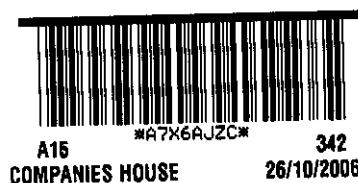

MEADOWHALL HOLDINGS LTD

UNAUDITED FINANCIAL STATEMENTS

◆ *Year ended 31 March 2006* ◆




A04 *ACT10ITR* 188
COMPANIES HOUSE 14/09/2006

COMPANY NO: 2125982

MEADOWHALL HOLDINGS LIMITED

BALANCE SHEET at 31 March 2006

| | Note | 2006 £ | 2005 £ |
|------------------------------------------------------|------|--------------------|--------------------|
| Fixed assets | | | |
| Investments | | 880,000,002 | 880,000,002 |
| Current assets | | | |
| Debtors: Amounts owed by ultimate parent undertaking | | 7,133,862 | 7,133,862 |
| Total assets less current liabilities | | <u>887,133,864</u> | <u>887,133,864</u> |
| Capital and reserves | | | |
| Called up share capital | 2 | 100,100 | 100,100 |
| Profit and loss account | | <u>887,033,764</u> | <u>887,033,764</u> |
| Equity shareholders' funds | | <u>887,133,864</u> | <u>887,133,864</u> |

249AA(1) 
The annual accounts have not been audited because the company is entitled to the exemption provided by section 249A(1) of the Companies Act 1985 relating to dormant companies and its members have not required the company to obtain an audit of these accounts in accordance with s249B(2).

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records that comply with Section 221 of the Companies Act 1985. The directors also acknowledge their responsibilities for 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 Section 226 of the Companies Act 1985 and which otherwise comply with the requirements of that Act relating to accounts, so far as applicable to the company.

The financial statements were approved by the Board on 18 AUG 2006 and signed on its behalf by:



J H Iddiols
Director

NOTES TO THE ACCOUNTS
for the year ended 31 March 2006**1. Accounting policy****Accounting basis**

The accounts have been prepared in accordance with applicable Accounting Standards and under the historical cost convention.

2. Share capital

| | 2006 £ | 2005 £ |
|-------------------------------------------|----------------|----------------|
| Authorised | | |
| 60,060 "A" ordinary shares of £1 each | 60,060 | 60,060 |
| 40,040 "B" ordinary shares of £1 each | 40,040 | 40,040 |
| | <u>100,100</u> | <u>100,100</u> |
| | 2006 £ | 2005 £ |
| Allotted, called up and fully paid | | |
| 60,060 "A" ordinary shares of £1 each | 60,060 | 60,060 |
| 40,040 "B" ordinary shares of £1 each | 40,040 | 40,040 |
| | <u>100,100</u> | <u>100,100</u> |

The "A" and "B" shares confer upon their holders the same rights and rank pari passu in all respects.

3. Immediate parent and ultimate holding company

The British Land Company PLC is the smallest and largest group for which group accounts are available and which include the company. The ultimate holding company and controlling party is The British Land Company PLC, which is registered in England and Wales. Group accounts are available on request from 10 Cornwall Terrace, Regent's Park, London, NW1 4QP.

The immediate parent companies are BL Meadowhall Limited (60% ownership) and Boldswitch (No1) Ltd (40% ownership).