

BECHTEL PROPERTIES LIMITED

REPORT AND ACCOUNTS
FOR THE YEAR ENDED
31 DECEMBER 2007



REPORT AND ACCOUNTS

BECHTEL PROPERTIES LIMITED

Directors	Robert Michael Hannigan Andrew John Jackson Daniel McHugh David Graham Paine Mark Brian Watt
Manager	A P Watt, FRICS
Secretary	Denise Elisabeth Thomas

BECHTEL PROPERTIES LIMITED

REPORT BY THE DIRECTOR

The director submits its Report and Accounts for the year ended 31 December 2007

Annual General Meeting

As permitted by Section 366A of the Companies Act 1985, the Company has passed an elective resolution to dispense with the holding of annual general meetings

Principal activities and business review

The principal activity of the Company is to hold the long leasehold interest in Bechtel House I, Hammersmith, London

The Company did not trade during the year and received no income. During the year the Company made neither a profit nor a loss.

Principal risks and uncertainties

The company is not exposed to significant financial risks following the transfer of the company's business in 2003. The Company's objective when managing capital is to safeguard the capital of the Company.

Directors and their interests

The names of the current directors of the Company are shown on page 1, and there have been no changes during the year.

The appointment of directors is not subject to retirement by rotation. None of the directors has a beneficial interest in the shares of the Company, which at 31 December 2007 was a wholly owned subsidiary of Standard Life Assurance Limited.

Employees

The Company has no employees.

Statement on disclosure of information to the auditors

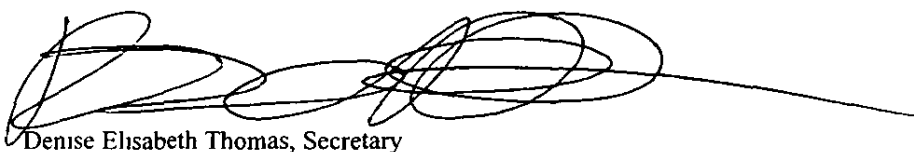
In accordance with company law, as the company's directors, we certify that

- so far as we are aware, there is no relevant audit information of which the company's auditors are unaware, and
- as the directors of the company we have taken all the steps that we ought to have taken in order to make ourselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Auditors

The auditors, PricewaterhouseCoopers LLP, are willing to continue in office.

On behalf of the Directors



Denise Elisabeth Thomas, Secretary

Edinburgh, 28 October 2008

BECHTEL PROPERTIES LIMITED**Statement of directors' responsibilities in respect of the Annual Report and the financial statements**

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 International Financial Reporting Standards (IFRS's) as adopted by the European Union. 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 that the financial statements comply with IFRS's as adopted by the European Union
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors confirm that they have complied with the above requirements in preparing the financial statements.

The directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable it 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.

BECHTEL PROPERTIES LIMITED

BALANCE SHEET

as at 31 December 2007

	Notes	31 December 2007 £	31 December 2006 £
CURRENT ASSETS			
Amounts owed by group undertaking		2	2
TOTAL ASSETS		<u>2</u>	<u>2</u>
CAPITAL AND RESERVES			
Called up share capital	6	2	2
TOTAL EQUITY		<u>2</u>	<u>2</u>

On behalf of the Directors



Robert Michael Hannigan, Director

Edinburgh, 28 October 2008

BECHTEL PROPERTIES LIMITED

NOTES ON THE ACCOUNTS

1 ACCOUNTING POLICIES

Accounting convention

The accounts are prepared under the historical cost convention and in accordance with International Financial Reporting Standards (IFRS) and interpretations issued by the International Accounting Standards Board as endorsed by the European Union and the Companies Act 1985 applicable to companies reporting under IFRS

New standards and amendments to published standards that have been adopted by the Company

IFRS 7 *Financial Instruments Disclosures* and a complementary amendment to IAS 1 *Presentation of Financial Statements* have been adopted by the Company from 1 January 2007. The Standard has no financial impact but changes the disclosures surrounding the Company's financial instruments

2 INCOME STATEMENT

The Company did not trade during the period and received no income. All expenses were met by the parent undertaking and no recharge made. Consequently, during the period the Company made neither a profit nor a loss. There are no cashflows.

3 AUDITORS' REMUNERATION

Auditors' remuneration amounting to £777 (2006 £833) is payable by the parent undertaking. Auditors' remuneration in respect of non-audit services during the period amounted to £Nil (2006 £Nil).

4 DIRECTOR'S REMUNERATION

No amounts are payable to the director in respect of their services to the Company.

5 TAXATION

There is no liability to taxation on the result for the period.

6 CALLED UP SHARE CAPITAL

	Authorised 2007 & 2006		Allotted, Called up and Fully Paid 2007 & 2006	
	No	£	No	£
Ordinary shares of £1 each	<u>100</u>	<u>100</u>	<u>2</u>	<u>2</u>

7 CASHFLOW STATEMENT

No cashflow statement is presented as there have been no cashflows in either year presented.

8 RELATED PARTY TRANSACTIONS

The Company has a year end balance of £2 being an intercompany receivable from its parent.

9 PARENT UNDERTAKING

The Company is a wholly owned subsidiary of Standard Life Assurance Limited and its ultimate controlling party is Standard Life plc.

Copies of the accounts of the ultimate controlling party can be obtained at Standard Life House, 30 Lothian Road, Edinburgh EH1 2DH.

BECHTEL PROPERTIES LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BECHTEL PROPERTIES LIMITED

We have audited the financial statements of Bechtel Properties Limited for the year ended 31 December 2007 which comprise 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 International Financial Reporting Standards (IFRS's) as adopted by the European Union 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 members 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 whether the financial statements have been 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 the Directors' Report and consider the implications for our report if we become aware of any apparent misstatements within it.

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 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 IFRS's as adopted by the European Union, of the state of the company's affairs as at 31 December 2007 and of its result 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

PricewaterhouseCoopers LLP
Chartered Accountants and Registered Auditors
Edinburgh

29 October 2008