REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 30 JUNE 2008

REGISTERED NUMBER

01930484

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FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2008

CONTENTS	PAGE	
Company information	1	
Directors' report	2	
Profit and loss account	3	•
Balance sheet	4	
Notes to the financial statements	5 - 6	

COMPANY INFORMATION FOR THE YEAR ENDED 30 JUNE 2008

DIRECTORS:

R M Hannigan

A J Jackson D G Paine M B Watt M A McGuire

(Resigned 28/09/2007)

SECRETARY:

P Alonzi

REGISTERED OFFICE:

100 Barbirolli Square

Manchester M2 3AB

BUSINESS ADDRESS:

1 George Street

Edinburgh EH2 2LL

DIRECTORS' REPORT

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

PRINCIPAL ACTIVITIES

The principal activity of the Company was property investment. The Company has not traded in the financial year to 30 June 2008.

RESULTS AND DIVIDENDS

The financial results for the year are set out in the Profit and Loss account on page 3. The directors do not recommend payment of a dividend (2007: £nil).

DIRECTORS AND THEIR INTERESTS

The directors who held office during the year are disclosed on page 1.

As at 30 June 2008 none of the directors held any interests in the ordinary share capital of the business.

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 as at the end of the financial year 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
- * state whether applicable accounting standards have been followed subject to any material departures disclosed and explained in the financial statements; 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 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.

Approved by the board of directors and signed on their b	pehalf by :
7	22/4/09
Director	Date

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 30 JUNE 2008

	Note	2008 £	2007 £
Tax on ordinary activities	2	(126,253)	6.
RETAINED (LOSS)/PROFIT FOR THE FINANCIA	AL YEAR	(126,253)	6

The directors consider that the Company's activities are discontinued.

As there are no recongnised gains or losses except as stated in the Profit and Loss account, a Statement of Recognised Gains and Losses has not been prepared.

The notes on pages 5 - 6 form part of the financial statements

BALANCE SHEET AS AT 30 JUNE 2008

	. Note	2008 £	2007 £
CURRENT ASSETS			
Debtors	3	1,929,896	2,056,149
NET ASSETS	- -	1,929,896	2,056,149
CAPITAL AND RESERVES			
Called up share capital	4	100	100
Profit and loss account		1,929,796	2,056,049
TOTAL SHAREHOLDER FUNDS	5 _	1,929,896	2,056,149

For the year ended 30 June 2008 the company was entitled to exemption under section 249A(1) of the Companies Act 1985.

Members have not required the company to obtain an audit in accordance with section 249B(2) of the companies Act 1985.

The directors acknowledge their responsibility for:

i) ensuring the company keeps accounting records which comply with section 221; and

ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with the requirements of section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.

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

Approved by the board of directors and signed on their behalf by:

Director

The notes on pages 5 - 6 form part of the financial statements

Date

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2008

1 ACCOUNTING POLICIES

Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with applicable accounting standards and the Companies Act 1985.

Taxation

The charge for taxation is based on the results for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes.

Deferred tax is recognised, without discounting in respect of all timing differences between the treatment of certain items for taxation and accounting purposes which have arisen but not reversed by the balance sheet date, except as otherwise required by Financial Reporting Standard 19, "Deferred Tax".

Related party disclosures

The Company has taken advantage of the exemption conferred by Financial Reporting Standard 8, "Related Party Disclosures", not to disclose transactions with members or investees of the group headed by Standard Life plc on the grounds that at least 90% of the voting rights in the Company are controlled within that group and the Company is included in consolidated financial statements.

Cash Flow Statement

The Company is a subsidiary of Standard Life Assurance Limited and is included in consolidated financial statements of Standard Life plc, which are publicly available. Consequently, the Company has taken advantage of the exemption from preparing a cash flow statement under the terms of Financial Reporting Standard 1, "Cash Flow Statements" (revised 1996).

2 TAXATION ON ORDINARY ACTIVITIES

	2008	2007	
	£	£	
UK corporation tax for the year	42,856	-	
Adjustment in respect of previous years	83,397_	(6)	
Total current tax	126,253	(6)	

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2008

3	DEBTORS		
_		2008	2007
		£	£
		~	*
	Amount owed by group undertakings	1,929,896	2,056,149
	Amount of the of group and and amounting	1,727,070	2,030,117
4	SHARE CAPITAL		
4	SHARE CAI ITAL	2008	2007
	A all and a final	£	£
	Authorised		
	1000 Ordinary shares of £1 each	1,000	1,000
	4N (4 N N 1 10 N 11		
	Allotted, called up and fully paid:		
	100 Ordinary shares of £1 each	100	100
		-	-
5	RECONCILIATION OF MOVEMENTS IN SHAREHOLDER FUNDS		
		2008	2007
		£	£
		-	
	Opening balance	2,056,149	2,056,143
	Retained (loss)/profit	(126,253)	6
	Closing balance	1,929,896	2,056,149
	2.200	1,727,070	2,000,149

6 CONTROLLING PARTY

During the year until 9 July 2006 the Company's immediate and ultimate parent undertaking was The Standard Life Assurance Company, a mutual company registered in Scotland.

From 10 July 2006 the Company's immediate parent undertaking is Standard Life Assurance Limited. Standard Life Assurance Limited is a subsidiary of Standard Life plc, the ultimate parent undertaking. Standard Life plc is a company incorporated in Scotland and copies of the group's accounts can be obtained from 30 Lothian Road, Edinburgh, EH1 2DH.