

St Modwen Developments Limited

Annual Report and Financial Statements

30 November 2008

Registered Number 00892832

THURSDAY



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27/08/2009

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COMPANIES HOUSE

Directors' Report

The directors present their report and financial statements for the year ended 30 November 2008.

Results and Dividends

The retained profit of £1,944,698 (2007: £5,445,029) has been transferred to reserves.

A dividend of £10,000,000 (2007: £nil) was paid during the year. The directors do not recommend the payment of a further dividend.

Post balance sheet event

On 8 June 2009 St. Modwen Properties PLC, the ultimate parent company, completed a placing and open offer of new shares raising £102m of net proceeds which has significantly strengthened the financial position of the St Modwen group.

Principal Activity

The principal activity of the Company is that of property development and property investment.

Review of the Business and Principal Risks and Uncertainties

The company operates within the property development and investment market. The core business, within that market, is the renewal of brownfield land. The investment property market has weakened but we will continue to try and find profitable opportunities.

The UK property market is extremely competitive. By contrast, the regulatory environment is restrictive and becoming increasingly more so. The process of recycling brownfield land is becoming steadily more challenging with risk-based environmental assessments requiring a very detailed level of understanding of the remediation process.

The company's key performance indicators during the year were as follows:

	2008	2007	Change
	£'000	£'000	%
Turnover	43,134	28,659	51%
Operating profit	1,138	5,053	(77)%
Profit after tax	1,945	5,445	(64)%
Net assets	7,113	22,433	(68)%

The operating profit and profit after tax are lower than the previous year, even though turnover has increased from a number of development sales, due to the fall in margins on sales and write downs on work in progress, as the property market has deteriorated during the year. The fall in net assets is due to a fall in the value of the company's investment properties and a £10m dividend made during the year. .

The St. Modwen Properties PLC group manages the company's operations on a day to day basis. For this reason, the company's directors believe that further key performance indicators for the company are not necessary or appropriate for an understanding of the development, performance or position of the business. Key performance indicators for the entire group are covered in the group's Annual Report, which does not form part of this report.

Directors' report (continued)

Financial Risk Policies

Cash flow and liquidity risk

The group's principal financing position comprises cash, and debt from its parent undertaking, St.Modwen Properties PLC.

Credit risk

The company's principal financial assets are bank balances and trade debtors.

The company's credit risk is primarily attributable to its trade debtors. The amounts presented in the balance sheet are net of allowances for doubtful debtors.

Going Concern

The current economic conditions create uncertainty over the level of demand for property and access to liquidity. However, despite this uncertain outlook, the directors believe that the company is well placed to manage its risks by adapting its activities to changing conditions. Such action has included:

- Eliminating speculative development activity;
- Minimising any other non-funded commitments;
- Focusing on cash and asset management in order to maximise the company's rent roll; and
- Close management of working capital.

The ultimate parent company, St. Modwen Properties PLC, has provided the directors with confirmation that it will continue to provide the company with financial support, to the extent that it is not otherwise available, for a period of at least 12 months from the date of approval of the financial statements. St Modwen Properties PLC has adequate lines of credit in place which do not require any material refinancing before 2011 and the company is trading within all its banking covenants and its forward projections show a continuation of that position.

Having received such confirmation, the directors have a reasonable expectation that the company has adequate resources to meet its obligations and continue in operational existence for the foreseeable future. Accordingly, the directors continue to adopt the going concern basis in preparing the annual report and accounts.

Creditor payment policy

It is the company's policy to agree specific payment terms for its business transactions with its suppliers and to abide by those terms whenever it is satisfied that the supplier has provided the goods and services in accordance with the agreed terms and conditions.

During the year ended 30 November 2008 trade creditors represented an average of 91 days' purchases (2007: 59 days'). This has been calculated by expressing year end creditors as a fraction of purchases made in the year, and multiplying the resulting fraction by 365 days.

Directors' report (continued)

Directors

The following were directors of the company during the year and subsequently:

T P Haywood

S F Prosser

J A W Dodds

S J Burke

C C A Glossop

W A Oliver

M W Herbert

M Taylor

R Joseland

T A Seddon

R T Wood

Disclosure of information to the auditors

Each director at the date of approval of this report confirms that:

- so far as they are aware, there is no relevant audit information of which the company's auditors are unaware; and
- they have taken all steps necessary to be aware of any relevant audit information and to establish that the company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of S234ZA of the Companies Act 1985.

