

E&G UP 1 Limited
(formerly Pacemaker Investments
Limited)

Report and Financial Statements

Year Ended

31 March 2009

Company number 652132

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E&G UP 1 Limited (formerly Pacemaker Investments Limited)

Annual report and financial statements for the year ended 31 March 2009

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Directors

C White
M Benady
Trafalgar Officers Limited

Secretary and registered office

F&C REIT (Corporate Services) Limited, 5 Wigmore Street, London, W1U 1PB.

Company number

652132

E&G UP 1 Limited (formerly Pacemaker Investments Limited)

Report of the directors for the year ended 31 March 2009

The directors present their report together with the unaudited financial statements for the year ended 31 March 2009.

Results and dividends

No dividend was paid during the year (31 March 2008 - £Nil).

Principal activities, trading review and future developments

The company has not traded during the financial year and accordingly no profit and loss account has been prepared.

Directors

The directors of the company during the period were:

REIT (Corporate Directors) Limited (resigned 10 November 2008)

C White (appointed 10 November 2008)

M Benady (appointed 10 November 2008)

Trafalgar Officers Limited (appointed 10 November 2008)

The directors had no beneficial interest in the share capital of the company or the parent company.

Directors' responsibilities

Company law requires the directors to prepare financial statements for each financial year which 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 year. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- 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 proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable it to ensure that the financial statements comply with the Companies Act 1985. The directors 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.

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

On behalf of the Board



For and on behalf of F&C REIT (Corporate Services) Limited
Secretary

Date 27/1/09

E&G UP 1 Limited (formerly Pacemaker Investments Limited)

Balance sheet at 31 March 2009

Company number 652132			
	Note	2009	2008
		£	£
Current Assets			
Debtors	2	681	681
Net Assets		681	681
Capital and reserves			
Called up share capital	3	680	680
Profit and loss account	4	1	1
Shareholders' funds - equity		681	681

The company did not trade during the current or preceding period and accordingly no profit and loss account has been prepared. The company made neither a profit nor a loss nor had any other recognised gain or loss.

The directors have taken advantage of the exemption conferred by section 249AA(1) not to have these financial statements audited and confirm that no notice has been deposited under section 249B(2) of the Companies Act 1985. The directors acknowledge their responsibilities for:

- (a) ensuring that the company keeps accounting records which comply with section 221 of the Companies Act 1985; and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at 31 March 2009 and of its result for the year then ended in accordance with the requirements of section 226, and which otherwise comply with the requirements of the Companies Act 1985 relating to financial statements, so far as applicable to the company.

These financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

The financial statements were approved and authorised for issue by the Board. 27/01/10



For and on behalf of Trafalgar Officers Limited
Director

The notes on page 3 form part of these financial statements.

E&G UP 1 Limited (formerly Pacemaker Investments Limited)

Notes forming part of the financial statements for the year ended 31 March 2009

1 Accounting policies

The accounts are prepared under the historical cost convention, and are in accordance with applicable accounting standards.

2 Debtors

	2009	2008
	£	£
Amounts owed by group undertakings	681	681

All amounts shown under debtors fall due for payment within one year.

3 Share capital

	2009	Authorised	2009	2008
	Number	2008	£	£
	Number	Number	£	£
Ordinary shares of £1 each	680	680	680	680
Allotted, called up and fully paid				
	2009	2008	2009	2008
	Number	Number	£	£
Ordinary shares of £1 each	680	680	680	680

4 Profit and loss account

As at April 2008 and 31 March 2009

£

1

5 Related party disclosures

The company is taking advantage of the exemption granted by paragraph 3(c) of FRS 8 "Related Party Disclosures" not to disclose transactions with group companies which are related parties.

6 Ultimate parent company

The immediate parent company is Estates & General Properties Limited and the largest parent company in the UK is Estates & General Limited for which group financial statements are prepared. Both are incorporated and registered in England and Wales. The ultimate controlling entity, in the directors' opinion is Trafalgar Overseas Limited, a company registered in Gibraltar.

Copies of the financial statements of Estates & General Limited are available from Companies House.