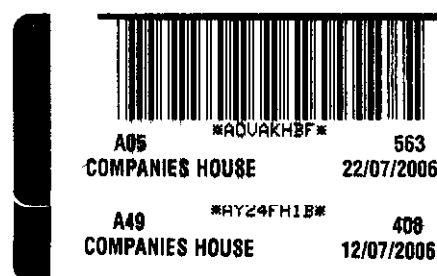


Longmoor Land Limited

FINANCIAL STATEMENTS

for the year ended

31 December 2005



Company Registration No. 2648287

Longmoor Land Limited

DIRECTORS AND OFFICERS

DIRECTORS

E M Newcombe
M P Nottingham
T J A Simon

SECRETARY

M P Nottingham

REGISTERED OFFICE

14 Buckingham Street
London
WC2N 6DF

AUDITORS

Baker Tilly
Chartered Accountants
City Plaza
Temple Row
Birmingham
B2 5AF

Longmoor Land Limited

DIRECTORS' REPORT

The directors submit their report and the financial statements of Longmoor Land Limited for the year ended 31 December 2005.

PRINCIPAL ACTIVITIES

The principal activity of the company is the development of property for resale.

RESULTS AND REVIEW OF THE BUSINESS

The results for the year are shown in the profit and loss account on page 5. The directors are satisfied with the results for the year.

DIRECTORS

The directors who served during the year ended at 31 December 2005 and their interests in the company's share capital are as follows:

	Ordinary £1 Shares	
	31 December 2005	31 December 2004
E M Newcombe	1	1
M P Nottingham	-	-
T J A Simon	-	-

The interest of the directors in the shares of the ultimate parent undertaking, The Newcombe Estates Company Limited, are shown in that company's financial statements.

AUDITORS

A resolution to reappoint Baker Tilly, Chartered Accountants, as auditors will be put to the members at the annual general meeting.

By order of the board



M P Nottingham
Secretary

27 April 2006

Longmoor Land Limited

DIRECTORS' RESPONSIBILITIES IN THE PREPARATION OF FINANCIAL STATEMENTS

Company law requires the directors to prepare financial statements for each financial year which 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:

- a. select suitable accounting policies and then apply them consistently;
- b. make judgements and estimates that are reasonable and prudent; and
- c. prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the requirements of 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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF LONGMOOR LAND LIMITED

We have audited the financial statements on pages 5 to 11.

This report is made solely to the company's members, as a body, in accordance with section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

The directors' responsibilities for preparing the Annual Report and 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 on page 3.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you in 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 if, in our opinion, the Directors' Report is not consistent with the financial statements, if 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 transactions with the company 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. 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 OPINION

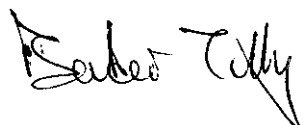
We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements 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.

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 at 31 December 2005 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

BAKER TILLY



Registered Auditor
Chartered Accountants
City Plaza
Temple Row
Birmingham B2 5AF

3 May 2006

Longmoor Land Limited
PROFIT AND LOSS ACCOUNT
for the year ended 31 December 2005

	<i>Notes</i>	2005 £	2004 £
TURNOVER	1	254,404	1,250
Cost of sales and operating charges		(102,205)	(17,036)
		<hr/>	<hr/>
OPERATING PROFIT/LOSS	2	152,199	(15,786)
Bank interest receivable		125	5
		<hr/>	<hr/>
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		152,324	(15,781)
Taxation	4	(34,250)	25,911
		<hr/>	<hr/>
PROFIT FOR THE YEAR	10	118,074	10,130
		<hr/>	<hr/>

The operating loss for the year arises from the company's continuing operations.

No separate Statement of Total Recognised Gains and Losses has been presented as all such gains and losses have been dealt with in the Profit and Loss Account.

Longmoor Land Limited

BALANCE SHEET

31 December 2005

	Notes	2005 £	2004 £
FIXED ASSETS			
Investments	5	1	1
		<hr/>	<hr/>
CURRENT ASSETS			
Stocks	6	533	47,138
Debtors	7	102,763	113,278
Cash at bank and in hand		130,093	4,687
		<hr/>	<hr/>
		233,389	165,103
CREDITORS: Amounts falling due within one year	8	(51,390)	(101,178)
		<hr/>	<hr/>
NET CURRENT ASSETS		181,999	63,925
		<hr/>	<hr/>
NET ASSETS		182,000	63,926
		<hr/>	<hr/>
CAPITAL AND RESERVES			
Called up share capital	9	100	100
Profit and loss account	10	181,900	63,826
		<hr/>	<hr/>
SHAREHOLDERS' FUNDS	11	182,000	63,926
		<hr/>	<hr/>

These accounts on pages 5 to 11 were
approved by the board on 27 April 2006



M P Nottingham
Director

Longmoor Land Limited

ACCOUNTING POLICIES

BASIS OF ACCOUNTING

The financial statements have been prepared under the historical cost convention.

The company has taken advantage of the exemptions from preparing a cash flow statement conferred by Financial Reporting Standard No 1 on the grounds that it is entitled to the exemptions available in Section 246 to 247 of the Companies Act 1985 for small companies.

