

MORTGAGE SYSTEMS LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

31 DECEMBER 2007

(Registered Number 1764926)



MORTGAGE SYSTEMS LIMITED

Directors' Report

The Directors present their Annual Report and Accounts for the year ended 31 December 2007

Principal activities

The Company has not traded during the year under review

Directors and Directors' interests

The following Directors held office during the period

Mr J G Goodfellow

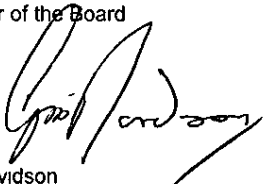
Mr D J Cutter

The Directors who held office at the date of approval of this Directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditors are unaware, and each Director has taken all the steps that they ought to have taken as a Director to make themselves aware of any relevant audit information and to establish that the Company's auditors are aware of that information

Auditors

The Directors have relied upon the exemption from the obligation to appoint auditors permitted under section 249a(1) of the Companies Act 1985 in submitting these unaudited Financial Statements

By order of the Board

A handwritten signature in black ink, appearing to read 'G M Davidson', is written over the text 'By order of the Board'.

G M Davidson
Secretary

1 February 2008

MORTGAGE SYSTEMS LIMITED

Statement of Directors' Responsibilities

The Directors are responsible for preparing 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 they have elected to prepare the Financial Statements in accordance with IFRSs as adopted by the EU.

The Financial Statements are required by law to present fairly the financial position and performance of the Company. The Companies Act 1985 provides in relation to such Financial Statements that references in the relevant part of that Act to Financial Statements giving a true and fair view are references to their achieving a fair presentation. In preparing these Financial Statements the Directors are required to

- select suitable accounting policies and then apply them consistently
- make judgments and estimates that are reasonable and prudent
- state whether they have been prepared in accordance with IFRSs as adopted by the EU 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 enable them to ensure that its Financial Statements comply with the Companies Act 1985. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

MORTGAGE SYSTEMS LIMITED

Balance Sheet

AS AT 31 DECEMBER 2007

	Notes	2007 £000
Total assets		-
Equity		
Share capital	2	723
Reserves		
Retained earnings		(723)
Total equity and liabilities		-

The Company did not trade during the year

The notes on page 4 form part of these accounts

The Company was entitled to exemption under section 249a(1) of the Companies Act 1985 from the requirement accounts for the year ended 31 December 2007 audited. No members have required the Company to obtain an Financial Statements for the year in question in accordance with section 249b(2)

The Directors acknowledge their responsibility for

- (i) Ensuring the Company keeps accounting records which comply with section 221 of the Companies Act 1985, and
- (ii) Preparing Financial Statements which give a true and fair view of the state of affairs of the Company as at the end of its financial year, and of its profit and loss for the financial year in accordance with section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company

These Financial Statements were approved by the Board of Directors on 1 February 2008



J G Goodfellow
Director

MORTGAGE SYSTEMS LIMITED

Notes to the Financial Statements

1. Accounting policies

The Financial Statements are presented in accordance with International Financial Reporting Standards and its interpretations as endorsed by the EU and effective from 31 December 2007

The Directors have not adopted IAS 1 Presentation of Financial Statements (2007) or IFRS 8, Operating Segments which although endorsed by the EU, are currently not mandatory

The Directors have adopted IAS1 Presentation of Financial Statements- Capital disclosure and IFRS 7, Financial Instruments Disclosure. The adoption of these standards has had no impact on these Financial Statements

These Financial Statements are presented in pounds Sterling. They are prepared on the historical cost basis and on a going concern basis

The Company had no cash flows or related party transactions (including those with key management personnel) in the current or preceding financial year

2 Share capital

	2007	2006
	£000	£000
Authorised, allotted, called up and fully paid		
7 233,750 ordinary shares of 10p each	723	723

3 Income Statement

The Company has not traded during the year, has received no income and incurred no expenditure, and consequently has made neither a profit nor a loss

4. Ultimate parent undertaking

The Company is a wholly owned subsidiary of Skipton Building Society, which is registered in the United Kingdom. A copy of the Group Accounts in which the results of this Company are consolidated is available from

The Secretary
Skipton Building Society
The Bailey
Skipton
North Yorkshire
BD23 1DN