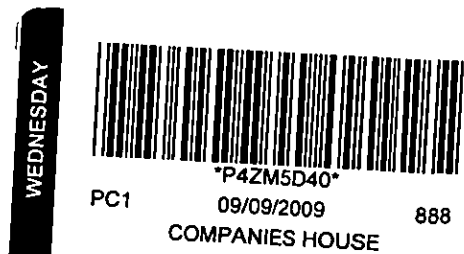


**ASSURANT SERVICES
(UK) LIMITED**

**DIRECTORS' REPORT
AND FINANCIAL STATEMENTS**

31 DECEMBER 2008



ASSURANT
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ASSURANT SERVICES (UK) LIMITED

YEAR ENDED 31 DECEMBER 2008



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COMPANY INFORMATION

| | |
|--------------------|---|
| Directors: | I Moffatt D Jaksic |
| Company Secretary: | F C Foreman |
| Registered Office: | 117 - 119 Whitby Road Slough SL1 3DR |
| Registered Number: | 2515130 |
| Auditors: | PricewaterhouseCoopers LLP Hay's Galleria 1 Hay's Lane London SE1 2RD |
| Solicitors: | Pinsent Masons 30 Aylesbury Street London EC1R 0ER |
| Bankers: | Lloyds TSB Commercial Lloyds TSB Bank Plc 1 - 2 Market Place Reading Berkshire RG1 2EQ |

ASSURANT SERVICES (UK) LIMITED

YEAR ENDED 31 DECEMBER 2008



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REPORT OF THE DIRECTORS

The directors present their report and the audited financial statements for the year ended 31 December 2008.

PRINCIPAL ACTIVITY

The principal activity of the Company is the provision of office space, personnel, administration, accounting and computing services to other group undertakings.

REVIEW OF THE BUSINESS

The results for the year ended 31 December 2008 and the state of the Company's affairs at that date are set out in the financial statements on pages 7 to 19. The profit before tax for the year was £377,000 (2007: £538,000).

The Company provides administrative services to fellow subsidiary undertakings, Assurant General Insurance Limited and Assurant Life Limited, on a cost-plus basis.

FUTURE OUTLOOK

In addition to providing services to the insurance companies within Assurant Group Limited, the Company will provide increasing services to the existing and future branches of the two insurance companies in Germany, Italy, Denmark and Spain, as well as providing support in key functions to associated group undertakings of Assurant, Inc., in those countries.

PRINCIPAL RISKS AND UNCERTAINTIES

The process of risk management is addressed through a framework of policies, procedures and internal controls. All policies are subject to Board approval and ongoing review by management, risk management and internal audit. Compliance with regulation, legal and ethical standards is a high priority for the Company and the legal, compliance, actuarial and finance departments take on an important oversight role in this regard. The Group's Audit Committee is responsible for satisfying itself that a proper internal control framework exists to manage financial risks and that controls operate effectively.

The principal risk facing the Company arises from unanticipated expenses.

KEY PERFORMANCE INDICATORS

Given the straight forward nature of the business, the Company's directors are of the opinion that analysis using key performance indicators is not necessary for an understanding of the development, performance or position of the business.



REPORT OF THE DIRECTORS (CONTINUED)

DIVIDENDS

An interim dividend was paid during the year of £500,000 (2007: £500,000). The directors do not recommend the payment of a final dividend.

DIRECTORS

The directors set out below have held office during the whole of the period from 1 January 2008 to the date of this report unless otherwise stated.

| | |
|--------------|------------------------------|
| S Gvero | (Resigned 31 July 2008) |
| D Jaksic | (Appointed 10 February 2009) |
| I Moffatt | |
| S K Phillips | (Resigned 10 February 2009) |

CHARITABLE AND POLITICAL DONATIONS

During the year, the Company made donations totalling £8,649 (2007: £18,113) to the following charitable causes:

| | 2008 £ | 2007 £ |
|---|-----------|-----------|
| Slough Homeless Our Concern | - | 3,000 |
| Home Start Mission | 2,925 | 8,300 |
| Thames Valley Adventure Playground | 1,200 | 4,046 |
| Medical charities | 1,733 | 2,131 |
| Dogs for the Disabled | 1,000 | - |
| Arbour Vale School | 1,500 | - |
| Other small donations less than £200 each | 291 | 636 |
| | <hr/> | <hr/> |
| Total | 8,649 | 18,113 |
| | <hr/> | <hr/> |

No donations were made for political purposes.