STOCKS

Stock represents land awaiting development or held for resale and is valued at the lower of cost and net realisable value.

DEFERRED TAXATION

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profits and its results as stated in the financial statements.

Deferred tax is measured at the average tax rates that are expected to apply in the periods in which timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantially enacted by the balance sheet date. Deferred tax is measured on a non-discounted basis.

TURNOVER

Turnover comprises the gross proceeds of sales and rental income and is accounted for on a receivable basis.

GROUP ACCOUNTS

The company is exempt, under Sections 228 of the Companies Act 1985, from the obligation to prepare and deliver group accounts. These accounts therefore represent the transactions of this company alone.

Longmoor Land Limited

NOTES TO THE FINANCIAL STATEMENTS

for the year ended 31 December 2005

1	TURNOVER	2005 £	2004 £
	Property sales	250,000	-
	Rental income	3,455	1,250
	Other income	949	-
		<u>254,404</u>	<u>1,250</u>

2	OPERATING PROFIT/(LOSS)	2005 £	2004 £
	Profit on ordinary activities before taxation is stated after charging:		
	Auditors' remuneration	<u>365</u>	<u>325</u>

3	EMPLOYEES	2005 £	2004 £
	The average monthly number of persons employed by the company during the year was:		
	Directors	<u>3</u>	<u>3</u>

No remuneration was paid to the directors during the year ended 31 December 2005 (2004: £Nil).

Longmoor Land Limited

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2005

4	TAXATION	2005 £	2004 £
	Current tax:		
	UK corporation tax on loss for the year	8,500	-
	Adjustment in respect of prior years	-	(161)
	Total current tax for the year	8,500	(161)
	Deferred tax:		
	Tax losses carried forward	25,750	(25,750)
	Current tax charge/(credit) for the year	34,250	(25,911)
	Factors affecting tax credit for the year		
	The tax assessed for the year differs to the standard rate of corporation tax in the UK of 30%. The differences are explained below:		
	Profit/(loss) on ordinary activities before tax	152,324	(15,781)
	Profit/(loss) on ordinary activities multiplied by the standard rate of corporation tax of 30%	45,697	(4,735)
	Effects of:		
	Marginal relief	(4,714)	-
	Tax losses received from group companies	(7,090)	-
	Utilisation of tax losses brought forward	(25,750)	-
	Losses carried forward	-	(4,735)
	Other	357	-
	Adjustment in respect of prior years	-	(161)
	Current tax credit for the year	8,500	(161)

5 FIXED ASSET INVESTMENTS

*Share in
Subsidiary
undertaking
£*

Cost and net book value

At 1 January 2005 and 31 December 2005

1

The company holds 100% of the issued ordinary share capital of Longmoor Land (Bristol) Limited, a company incorporated in England and whose principal activity is that of the development of property for resale. At 31 December 2005, the net liabilities of Longmoor Land (Bristol) Limited were £70,583 and its loss after taxation for the year ended 31 December 2005 was £13,149.

Longmoor Land Limited

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2005

6	STOCKS	2005 £	2004 £
	Interest in property	533	47,138
		<u> </u>	<u> </u>
7	DEBTORS	2005 £	2004 £
	Amount due from parent undertaking	-	-
	Amount due from subsidiary undertaking	99,885	86,717
	Other debtors	2,878	811
	Deferred taxation	-	25,750
		<u> </u>	<u> </u>
		102,763	113,278
		<u> </u>	<u> </u>
	DEFERRED TAXATION ASSET		
	Tax losses carried forward	-	25,750
		<u> </u>	<u> </u>
8	CREDITORS: Amounts falling due within one year	2005 £	2004 £
	Amount due to parent undertaking	15,776	94,190
	Trade creditors	9,239	4,326
	Other taxation and social security	17,875	2,662
	Corporation tax	8,500	-
		<u> </u>	<u> </u>
		51,390	101,178
		<u> </u>	<u> </u>
9	SHARE CAPITAL	2005 £	2004 £
	Authorised: 100 ordinary shares of £1 each	100	100
		<u> </u>	<u> </u>
	Allotted, issued and fully paid: 100 ordinary shares of £1 each	100	100
		<u> </u>	<u> </u>

Longmoor Land Limited

NOTES TO THE FINANCIAL STATEMENTS for the year ended 31 December 2005

10	RESERVES	Profit and loss account £
	Balance at 1 January 2005	63,826
	Profit for the year	118,074
		<hr/>
	Balance at 31 December 2005	181,900
		<hr/> <hr/>

11	RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS	2005 £	2004 £
	Profit/(loss) for the financial year	118,074	10,130
	Opening shareholders' funds	63,926	53,796
		<hr/>	<hr/>
	Closing shareholders' funds	182,000	63,926
		<hr/> <hr/>	<hr/> <hr/>

12 ULTIMATE PARENT UNDERTAKING

The ultimate parent undertaking is The Newcombe Estates Company Limited, a company registered in England.

The company has taken advantage of the exemption under Financial Reporting Standard No 8, "Related Party Transactions", from disclosing transactions with the parent and fellow subsidiary undertakings on the grounds that it is a wholly owned subsidiary and consolidated accounts incorporating the results of this company are publicly available.