

Centremanor (E.S.) Limited

**Directors' report and financial
statements**

Registered number 3380963

31 December 2006

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Directors' report and financial statements

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Directors' report

The directors present their annual report and the audited financial statements for the year ended 31 December 2006

Principal activity

The principal activity of the company is the obtaining and provision of finance. There has been no significant change in the nature of the company's business activity, nor is any envisaged in the immediate future.

Financial statements and dividend

The result for the year ended 31 December 2006 is set out in the attached financial statements.

The directors do not recommend the payment of a dividend (2005 £nil).

Directors and directors' interests

The directors who held office during the year are

Mr BSE Freshwater
Mr D Davis

The Articles of Association of the company do not require the directors to retire by rotation.

The directors do not have service contracts nor do they receive any emoluments from the company.

The whole of the issued capital of the company is owned by Centremanor Limited. The interests of Mr BSE Freshwater and Mr D Davis in the share capital of Centremanor Limited are set out in the directors' report of that company.

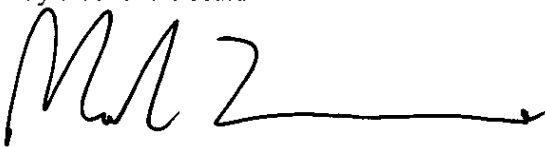
Disclosure of information to auditors

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Auditors

In accordance with Section 385 of the Companies Act 1985, a resolution for the re-appointment of Cohen Arnold and KPMG LLP as joint auditors of the company is to be proposed at the forthcoming Annual General Meeting.

By order of the board



MRM Jenner
Secretary

Freshwater House
158/162 Shaftesbury Avenue
London WC2H 8HR

8th June 2007

Statement of directors' responsibilities in respect of the Directors' Report and the financial statements

The directors are responsible for preparing the Directors' 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 they have elected to prepare the financial statements in accordance with UK Accounting Standards.

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 these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgments 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.

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 them to ensure that its financial statements comply with the Companies Act 1985. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Report of the joint independent auditors, Cohen Arnold and KPMG LLP, to the members of Centremanor (E.S.) Limited

We have audited the financial statements of Centremanor (E S) Limited for the year ended 31 December 2006 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.

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 auditor's 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 financial statements in accordance with applicable law and UK Accounting Standards (UK Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities on page 2.

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 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 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 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.

Report of the joint independent auditors, Cohen Arnold and KPMG LLP, to the members of Centremanor (E.S.) Limited *(continued)*

Opinion

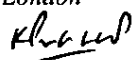
In our opinion

- the financial statements give a true and fair view, in accordance with UK Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 December 2006 and of its loss 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



Cohen Arnold
Chartered Accountants
Registered Auditor
London

8th June 2007



KPMG LLP
Chartered Accountants
Registered Auditor
London

8th June 2007

Profit and loss account
for the year ended 31 December 2006

	<i>Note</i>	2006 £	2005 £
Financing charges receivable	2	2,550,000	2,550,000
Administrative expenses		(1,030)	(1,030)
Interest payable	3	(2,550,000)	(2,550,000)
		<hr/>	<hr/>
Loss on ordinary activities before and after taxation	<i>4,10</i>	(1,030)	(1,030)
		<hr/> <hr/>	<hr/> <hr/>

There were no recognised gains or losses in the current or previous year other than those disclosed above

All the company's activities are continuing

There is no difference between the results as stated and the results on a historic cost basis in either the current or previous year

Balance sheet
at 31 December 2006

	<i>Note</i>	2006 £	2005 £
Current assets			
Debtors			
Amounts falling due within one year	5	2	2
Amounts falling due after more than one year	6	30,000,000	30,000,000
		<u>30,000,002</u>	<u>30,000,002</u>
Creditors amounts falling due within one year	7	(448,143)	(447,113)
Net current assets		29,551,859	29,552,889
Creditors amounts falling due after more than one year	8	(30,000,000)	(30,000,000)
Net liabilities		<u>(448,141)</u>	<u>(447,111)</u>
Capital and reserves			
Called up share capital	9	2	2
Profit and loss account	10	(448,143)	(447,113)
Equity shareholders' deficit	11	<u>(448,141)</u>	<u>(447,111)</u>

These financial statements were approved by the board of the directors on 8th June 2007 and were signed on its behalf by


BSE Freshwater
Director

Notes

(forming part of the financial statements)

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements

Basis of preparation

The financial statements have been prepared under the historical cost convention and in accordance with applicable Accounting Standards

The financial statements have been prepared on the going concern basis, notwithstanding the company's net liabilities, which the directors believe to be appropriate for the following reasons. The company is dependent for its working capital on funds provided to it by Centremanor Limited, the company's immediate parent undertaking. Centremanor Limited has provided the company with an undertaking that for at least 12 months from the date of approval of these financial statements, it will continue to make available such funds as are needed by the company and in particular will not seek repayment of the amounts currently made available.