REPORT OF THE DIRECTORS (CONTINUED)

STATEMENT OF DISCLOSURE OF INFORMATION TO AUDITORS

Each person who is a director at the date of this report confirms that:

- 1) so far as each of them is aware, there is no information relevant to the audit of the Company's financial statements for the year ended 31 December 2008 of which the auditors are unaware; and
- 2) the director has taken all steps that he/she ought to have taken in his/her duty as director in order to make him/herself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

AUDITORS

The Company has elected, in accordance with Section 379A of the Companies Act 1985, to dispense with the obligation to appoint auditors annually. PricewaterhouseCoopers LLP have indicated their willingness to remain in office.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the annual report and 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 the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

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;
- state whether applicable UK 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, in which case there should be supporting assumptions or qualifications as necessary.

The directors confirm that the financial statements comply with the above requirements.

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.

By Order of the Board

F Foreman
Company Secretary
1 September 2009



**INDEPENDENT AUDITORS' REPORT TO THE MEMBER OF
ASSURANT SERVICES (UK) LIMITED**

We have audited the financial statements of Assurant Services (UK) Limited for the year ended 31 December 2008 which comprise the Profit and Loss Account, the Balance Sheet and the related notes. These financial statements have been prepared under the accounting policies set out therein.

Respective responsibilities of directors and auditors

The directors' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland). This report, including the opinion, has been prepared for and only for the company's member as a body in accordance with Section 235 of the Companies Act 1985 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the Directors' Report is consistent with the financial statements.

In addition we report to you if, in our opinion, the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read other information contained in the Annual Report, and consider whether it is consistent with the audited financial statements. This other information comprises only the Directors' Report and the Company Information and all of the other information listed on the contents page. We consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements. Our responsibilities do not extend to any other information.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgments made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

ASSURANT SERVICES (UK) LIMITED

YEAR ENDED 31 DECEMBER 2008



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INDEPENDENT AUDITORS' REPORT TO THE MEMBER OF
ASSURANT SERVICES (UK) LIMITED (CONTINUED)

Opinion

In our opinion:

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 December 2008 and of its profit for the year then ended;
- the financial statements have been properly prepared in accordance with the Companies Act 1985; and
- the information given in the Directors' Report is consistent with the financial statements.

PricewaterhouseCoopers LLP
Chartered Accountants and Registered Auditors
London, United Kingdom
1 September 2009



PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2008

| | <i>Notes</i> | 2008 £000 | 2007 £000 |
|--|--------------|--------------|--------------|
| Turnover | | 12,407 | 11,350 |
| Administrative expenses | | (12,036) | (10,812) |
| Other income | | 6 | - |
| Profit on ordinary activities before tax | 2 | 377 | 538 |
| Tax credit/(charge) on profit on ordinary activities | 5 | 94 | (166) |
| Profit for the financial year | | 471 | 372 |

There were no recognised gains during 2008 other than those included in the profit and loss account above. All amounts in the profit and loss account relate to continuing operations.

As there are no material differences between the results as described in the profit and loss account above and the results on a historic cost basis, no note of historical cost profits and losses for the year is given.

The notes on pages 9 to 19 form an integral part of these financial statements.

