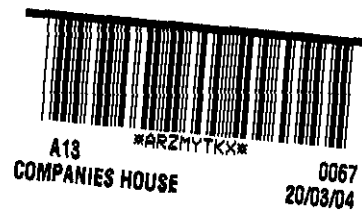


COMPANY NUMBER: 2440402

ULSTER AND LONDON LAND LIMITED

YEAR ENDED 29TH FEBRUARY 2004



**ULSTER AND LONDON LAND LIMITED**

**COMPANY INFORMATION**

**DIRECTORS:**

M J Finlay

**SECRETARY:**

Teesland Secretarial Services Limited

**REGISTERED OFFICE:**

Europa House  
20 Esplanade  
Scarborough  
YO11 2AQ

**ULSTER AND LONDON LAND LIMITED**

**BALANCE SHEET**  
**At 29 February 2004**

	Notes	2004 £	2003 £
<b>CURRENT ASSETS</b>			
Debtors	2	100	100
		<hr/>	<hr/>
		<b>100</b>	<b>100</b>
		<hr/>	<hr/>
<b>CAPITAL AND RESERVES</b>			
		£	£
Called up share capital	3	100	100
		<hr/>	<hr/>
<b>EQUITY SHAREHOLDERS' FUNDS</b>		<b>100</b>	<b>100</b>
		<hr/>	<hr/>

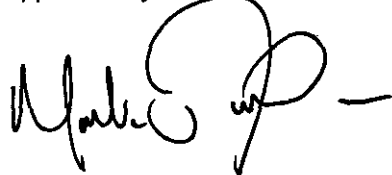
For the year ended 29th February 2004 the company was entitled to exemption under section 249AA(1) of the Companies Act 1985.

Members have not required the company to obtain an audit of its accounts for the year in question in accordance with subsection (2) of 249B.

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 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 on 15 March 2004 and signed on its behalf by



M J Finlay  
Director

The notes on page 3 form part of these financial statements.

## **ULSTER AND LONDON LAND LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS**

**At 29 February 2004**

#### **1 ACCOUNTING POLICY**

Accounting convention

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

<b>2 DEBTORS</b>	<b>2004 £</b>	<b>2003 £</b>
Amounts owed by group undertakings	<u>100</u>	<u>100</u>

#### **3 CALLED UP SHARE CAPITAL**

	<b>2004 £</b>	<b>2003 £</b>
Authorised, allotted, called up and fully paid:		
Ordinary shares of £1 each	<u>100</u>	<u>100</u>

#### **4 ULTIMATE PARENT UNDERTAKING**

The company is wholly owned by SDG Ireland Limited (formerly Scarborough Developments Ireland Limited).

SDG Ireland Limited was 50% owned by Scarborough Development Group plc (formerly Teesland Group plc) and 50% by SPC Group plc and so was jointly controlled by them until 27 February 2004. On that date 100% of the share capital of the company was acquired by SDG Property Holdings Limited.

Accounts for SDG Property Holdings Limited can be obtained from Europa House, 20 Esplanade, Scarborough YO11 2AQ.