

Reg no 2409036

DUNSTON HALL LIMITED
REPORT OF THE DIRECTORS FOR THE
15 MONTH PERIOD ENDED 31ST DECEMBER 2007

The directors present their annual report and accounts for the period ended 31st December 2007

RESULTS AND DIVIDENDS

The company did not trade during the period and accordingly made neither a profit nor a loss

The directors do not recommend the payment of a dividend

DIRECTORS AND THEIR INTERESTS

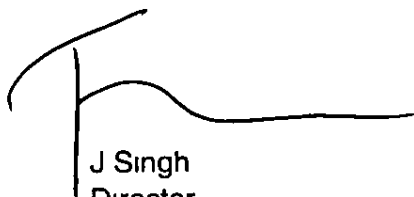
The directors of the company during the period were as follows:

RG Balfour-Lynn	(appointed 13 November 2006)
J Singh	(appointed 13 November 2006)
MA Bibring	(appointed 13 November 2006)
IB Cave	(appointed 13 November 2006)

The directors had no interest in the share capital of the company

None of the directors who held office during the year had any interest in the share capital of the parent company AHG Venice Limited

By order of the Board


J Singh
Director

179 Great Portland Street
London
W1W 5LS
31st March 2008



DUNSTON HALL LIMITED
BALANCE SHEET
as at 31st December 2007

	Notes	31 December 2007 £	24 September 2006 £
Debtors amounts due after more than one year	2	15,652,567	15,652,567
Creditors amounts falling due within one year	3	(1,043,000)	(1,043,000)
Net assets		<u>14,609,567</u>	<u>14,609,567</u>
Capital and Reserves			
Called up Share Capital	4	3,599,002	3,599,002
Profit and loss account		<u>11,010,565</u>	<u>11,010,565</u>
		<u>14,609,567</u>	<u>14,609,567</u>


For the period ended 31st December 2007, the company was entitled to exemption under section 249AA(1) of the Companies Act 1985

No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 249B(2)

The directors acknowledge their responsibility for

- a) Ensuring that the company keeps accounting records which comply with section 221,
- b) Preparing accounts 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

Approved by the Board of Directors on 31st March 2008


 J Singh Director

DUNSTON HALL LIMITED
NOTES TO THE ACCOUNTS
as at 31st December 2007

1 ACCOUNTING POLICY

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

2 Debtors amounts due after more than one year

	<u>2007</u>	<u>2006</u>
	£	£
Amounts due from Parent undertaking	<u>15,652,567</u>	<u>15,652,567</u>

3 Creditors amounts falling due within one year

	<u>2007</u>	<u>2006</u>
	£	£
Dividends payable	<u>1,043,000</u>	<u>1,043,000</u>

4 SHARE CAPITAL

	<u>2007</u>	24 September <u>2006</u>
	£000	£000
Authorised		
5,000,000 ordinary shares of £1 each	<u>5,000,000</u>	<u>5,000,000</u>
Issued, called up and fully paid		
3,599,002 ordinary shares of £1 each	<u>3,599,002</u>	<u>3,599,002</u>

5 ULTIMATE PARENT COMPANY

The ultimate holding company is AHG Venice Limited which is registered in England and Wales