Auditors

Deloitte LLP, our Auditors, previously Deloitte & Touche LLP, have conducted the audit for the year ended 30 November 2008 and have expressed a willingness to remain in office. A resolution to reappoint Deloitte LLP will be put forward at the Annual General Meeting

On behalf of the board



T P Haywood
Director

Date 25.08.09

Statement of Directors' Responsibilities in Relation to the Financial Statements

The directors are responsible for preparing the Annual 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 United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to 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 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;
- state whether applicable UK Accounting Standards have been followed; 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 that disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. 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.

Independent Auditors' Report to the Members of St Modwen Developments Limited

We have audited the company's financial statements for the year ended 30 November 2008 which comprise the Profit and Loss Account, the Balance Sheet, the Statement of Total Recognised Gains and Losses, the Reconciliation of Movement in Shareholders' Funds, the Accounting Policies and the related notes 1 to 18. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. 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

The directors' responsibilities for preparing the Annual Report and the financial statements in accordance with applicable United Kingdom law and Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the directors' report is consistent with the financial statements.

In addition we report to you if, in our opinion, the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read the directors' report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) 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 judgments 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.

St Modwen Developments Limited

Independent Auditors' Report to the Members of St Modwen Developments Limited (continued)

Opinion

In our opinion:

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 30 November 2008 and of its profit for the year then ended;
- the financial statements have been properly prepared in accordance with the Companies Act 1985; and
- the information given in the directors' report is consistent with the financial statements.

Deloitte LLP

Deloitte LLP

Chartered Accountants and Registered Auditors

Birmingham, United Kingdom

Date 25/08/09

Profit and Loss Account

For the year ended 30 November 2008

	Notes	2008 £	2007 £
Turnover	1	<u>43,133,663</u>	<u>28,658,527</u>
Operating profit	1	664,684	5,053,331
Profit on sale of fixed assets		-	1,657,000
Net interest receivable	3	725,014	856,883
Profit on ordinary activities before taxation	4	<u>1,389,698</u>	<u>7,567,214</u>
Taxation on profit on ordinary activities	5	82,000	(2,122,185)
Retained profit for the year	14	<u>1,471,698</u>	<u>5,445,029</u>

All activities derive from continuing operations.

St Modwen Developments Limited


Balance Sheet

At 30 November 2008

	Notes	2008 £	2007 £
Fixed assets			
Tangible assets	7	58,515,966	50,108,009
Investments	8	4,140,987	1,771,987
		<u>62,656,953</u>	<u>51,879,996</u>
Current assets			
Stocks	9	172,334,643	141,044,828
Debtors	10	12,557,278	3,430,804
Cash at bank and in hand		1,022,887	15,618,739
		<u>185,914,808</u>	<u>160,094,371</u>
Current liabilities			
Creditors: amounts falling due within one year	11	(186,737,851)	(154,389,396)
Net current (liabilities)/ assets		<u>(823,043)</u>	<u>5,704,975</u>
Total assets less current liabilities		61,833,910	57,584,971
Creditors: amounts falling due after more than one year – amounts due to parent company			
Provisions for liabilities	12	(55,000,000) (193,441)	(35,000,000) (152,441)
Net assets		<u>6,640,469</u>	<u>22,432,530</u>
Capital and reserves			
Called up share capital	13	30,000	30,000
Revaluation reserve	14	(1,063,003)	6,200,756
Profit and loss account	14	7,673,472	16,201,774
Shareholders' funds		<u>6,640,469</u>	<u>22,432,530</u>

The Report and Accounts were approved by the Board of Directors on

Signed on behalf of the Board of Directors by



T P Haywood

Director

Supplementary Statements

For the year ended 30 November 2008

	2008 £	2007 £
Statement of Total Recognised Gains and Losses		
Profit for the year	1,471,698	5,445,029
Unrealised (deficit) / surplus on revaluation of investment properties	(7,263,759)	1,826,934
Taxation on realisation of prior year revaluation deficit	-	359,001
Total recognised (losses) and gains for the year	<u>(5,792,061)</u>	<u>7,630,964</u>
	2008 £	2007 £
Reconciliation of Movements in Shareholders' Funds		
Profit attributable to shareholders	1,471,698	5,445,029
Dividends paid	(10,000,000)	-
Taxation on realisation of prior year revaluation deficit	-	359,001
Unrealised (deficit) / surplus on revaluation of investment properties	(7,263,759)	1,826,934
Net (deduction from)/ addition to shareholders' funds	<u>(15,792,061)</u>	<u>7,630,964</u>
Opening shareholders' funds	22,432,530	14,801,566
Closing shareholders' funds	<u>6,640,469</u>	<u>22,432,530</u>

Accounting Policies

The accounts and notes have been prepared in accordance with applicable UK accounting standards. The accounts have been prepared under the historical cost convention, modified by the revaluation of investment properties. Compliance with SSAP19 "accounting for investment properties" requires departure from the Companies Act 1985 relating to depreciation and an explanation of the departure is given below.

