

LG/SL PROPERTIES LIMITED  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2007

3465458



**LG/SL PROPERTIES LIMITED**  
**DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2007**

**BOARD OF DIRECTORS**

Kevin L Studd	Director
Andrew W Reid	Director
Costas P Michaelides	Director

**COMPANY SECRETARY**

Paul E Hare	Secretary
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Company Registration Number 3465458

## LG/SL PROPERTIES LIMITED

### DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2007

The directors present their report and the financial statements for the year ended 31 December 2007

#### Activities

LG/SL Properties Limited (the "Company") is a holding company whose subsidiaries were engaged in property investment. As of 10 October 2001, the Company's subsidiaries had sold all of their properties.

#### Directors

The names of the directors as at the date of this report are set out on page 2. Changes in the directorate since 31 December 2006, and up to the date of this report are as follows:

Appointments	Andrew W Reid	12 December 2007
	Costas P Michaelides	15 January 2008
Resignations	Kevin J Burrowes	12 December 2007
	Gillian McMillan	12 December 2007
	Marc J Adam	15 January 2008

None of the directors was beneficially interested, at any time during the year, in the shares of the Company. A number of directors received entitlements to Credit Suisse Group Shares under long-term incentive schemes in their capacity as officers of Credit Suisse Group companies.

All directors benefited from qualifying third party indemnity provisions in place during the financial year and at the date of this report.

#### Results

Profit for the financial year was US\$ 371,543 (2006 US\$ Nil). There were no dividends paid during the year (2006 US\$ Nil).

#### Share capital

During the year no additional share capital was issued (2006 US\$ Nil).

#### Donations

No charitable or political donations were made during the year (2006 US\$ Nil).

#### Auditors

The Company satisfies the provisions of *Section 249AA(1)* of the *Company Act 1985* and accordingly the Company is exempt from obligation to appoint an auditor.

#### Prompt payment code

It is the policy of the Company to pay all invoices in accordance with contract and payment terms.

**LG/SL PROPERTIES LIMITED**  
**DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2007**

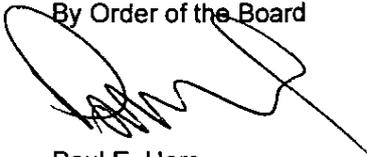
**International Financial Reporting Standards**

The Company's 2007 annual accounts have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted for use in the European Union (EU)

**Subsequent events**

There were no subsequent events that require disclosure as at the date of this report

By Order of the Board



Paul E Hare  
Secretary

One Cabot Square  
London E14 4QJ

4 August 2008

## **LG/SL PROPERTIES LIMITED**

### **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

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 IFRS as adopted by the EU and applicable laws.

The financial statements are required by law to present fairly the financial position and the performance of the Company, the Companies Act 1985 provides in relation to such financial statements that references in the relevant part of that Act to financial statements giving a true and fair view are references to their achieving a fair presentation.

In preparing these 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 they have been prepared in accordance with IFRS as adopted by the EU, 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.

## LG/SL PROPERTIES LIMITED

### PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2007

	Note	2007 US\$	2006 US\$
Interest income	3	1,007	-
Interest paid		(6)	-
<b>Net interest income</b>		<u>1,001</u>	<u>-</u>
Dividend income	4	364,383	-
Administrative expense		(32)	-
Other income	5	6,191	-
<b>Profit before tax</b>		<u>371,543</u>	<u>-</u>
Corporate income tax	6	-	-
<b>Profit for the year</b>		<u>371,543</u>	<u>-</u>

The notes on pages 10 to 17 form an integral part of these financial statements

LG/SL PROPERTIES LIMITED  
BALANCE SHEET AS AT 31 DECEMBER 2007

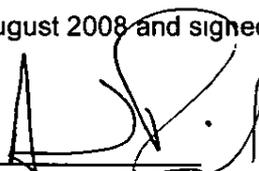
	Note	2007 US\$	2006 US\$
<b>Assets</b>			
<b>Non-current asset</b>			
Investment in subsidiaries	7	3	387
<b>Current assets</b>			
Cash and cash equivalents	8	52,845	-
Amounts due from related companies	9	194,681	-
Total current assets		247,526	-
<b>Current liabilities</b>			
Amounts due to related companies	10	(16,020)	(140,421)
Total current liabilities		(16,020)	(140,421)
Net current assets/(liabilities)		231,506	(140,421)
Net assets/(liabilities)		231,509	(140,034)
<b>Shareholders' equity</b>			
Share capital	11	32,054,284	32,054,284
Retained earnings		(31,822,775)	(32,194,318)
Total shareholders' equity		231,509	(140,034)

The notes on pages 10 to 17 form an integral part of these financial statements

For the year ended 31 December 2007

- 1 The Company is entitled to the exemption conferred by *section 249AA(1)* of the *Companies Act 1985* from the provisions of the Act relating to the audit of the accounts
- 2 The members have not required the Company to obtain an audit of its accounts in accordance with *section 249B(2)* of the *Companies Act 1985*
- 3 The directors acknowledge their responsibilities for
  - i) ensuring the Company keeps accounting records which comply with *section 221* of the *Companies Act 1985*
  - ii) preparing accounts 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 for the financial year in accordance with the requirements of the Act relating to accounts, so far as applicable to the Company