ASSURANT SERVICES (UK) LIMITED

YEAR ENDED 31 DECEMBER 2008



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BALANCE SHEET AS AT 31 DECEMBER 2008

| | NOTES | 2008 £000 | 2007 £000 |
|--|-------|----------------|----------------|
| FIXED ASSETS | | | |
| Tangible fixed assets | 7 | <u>902</u> | <u>446</u> |
| CURRENT ASSETS | | | |
| Debtors: amounts falling due within one year | 8 | 3,727 | 1,537 |
| Cash at bank and in hand | | <u>1</u> | <u>31</u> |
| | | 3,728 | 1,568 |
| CREDITORS: amounts falling due within one year | 9 | <u>(4,049)</u> | <u>(1,446)</u> |
| NET CURRENT (LIABILITIES)/ASSETS | | (321) | 122 |
| NET ASSETS | | <u>581</u> | <u>568</u> |
| CAPITAL AND RESERVES | | | |
| Called up share capital | 11 | 1 | 1 |
| Profit and loss account | 12 | <u>580</u> | <u>567</u> |
| Total shareholder's funds | 12 | <u>581</u> | <u>568</u> |

The financial statements on pages 7 to 19 were approved by the Board of Directors on 1 September 2009 and are signed on their behalf by:

D Jaksic, Director

The notes on pages 9 to 19 form an integral part of these financial statements.



NOTES TO THE FINANCIAL STATEMENTS

1. ACCOUNTING POLICIES

The financial statements have been prepared in accordance with applicable accounting standards.

a) Basis of Accounting

The financial statements are prepared under the historical cost convention.

b) Turnover

Turnover represents the amounts charged, excluding value added tax, in respect of supplies of services to clients. All turnover related to work is carried out in the United Kingdom.

c) Investment Income

Investment income is accounted for on the accruals basis.

d) Taxation

Corporation tax is provided at the current rate of taxation on the result for the year as adjusted for items of income and expenditure which are disallowable for taxation purposes.

e) Deferred Taxation

Provision is made for deferred tax liabilities using the liability method on all material timing differences. Deferred tax is calculated at the rates at which it is expected that the tax will arise. An asset is not recognised to the extent that the transfer of economic benefits in future is uncertain. Deferred tax assets and liabilities recognised have not been discounted.



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

1. ACCOUNTING POLICIES (CONTINUED)

f) Fixed Assets

Expenditure above a de minimis amount on office furniture, equipment, fixtures and fittings and computer hardware is capitalised.

Expenditure on software and software development is capitalised if it exceeds, or the project is expected to exceed, 500,000 US dollars. Software development costs are deferred until systems are brought into use.

Depreciation is provided on a straight-line basis over the estimated useful life of the asset.

| | |
|--------------------------------|----------------------------|
| Office Furniture & Equipment | 5 years |
| Fixtures and Fittings | 5 years or term of lease |
| Computer Hardware and Software | 3 years |
| Short leasehold property | over the term of the lease |

g) Leasing

Rentals paid under operating leases are charged to income on a straight-line basis over the lease term.

h) Share Based Payment

The Company operates a number of equity-settled and cash-settled share-based compensation plans.

The fair value of the shares or share options granted is recognised over the vesting period to reflect the value of the employee services received. The charge relating to grants to employees of the Company is recognised as an expense in the profit and loss account and the charge for grants to employees of other group companies is recognised as an investment in the relevant subsidiary.

For cash-settled share-based payment a liability is recognised based on the fair value of the payment earned by the balance sheet date. For equity settled share based payment the corresponding credit is recognised directly in reserves.

i) Pension Fund

The Company operates a portable defined contribution pension scheme, the assets of which are invested in a managed fund and are completely separate from the assets and business of the Company. The scheme is funded partly by its members and partly by the Company at a rate established by the Company. The Company contributions are expensed and paid in the period in which they are incurred.

j) Cash Flow Statement

As the Company is a wholly owned undertaking, it has taken advantage of the exemption granted under Financial Reporting Standard 1 (Revised) ("Cash Flow Statements"), and a cash flow statement has not been prepared. The results of the Company are consolidated in the financial statements of the ultimate parent undertaking, as discussed in note 14, which are publicly available.