The accounting policies have been applied consistently throughout the year and the preceding year. The directors have prepared the financial statements on a going concern basis for the reasons set out in the paragraph headed going concern in the directors' report.

The company has taken advantage of the exemption under S228 of the Companies Act 1985 not to prepare Group accounts as it is included in the consolidated accounts of St Modwen Properties plc, its ultimate parent undertaking. These financial statements present information about the company as an individual undertaking and not about its group.

Turnover and Profit Recognition

Turnover represents sales of development properties, rental income receivable on a straight line basis to the first break point in the lease, and other recoveries. Profit on development properties is recognised on legal completion of sale.

Long Term Contracting

Profit is recognised on long-term contracts, if the outcome can be assessed with reasonable certainty, by including in the profit and loss account turnover and related costs as contract activity progresses. Turnover is calculated by reference to the value of work performed to date as a proportion of the total contract value.

Tangible Fixed Assets

Tangible fixed assets are stated at cost or valuation, net of depreciation and any provision for impairment. Depreciation is not provided on investment properties which are subject to annual revaluations. Operating properties are depreciated by equal instalments over their expected useful lives at an annual rate of 2%.

In accordance with SSAP19, investment properties are revalued annually and the aggregate surplus or temporary deficit is transferred to the revaluation reserve. No depreciation is provided in respect of investment properties.

The Companies Act 1985 requires all properties to be depreciated. However, this requirement conflicts with the generally accepted accounting principle set out in SSAP19. The directors consider that, because these properties are not held for consumption but for their investment potential, to depreciate them would not give a true and fair view, and that it is necessary to adopt SSAP19 in order to give a true and fair view.

If this departure from the Act had not been made, the profit for the financial year would have been reduced by depreciation. However, the amount of depreciation cannot reasonably be quantified because depreciation is only one of many factors reflected in the annual valuation and the amount which might otherwise have been shown cannot be separately identified or quantified.

Investment in Subsidiary, Joint Venture and Associated Companies

The investments in subsidiary, joint venture and associated companies are included in the company's balance sheet at cost.

Stocks

Stocks and work in progress are stated at the lower of cost and net realisable value,

Taxation

Current tax is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements that arise from the inclusion of gains and losses in tax assessments in periods different from those in which they are recognised in the financial statements.

A net deferred tax asset is regarded as recoverable and therefore recognised only to the extent that, on the basis of all available evidence, 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.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

Interest

Interest incurred on properties in the course of development is charged to the profit and loss account.

Cash Flow Statement

The company is a 100% subsidiary of St Modwen Properties PLC. Its cash flows are included in that company's consolidated cash flow statement. Consequently, the company is exempt from the requirement of Financial Reporting Standard 1 (Revised) to prepare a cash flow statement.

Notes to the Accounts

1. Turnover and Profit Analysis

	2008	
	Turnover £	Cost of sales £
Rental income	3,604,765	(1,171,286)
Property development	36,757,360	(41,294,408)
Other activities	2,771,538	-
	<u>43,133,663</u>	<u>(41,992,694)</u>
Administrative and other operating expenses		(3,285)
Operating profit		<u>664,684</u>

	2007	
	Turnover £	Cost of sales £
Rental income	3,174,118	(705,950)
Property development	23,814,662	(22,896,621)
Other activities	1,669,747	-
	<u>28,658,527</u>	<u>(23,602,571)</u>
Administrative and other operating expenses		(2,625)
Operating profit		<u>5,053,331</u>

The total turnover of the company for the year has been derived wholly in the UK.

2. Information Regarding Directors and Employees

The group had no employees (2007 nil) and is managed by its parent company, St Modwen Properties PLC.

None of the directors received any remuneration during the year (2007 - £Nil). The remuneration of the directors is paid by other group undertakings for both the current financial year and the prior financial year and no part of their remuneration is specifically attributable to their services to this company.

