accruing under money purchase pension schemes amounted to £nil.

Emoluments disclosed above include the following amounts paid to the highest paid director.

Emoluments for qualifying services	90,000

16 Employees

Number of employees
The average monthly number of employees (including directors) during the period was:

	2013
	Number
Directors	6
Staff	1
	7

Employment costs

	2013
	£
Wages and salaries	249,943

17 Control

The company is controlled by John Davies by virtue of his 72% shareholding.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 JUNE 2013

18 Related party relationships and transactions

Just Loans Plc has a loan agreement with Eco Quest Plc, a company of which John Davis, Robert Boot and Robin Pugh are directors and shareholders for short term loans up to a maximum of £300,000 at an interest rate of 1.5% per month. The balance outstanding as at 30 June 2013 was £256,493 due to Eco Quest Plc, all of which was repaid by 05 August 2013.

During the year the company paid certain expenses on behalf of Just Cash Flow Ltd a company of which Mr Boot is a director and shareholder and Mr McLellan is a director. The balance outstanding as at 30 June 2013 was £14,008 due from Just Cash Flow Ltd.

19 Contingent liabilities

The Company has no contingent liabilities in respect of legal claims arising from the ordinary course of business.

20 Capital commitments

There was no capital expenditure contracted for at the end of the reporting period but not yet incurred.

21 Events after the reporting period

On 15 July 2013 the shareholders of the Company approved the adoption of an (Inland Revenue) unapproved share option scheme and granted the following options:

Sir Eric Peacock	75,000 shares
Lord Timothy Razzall	50,000 shares
John Mclellan	50,000 shares

The options are exercisable in accordance with the rules of the scheme between July 2015 and July 2018 at a price of 1p per share.

The company has continued to issue debentures in accordance with its Information Memorandum and by 13 September 2013 had issued a total of 3,999,751 debentures.