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

2. OPERATING PROFIT

Profit on ordinary activities before tax is stated after charging:

| | 2008 | 2007 |
|----------------------------------|-------------|-------------|
| | £000 | £000 |
| Staff costs (see note 3) | 6,797 | 5,526 |
| Auditors' remuneration: | | |
| Audit fees | 11 | 11 |
| Operating lease rentals | | |
| - Land & buildings | 300 | 300 |
| - Other operating leases | 64 | 64 |
| Depreciation | 177 | 135 |
| Loss on disposal of fixed assets | 1 | - |

3. STAFF COSTS

| | 2008 | 2007 |
|-----------------------------|--------------|--------------|
| | £000 | £000 |
| Wages and Salaries | 5,758 | 4,589 |
| Social Security | 694 | 590 |
| Pension Costs (See note 13) | 303 | 263 |
| Share based payments | 42 | 84 |
| | 6,797 | 5,526 |

The average monthly number of persons (including executive directors) employed by the Company during the year was as follows:

By Department

| | 2008 | 2007 |
|----------------------|---------------|---------------|
| | Number | Number |
| Executive & Finance | 59 | 46 |
| Information Services | 17 | 12 |
| Marketing | 24 | 17 |
| Operations | 4 | 32 |
| | 104 | 107 |



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3. STAFF COSTS (CONTINUED)

Share based payments

Employee Stock Purchase Plan (ESPP)

The Company provides an Employee Stock Purchase Plan to all employees. This allows employees of the Company to purchase shares in the ultimate parent company, Assurant, Inc.

The ESPP operates under the following rules:

Contribution periods

Each calendar year there are two six-month offering periods (1 January to 30 June and 1 July to 31 December).

Contribution/saving rules

For each pay period, an employee of the Company can contribute between 1% and 15% of base salary toward the purchase of Assurant, Inc. stock. The maximum contribution amount is US \$7,500 per offering period, for a total of US \$15,000 per year. The maximum number of shares that can be purchased in any one offering period is 5,000. Contributions are deducted from pay on a post-tax basis.

Purchase price

The purchase price of the shares will be 90% of the lower of:

- The closing price of Assurant, Inc. stock on the offering date - the first day of trading of the offering period; and
- The closing price of Assurant, Inc. stock on the purchase date - the last day of trading of the offering period

Other

The employee must be employed by the Company on the last day of the offering period in order to purchase Assurant, Inc. stock under the ESPP.

The following shares were purchased under the ESPP during the year:

| Contribution Period | Shares purchased during the period |
|--------------------------|------------------------------------|
| 1 Jan 2008 - 30 Jun 2008 | 728.33 |
| 1 Jul 2008 - 31 Dec 2008 | 1,140.75 |
| Total | 1,869.08 |

The purchase price and market value for the shares purchased during the year were:

| Contribution Period | Purchase price £ | Share price at purchase £ |
|--------------------------|---------------------|------------------------------|
| 1 Jan 2008 - 30 Jun 2008 | 29.63 | 33.06 |
| 1 Jul 2008 - 31 Dec 2008 | 18.65 | 20.72 |



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

3. STAFF COSTS (CONTINUED)

The Company incurs the cost of the Employee Share Savings Plan for UK based employees only. At the 31 December 2008, the charge to the Company for the ESPP was £5,000 (2007: £9,000). Total outstanding savings at the year end were £Nil (2007: £Nil).

The Company does not incur any costs in respect of running the plan. All costs are borne by the parent company.

The Business Value Rights (BVR) Plan

The Company provides a Business Value Rights (BVR) plan to directors of the Company to share in the Group's success and the value created over the long term. Rights are granted to employees within the plan to provide shares in Assurant, Inc. for the growth in the share price over the vesting period.

The BVR operates under the following rules:

Rights

Rights are granted to key executives based on an individual's performance, their role in and contributions to the organisation and overall compensation level. The rights entitle the employee to receive in shares the growth of the Assurant, Inc. share price at the end of the vesting period.

Strike price / Purchase price

The strike price will be the closing price on the last day of trading prior to the grant. The final price will be the closing price of Assurant, Inc. stock on the last trading day prior to exercise, or, in the event of death, disability or retirement, the last trading day prior to separation from service.

Vesting period

The rights do not vest with the employee until three years after the date of grant. BVR rights are automatically exercised on the third anniversary.

Proceeds

The value of the BVR award after exercise will be the difference in the final price and the strike price, multiplied by the rights for the vesting period. The award will be delivered to participants in shares of Assurant, Inc., net of income taxes.