This should enable the company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment. As with any company placing reliance on other group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Based on this undertaking the directors believe that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.

Taxation

Current

Provision is made for consideration payable to or receivable from other group undertakings for the surrender of losses under group relief provisions.

Deferred

Deferred tax is provided in accordance with Financial Reporting Standard No 19 (FRS 19). Under FRS 19 full provision is made in respect of all timing differences that have originated but not reversed by the balance sheet date where an event has occurred that results in an obligation to pay more or less tax in future, except that deferred tax assets are recognised to the extent that they are considered recoverable.

Deferred tax is measured on a non-discounted basis at the tax rates which apply at the balance sheet date.

Cash flow statement

The company is exempt from the requirement to prepare a cash flow statement (in accordance with Financial Reporting Standard No 1 (revised 1996)) on the grounds that it is a wholly owned subsidiary undertaking of an immediate holding company registered in England and Wales which prepares consolidated financial statements that include a consolidated cash flow statement.

Related party transactions

The company has taken advantage of the exemption in FRS 8 Related Party Disclosures in order to dispense with the requirement to disclose transactions with other Centremanor Limited group companies.

Notes (continued)

2 Financing charges receivable

	2006 £	2005 £
Group finance charges receivable	2,550,000	2,550,000

3 Interest payable

	2006 £	2005 £
Loans terminating after more than five years	2,550,000	2,550,000

4 Loss on ordinary activities before and after taxation

	2006 £	2005 £
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Loss on ordinary activities before and after taxation is stated after charging

Auditors' remuneration for audit services	1,000	1,000
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The directors of the company did not receive any emoluments from the company during the year or during the previous year

Apart from the directors, there were no other employees during the year or during the previous year

5 Debtors: amounts falling due within one year

	2006 £	2005 £
Sundry debtors	2	2

Notes (continued)

6 Debtors: amounts falling due after more than one year

	2006 £	2005 £
Amount due from fellow subsidiary undertaking	30,000,000	30,000,000

The advance, which bears interest at variable rates, was made to Metropolitan Properties Company Limited and is repayable on demand or upon the repayment of the mortgage advance in 2022

7 Creditors: amounts falling due within one year

	2006 £	2005 £
Amount due to immediate parent undertaking	22,143	21,113
Interest payable	425,000	425,000
Other creditors and accruals	1,000	1,000
	<u>448,143</u>	<u>447,113</u>

8 Creditors: amounts falling due after more than one year

	2006 £	2005 £
Mortgage advance	30,000,000	30,000,000
The above amount is further analysed as follows		
	Interest	£
Mortgage advance repayable in 2022	8.5%	30,000,000

The mortgage advance is secured by first legal charges over freehold and leasehold investment and trading properties owned by certain fellow subsidiary undertakings, together with floating charges over the assets and undertakings of the company and of the aforementioned fellow subsidiary undertakings and unlimited guarantees given by the company's immediate parent undertaking and two of its subsidiary undertakings

Notes (continued)

9 Called up share capital

	2006 £	2005 £
<i>Authorised</i>		
1,000 ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
<i>Allotted, called up and fully paid</i>		
2 ordinary shares of £1 each	<u>2</u>	<u>2</u>

10 Profit and loss account

	£
At 31 December 2005	(447,113)
Loss for the financial year	<u>(1,030)</u>
At 31 December 2006	<u>(448,143)</u>

11 Reconciliation of movements in shareholders' funds

	2006 £	2005 £
Loss for the financial year	<u>(1,030)</u>	<u>(1,030)</u>
Net increase in shareholders' deficit	(1,030)	(1,030)
Opening shareholders' deficit	<u>(447,111)</u>	<u>(446,081)</u>
Closing shareholders' deficit	<u>(448,141)</u>	<u>(447,111)</u>

12 Ultimate parent undertaking

The parent undertaking of the largest and smallest group of undertakings for which group financial statements are drawn up is Centremanor Limited, a company registered in England and Wales

Copies of these financial statements can be obtained from the following address Freshwater House, 158/162 Shaftesbury Avenue, London WC2H 8HR

The ultimate parent undertaking is Linnet Limited, a company incorporated in the Isle of Man and controlled by trusts