3. Net interest receivable

	2008	2007
	£	£
Interest payable on bank and other loans and overdrafts	(7,551)	(2,369)
Bank interest receivable	62,131	160,008
Other interest receivable	670,434	699,244
Net interest receivable	<u>725,014</u>	<u>856,883</u>

4. Profit on ordinary activities before taxation

	2008	2007
	£	£
The profit on ordinary activities before taxation is stated after charging:		
- depreciation of tangible fixed assets	3,283	2,604
- write down of work in progress	1,215,974	-

Auditors' remuneration was borne by its parent company, St. Modwen Properties PLC. The amounts borne were as follows:

	2008	2007
	£	£
Fees payable to the company's auditors for the audit of the company's annual accounts	10,000	10,000
Fees payable to the company's auditors for other services to the company – Tax services	3,000	3,000
	<u>13,000</u>	<u>13,000</u>

5. Taxation on Profit on ordinary activities

	2008	2007
	£	£
(a) Analysis of (credit)/ charge in year		
Current tax		
UK Corporation Tax on profits of the year	348,000	2,250,000
Adjustments in respect of previous periods	(471,000)	(17,116)
Total current tax (credit)/ charge (note (b))	<u>(123,000)</u>	<u>2,232,884</u>
Deferred tax		
Origination and reversal of timing differences	17,000	12,688
Release of provision in respect of Industrial Buildings Allowances	-	(107,581)
Restatement of brought forward deferred tax provision to 28%	-	(9,982)
Adjustments in respect of previous periods	24,000	(5,824)
Deferred tax charge / (credit) (note 12)	<u>41,000</u>	<u>(110,699)</u>
Taxation (credit) / charge on profits on ordinary activities	<u>(82,000)</u>	<u>2,122,185</u>

5. Taxation on Profit on ordinary activities (continued)

	2008 £	2007 £
(b) Factors affecting tax (credit)/ charge for year		
Profit on ordinary activities before tax	<u>1,389,698</u>	<u>7,567,214</u>
Profit on ordinary activities at the standard rate of UK Corporation Tax of 28.67% (2007 - 30%)	398,426	2,270,164
Disallowed expenses and non-taxable income	9,000	30,000
Capital allowances for period in excess of depreciation	(43,000)	(51,000)
Adjustments in respect of previous periods	(471,000)	(17,116)
Other	(16,426)	836
	<u>(123,000)</u>	<u>2,232,884</u>

(c) Factors that may affect future tax charges

Based on current capital investment plans, the Company expects to continue to be able to claim capital allowances in excess of depreciation in future years.

Full payment is made for group relief surrendered between related undertakings.

With effect from 1 April 2008, the corporation tax rate for large companies was reduced to 28%. Accordingly, the standard rate of tax for the year ended 30 November 2008 is 28.67%.

6. Dividend

	2008 £	2007 £
Paid:		
- Current year interim dividend	<u>10,000,000</u>	<u>-</u>

The dividend paid represents £333.33 per ordinary share (2007: nil).

7. Tangible Fixed Assets

	Freehold investment properties	Long leasehold investment properties	Long leasehold operating properties	Total
<i>Cost or Valuation</i>	£	£	£	£
At 30 Nov 2007	29,049,110	20,945,550	130,190	50,124,850
Additions	7,640,125	1,870,894	33,980	9,544,999
Transfer from Work in progress	6,130,000	-	-	6,130,000
(Deficit) on revaluation	<u>(3,903,846)</u>	<u>(3,359,913)</u>	<u>-</u>	<u>(7,263,759)</u>
At 30 Nov 2008	<u>38,915,389</u>	<u>19,456,531</u>	<u>164,170</u>	<u>58,536,090</u>
<i>Depreciation</i>				
At 30 Nov 2007	-	-	16,841	16,841
Charge for the year	<u>-</u>	<u>-</u>	<u>3,283</u>	<u>3,283</u>
At 30 Nov 2008	<u>-</u>	<u>-</u>	<u>20,124</u>	<u>20,124</u>
Net book value at 30 Nov 2008	<u>38,915,389</u>	<u>19,456,531</u>	<u>144,046</u>	<u>58,515,966</u>
Net book value at 30 Nov 2007	<u>29,049,110</u>	<u>20,945,550</u>	<u>113,349</u>	<u>50,108,009</u>

Freehold and long leasehold investment properties were valued as at 30 November 2008 and 30 November 2007 by King Sturge & Co., Chartered Surveyors in accordance with the Appraisal and Valuation Manual of the Royal Institution of Chartered Surveyors, on the basis of market value.

Historical cost of investment properties

	2008 £	2007 £
Freehold investment properties	44,331,937	30,561,812
Long leasehold investment properties	<u>16,067,344</u>	<u>14,196,450</u>
	<u>60,399,281</u>	<u>44,758,262</u>

8. Investments held as Fixed Assets

	Investment in subsidiary companies	Investment in joint ventures and associates	Total
	£	£	£
At 1 December 2007	1,771,935	52	1,771,987
Additions	-	2,369,000	2,369,000
At 30 November 2008	<u>1,771,935</u>	<u>2,369,052</u>	<u>4,140,987</u>

The addition in the year relates entirely to an investment in 49% of the ordinary share capital of Coed Darcy Limited.