Other

If there is a change in control of the Company the rights are automatically vested. Participants who resign or who have their contract of employment terminated forfeit their rights.

The costs of running the plan are borne by the ultimate parent company, Assurant, Inc.

The Company incurs the cost of the Business Value Rights for UK based employees only. At the 31 December 2008, the charge to the Company for the BVR was £37,000 (2007: charge of £75,000). Total outstanding rights outstanding at the year end were £155,000 (2007: £103,000).



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

4. DIRECTORS' EMOLUMENTS

| | 2008 £000 | 2007 £000 |
|---------------------------------|--------------|--------------|
| Emoluments paid to directors | 94 | 116 |
| Pension Contributions | 7 | 7 |
| Compensation for loss of office | 16 | - |
| Long term incentive schemes | 5 | 19 |
| | <u>122</u> | <u>142</u> |

The emoluments of directors disclosed above include amounts attributable to the highest paid director in each year of:

| | 2008 £000 | 2007 £000 |
|-----------------------------|--------------|--------------|
| Emoluments | 57 | 80 |
| Pensions Contributions | 4 | 4 |
| Long term incentive schemes | 4 | 11 |
| | <u></u> | <u></u> |

The number of directors to whom retirement benefits are accruing under the portable defined contribution pension scheme during the year was 2 (2007: 2).

The number of directors who exercised share options in the year was 1 (2007: 1).

The number of directors who are entitled to receive shares under long-term incentive schemes in the year was 1 (2007: 2)



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

5. TAXATION

a) Analysis of charge for the period

| | 2008 | 2007 |
|--|--------------|------------|
| | £000 | £000 |
| UK Corporation Tax at 28.5% (2007: 30%) | | |
| Current tax on income for the period | - | 134 |
| Adjustments in respect of prior periods | (134) | (4) |
| Total current tax | <u>(134)</u> | <u>130</u> |
| Deferred Tax: | | |
| Origination and reversal of timing differences | 40 | 36 |
| Tax on profit on ordinary activities | <u>(94)</u> | <u>166</u> |

b) Factors affecting the tax charge for the period

The tax assessed for the period is lower (2007: lower) than the standard rate of corporation tax in the UK of 28.5% (2007: 30%). The differences are explained below:

| | 2008 | 2007 |
|---|--------------|------------|
| | £000 | £000 |
| Profit on activities before tax | <u>377</u> | <u>538</u> |
| Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 28.5% (2007: 30%) | 107 | 161 |
| Effects of: | | |
| Non deductible expenses | 41 | 53 |
| Accelerated capital allowances and other timing differences | (18) | (80) |
| Adjustment to tax charge in respect of prior periods | (134) | (4) |
| Group relief claimed | (130) | - |
| Current tax charge for the period | <u>(134)</u> | <u>130</u> |



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

6. DIVIDENDS

An interim dividend was paid in the year of £500,000 (2007: £500,000).

7. FIXED ASSETS

| | Office Furniture & Equipment | Fixtures & Fittings | Short Leasehold Property | Computer Hardware & Software | Total |
|--------------------------------------|------------------------------------|------------------------|--------------------------------|------------------------------------|-------|
| | £000 | £000 | £000 | £000 | £000 |
| Cost | | | | | |
| At 1 January 2008 | 361 | 680 | - | 839 | 1,880 |
| Additions | 3 | 19 | 263 | 349 | 634 |
| Disposals | (68) | (6) | - | (460) | (534) |
| At 31 December 2008 | 296 | 693 | 263 | 728 | 1,980 |
| Accumulated depreciation | | | | | |
| At 1 January 2008 | 278 | 526 | - | 630 | 1,434 |
| Charge for the year | 25 | 41 | 21 | 90 | 177 |
| Eliminations in respect of disposals | (68) | (6) | - | (459) | (533) |
| At 31 December 2008 | 235 | 561 | 21 | 261 | 1,078 |
| Net book value | | | | | |
| At 31 December 2008 | 61 | 132 | 242 | 467 | 902 |
| At 31 December 2007 | 83 | 154 | - | 209 | 446 |



