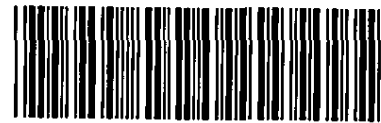


Leyton Properties Limited
Financial statements
30 September 2009

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Leyton Properties Limited

Financial statements

Year ended 30 September 2009

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Leyton Properties Limited

Officers and professional advisers

The board of directors

Andrew R Cunningham
Rupert J Dickinson (Resigned 20 October 2009)
Nick On
Andrew Pratt
Mark J Robson

Company secretary

Michael P Windle

Registered office

Citygate
St James' Boulevard
Newcastle Upon Tyne
NE1 4JE

Bankers

Barclays Bank Plc
Barclays House
71 Grey Street
Newcastle Upon Tyne
NE99 1JP

Solicitors

Dickinson Dees
St Ann's Wharf
112 Quayside
Newcastle Upon Tyne
NE99 1SB

Leyton Properties Limited

The directors' report

Year ended 30 September 2009

The directors present their annual report together with the unaudited financial statements of the company for the year ended 30 September 2009. The company is dormant and has not traded during the year.

Business review

The company is dormant and is expected to remain so for the foreseeable future. The company did not trade during the year or the preceeding year and made neither a profit or a loss. There were also no other recognised gains and losses for the current financial year or the preceeding financial year. Accordingly, neither a profit and loss account nor a statement of total recognised gains and losses have been presented.

Directors

The directors who served the company during the year were as follows:

Andrew R Cunningham
Rupert J Dickinson
Nick On
Andrew Pratt
Debra R Yudolph
Mark J Robson

Nick On was appointed as a director on 23 January 2009.

Debra R Yudolph resigned as a director on 19 December 2008.

Rupert J Dickinson resigned as a director on 20 October 2009.

Signed by order of the directors



Michael P Windle
Company Secretary

Approved by the directors on 1 March 2010

Leyton Properties Limited

Balance sheet

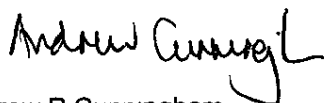
30 September 2009

	Note	2009 £	2008 £
Current assets			
Debtors	4	<u>100</u>	<u>100</u>
Total assets		<u>100</u>	<u>100</u>
Capital and reserves			
Called-up equity share capital	6	<u>100</u>	<u>100</u>
Shareholders' funds		<u>100</u>	<u>100</u>

Statements:

- (a) The directors are satisfied that the company was entitled to exemption from audit of the financial statements for the year ended 30 September 2009 by virtue of section 480 of the Companies Act 2006 relating to dormant companies, and that no member or members have requested an audit pursuant to section 476 of the Companies Act 2006
- (b) The directors acknowledge their responsibilities for
- (i) ensuring the company keeps accounting records in accordance with Section 386, and
 - (ii) preparing financial statements 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 the requirements of Sections 394 and 395, and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company

These financial statements were approved by the directors and authorised for issue on 1 March 2010, and are signed on their behalf by



Andrew R Cunningham
Director

Company Registration Number 2563463

The notes on page 4 form part of these financial statements.

Leyton Properties Limited

Notes to the financial statements

Year ended 30 September 2009

1 Dormant status

The company was dormant (within the meaning of Section 480 of the Companies Act 2006) throughout the year ended 30 September 2009. The company has not traded during the year or during the preceding financial year. During these periods, the company received no income and incurred no expenditure and therefore made neither profit nor loss.

2 Profit and loss account

The company did not trade during the year and has made neither a profit nor a loss. No Profit and Loss Account has therefore been prepared.

3 Information regarding directors and employees

There are no persons holding service contracts with the company. None of the directors received any remuneration from the company during the year, or in the previous year.

4 Debtors

	2009 £	2008 £
Amounts owed by group undertakings	<u>100</u>	<u>100</u>

5 Related party transactions

The company has taken advantage of the exemption available under Financial Reporting Standard No. 8 and has not disclosed transactions with companies that are part of the Grainger plc group.

6 Share capital

Authorised share capital

	2009 £	2008 £
50 'A' Ordinary shares of £1 each	50	50
50 'B' Ordinary shares of £1 each	<u>50</u>	<u>50</u>
	<u>100</u>	<u>100</u>

Allotted, called up and fully paid

	2009		2008	
	No	£	No	£
50 'A' Ordinary shares of £1 each	50	50	50	50
50 'B' Ordinary shares of £1 each	<u>50</u>	<u>50</u>	<u>50</u>	<u>50</u>
	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>

7 Ultimate parent undertaking and controlling party

The directors regard Grainger plc, a company registered in England and Wales, as the ultimate parent undertaking and the ultimate controlling party, being the parent undertaking of the smallest and largest group to consolidate these financial statements. Copies of the Grainger plc consolidated financial statements may be obtained from The Secretary, Grainger plc, Citygate, St James' Boulevard, Newcastle upon Tyne, NE1 4JE.

BPT Limited is the immediate controlling party and parent company by virtue of its 100% shareholding in the company.