Investment in subsidiaries include:

<i>Name</i>	<i>Proportion of shares held</i>	<i>Nature of principal Business</i>
St Modwen Developments (Quinton) Limited	100%	Property developers
St Modwen Developments (Edmonton) Limited	100%	Property investors
Trentham Leisure Limited	80%	Property and leisure operator
St Modwen Developments (Long Marston) Limited	100%	Property investors
Newcastle Regeneration Limited	100%	Dormant

The above companies are registered in England and Wales and the directors consider that the investments are worth at least the amount stated.

Consolidated accounts are not prepared as the company is itself a wholly owned subsidiary.

The investment in the joint ventures and associates are:

<i>Name</i>	<i>Proportion of shares held</i>	<i>Nature of principal Business</i>	<i>Status</i>
Shaw Park Developments Limited	50%	Property developers	Joint Venture
Barton Business Park Limited	50%	Property developers	Joint Venture
Coed Darcy Limited	49%	Property developers	Associate

9. Stocks

	2008 £	2007 £
Work in progress	<u>172,334,643</u>	<u>141,044,828</u>

10. Debtors: amounts falling due within one year

	2008 £	2007 £
<i>Amounts falling due within one year:</i>		
Trade debtors	142,112	1,233,789
Other debtors	11,346,039	919,679
Prepayments and accrued income	350,468	5,336
Other taxation and social security	718,659	-
Amounts recoverable on contracts	-	1,272,000
	<u>12,557,278</u>	<u>3,430,804</u>

11. Creditors

	2008 £	2007 £
<i>Amounts falling due within one year:</i>		
Floating Rate Guaranteed Unsecured Loan Notes 2009	-	5,437
Trade creditors	8,115,590	3,271,003
Amounts due to parent company	152,094,497	141,853,678
Corporation tax	321,425	1,891,864
Other creditors	1,235	2,505,692
Accruals and deferred income	26,205,104	4,861,722
	<u>186,737,851</u>	<u>154,389,396</u>

12. Provisions for liabilities - Deferred Taxation

	Provided		Unprovided	
	2008	2007	2008	2007
	£	£	£	£
The amounts of deferred taxation provided and unprovided in the accounts are:				
- land remediation relief on stock properties	-	-	(836,573)	-
- capital allowances in excess of depreciation	193,441	152,441	-	-
- revaluation on investment properties	-	-	(814,909)	853,321
	<u>193,441</u>	<u>152,441</u>	<u>(1,651,489)</u>	<u>853,321</u>

The unprovided deferred tax assets will only crystallise if the properties to which they relate are sold.

Reconciliation of movement on deferred tax liability:

	£
Balance as at 30 November 2007	152,441
Profit and loss account (note 5)	41,000
Balance as at 30 November 2008	<u>193,441</u>

13. Called up share capital

	2008	2007
	£	£
Authorised:		
Equity share capital: 30,000 Ordinary £1 shares:	<u>30,000</u>	<u>30,000</u>
Allotted and fully paid:		
Equity share capital: 30,000 Ordinary £1 shares	<u>30,000</u>	<u>30,000</u>

14. Reserves

	Revaluation Reserve	Profit & Loss Account
	£	£
At 30 November 2007	6,200,756	16,201,774
Revaluation of investment properties	(7,263,759)	-
Retained profit for the year	-	1,471,698
Dividends paid	-	(10,000,000)
At 30 November 2008	<u>(1,063,003)</u>	<u>7,673,472</u>

15. Commitments and Contingencies

The company has guaranteed the bank loans and overdrafts of certain fellow group companies, which at 30 November 2008 amount to £7,475,386 (2007: £27,161,671).

16. Related Party Transactions

As the company is wholly owned by the group, it has taken advantage of the exemption under FRS 8 "Related Party Disclosures" not to disclose transactions with other companies wholly owned by the St. Modwen Properties PLC group.

17. Ultimate Parent Company

The ultimate and immediate parent company is St Modwen Properties PLC, a company registered in England. Copies of the Group report and accounts of St Modwen Properties PLC are available from the Registered Office at Sir Stanley Clarke House, 7 Ridgeway, Quinton Business Park, Birmingham, B32 1AF. This is the largest and smallest group into which this company is consolidated. The Registered Office of St. Modwen Developments Limited is at the same address.

18. Post balance sheet event

On 8 June 2009 St. Modwen Properties PLC completed a placing and placing and open offer of new shares raising £102m of net proceeds which has significantly strengthened the financial position of the St Modwen group