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 2008 £000 | 2007 £000 |
|------------------------------------|--------------|--------------|
| Amounts owed by group undertakings | 3,138 | 951 |
| Other debtors | 12 | 10 |
| Prepayments and accrued income | 318 | 365 |
| Corporation Tax Recoverable | 170 | 82 |
| Deferred Taxation (see below) | 89 | 129 |
| | <u>3,727</u> | <u>1,537</u> |

A deferred tax asset of £89,000 (2007: £129,000) has been recognised in respect of accelerated capital allowances and other timing differences on the basis that future taxable profits are expected.

| | At 1 January £000 | Movement in year £000 | At 31 December £000 |
|-------------------------------|----------------------|-----------------------------|------------------------|
| Movement on Deferred Taxation | 129 | (40) | 89 |
| Total | <u>129</u> | <u>(40)</u> | <u>89</u> |

| | 2008 £000 | 2007 £000 |
|--|--------------|--------------|
| Analysis of deferred taxation balances at 31 December: | | |
| Accelerated capital allowances | 83 | 99 |
| Other timing differences | 6 | 30 |
| Undiscounted provision for deferred tax as above | <u>89</u> | <u>129</u> |



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | 2008 £000 | 2007 £000 |
|--|--------------|--------------|
| Bank loans and overdrafts | 3 | 153 |
| Amounts owed to group undertakings | 2,902 | 82 |
| Other creditors including taxation and social security | 214 | 359 |
| Accruals and deferred income | 930 | 852 |
| | <u>4,049</u> | <u>1,446</u> |

10. OBLIGATIONS UNDER OPERATING LEASES

Annual commitments in respect of non-cancellable operating leases are as follows:

| | 2008 | | 2007 | |
|--------------------------------|---------------|-----------------------------|---------------|-----------------------------|
| Operating leases which expire: | Other £000 | Land & Buildings £000 | Other £000 | Land & buildings £000 |
| Within one year | - | - | - | - |
| Between one and five years | - | 300 | - | - |
| After five years | 64 | - | 64 | 300 |
| | <u>64</u> | <u>300</u> | <u>64</u> | <u>300</u> |

11. SHARE CAPITAL

The authorised, allotted, issued and fully paid share capital of the Company comprises £1,000 (2007: £1,000) in ordinary shares of £1 each.



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

12. RECONCILIATION OF MOVEMENT IN SHAREHOLDER'S FUND

| | 2008 | | | 2007 |
|--|------------------|-----------------------------|-------|-------|
| | Share Capital | Profit & Loss Account | Total | Total |
| | £000 | £000 | £000 | £000 |
| Balance at beginning of year | 1 | 567 | 568 | 612 |
| Profit for the year | - | 471 | 471 | 372 |
| Share based payment obligations satisfied by ultimate parent undertaking | - | 42 | 42 | 84 |
| Foreign exchange loss/(gain) | - | - | - | - |
| Dividend | - | (500) | (500) | (500) |
| Balance at end of year | 1 | 580 | 581 | 568 |

13. PENSIONS AND SIMILAR OBLIGATIONS

The charge against profit of £303,000 (2007: £263,000) is the amount of contributions payable to the defined contribution pension scheme by the Company in respect of the accounting period. There are no outstanding or prepaid contributions.

14. IMMEDIATE AND ULTIMATE PARENT UNDERTAKINGS

At the balance sheet date, the immediate parent undertaking was Assurant Group Limited, a company registered in England and Wales.

The ultimate parent undertaking is Assurant Inc., a publicly listed company on the New York Stock Exchange, registered in Delaware, United States of America

Copies of the above accounts can be obtained from the Company Secretary, Assurant Group Limited, 117 - 119 Whitby Road, Slough SL1 3DR.

15. RELATED PARTY TRANSACTIONS

As the Company is a wholly owned undertaking it has taken advantage of the exemption granted under Financial Reporting Standard 8 ("Related Party Transactions") whereby subsidiary undertakings do not have to disclose transactions with group undertakings qualifying as related parties provided that consolidated financial statements are made publicly available.