Approved by the Board of Directors on 4 August 2008 and signed on its behalf by

  
 \_\_\_\_\_  
 Andrew W Reid  
 Director

**LG/SL PROPERTIES LIMITED**  
**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2007**

	Share capital - ordinary shares US\$	Share capital - preference shares US\$	Retained earnings US\$	Total US\$
<b>Balance at 1 January 2006</b>	3	32,054,281	(32,194,318)	(140,034)
Profit for the year	-	-	-	-
<b>Total recognised income and expense for the year</b>	-	-	-	-
<b>Balance at 31 December 2006</b>	3	32,054,281	(32,194,318)	(140,034)

	Share capital - ordinary shares US\$	Share capital - preference shares US\$	Retained earnings US\$	Total US\$
<b>Balance at 1 January 2007</b>	3	32,054,281	(32,194,318)	(140,034)
Profit for the year	-	-	371,543	371,543
<b>Total recognised income and expense for the year</b>	-	-	371,543	371,543
<b>Balance at 31 December 2007</b>	3	32,054,281	(31,822,775)	231,509

The notes on pages 10 to 17 form an integral part of these financial statements

**LG/SL PROPERTIES LIMITED**  
**CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2007**

	Note	2007 US\$	2006 US\$
<b>Operating activities of operations</b>			
Profit before taxation		<b>371,543</b>	-
<b>Adjustments to reconcile net income to net cash generated from operating activities</b>			
Other adjustments			
Net interest income		(1,001)	-
Gain on disposal of subsidiaries		(1,130)	-
Increase in amount due from related companies		(194,681)	-
Decrease in amount due to related companies		(124,401)	-
<b>Cash generated from operations</b>		<b>50,330</b>	-
Interest paid		(6)	-
Interest received		1,007	-
<b>Net cash flow generated from operating activities</b>		<b>51,331</b>	-
<b>Investing activity</b>			
Proceeds from disposal of subsidiaries		1,514	-
<b>Net cash flow generated from investing activity</b>		<b>1,514</b>	-
<b>Net increase in cash and cash equivalents</b>		<b>52,845</b>	-
Cash and cash equivalents at beginning of year		-	-
<b>Cash and cash equivalents at end of year</b>	<b>8</b>	<b>52,845</b>	-

The notes on pages 10 to 17 form an integral part of these financial statements

## LG/SL PROPERTIES LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2007

#### 1. General

LG/SL Properties Limited is a company domiciled in the United Kingdom

#### 2. Accounting policies

##### a) Statement of compliance

Following the adoption of Regulation EC 1606/2002 on the 19 July 2002 by the European Parliament, the Company has elected to apply the International Financial Reporting Standards (IFRS) adopted by the European Union ('EU'), including the standards (IAS and IFRS), as well as the interpretations issued by both the Standing Interpretations Committee (SIC) and the International Financial Reporting Interpretations Committee (IFRIC) as applicable to the Company under IFRS for financial periods beginning 1 January 2005 and the Companies Act 1985 ('the Act')

##### b) Basis of preparation

The financial statements have been prepared on the basis of recognition and measurement requirements of IFRS in issue as at 31 December 2007 and endorsed by the EU. Based on these adopted IFRS, the directors have made assumptions about the accounting policies to be applied, as detailed in the description of accounting policies set out below.

The financial statements are presented in US dollars (US\$), which is the Company's functional currency.

The preparation of financial statements in conformity with IFRS requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of revision and future periods if the revision has a significant effect on both current and future periods.

As of 1 January 2007, the Company has adopted the provisions of IFRS 7 'Financial Instruments – Disclosures'. The new standard addresses financial instrument disclosures and does not change the recognition and measurement of financial instruments. Accordingly, it will have no effect on the Income Statement and Statement of Changes in Equity. The new standard requires enhanced quantitative and qualitative risk disclosures for all major categories of financial instruments. Also, as of 1 January 2007, the amendments (Capital Disclosures) to IAS 1 "Presentation of Financial Statements" have been adopted. This amendment focuses on capital disclosures and details the objectives, policies and processes for managing capital.

**LG/SL PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER**  
**2007**

**2. Accounting policies (continued)**

**b) Basis of preparation (continued)**

Furthermore the Company adopted the following interpretations as of 1 January 2007,

- IFRIC 7 'Applying the Restatement Approach under IAS 29 "Financial Reporting in Hyperinflationary Economies',
- IFRIC 8 'Scope of IFRS 2',
- IFRIC 9 'Reassessment of Embedded Derivatives' and
- IFRIC 10 'Interim Financial Reporting and Impairment'

The application of these interpretations had no significant effect on the Company's financial statements

Except for the above changes, the accounting policies set out below have been applied consistently by the Company. The accounting policies used by the Company have been applied consistently to all years presented in these financial statements. The financial statements have also been prepared in accordance with the Companies Act 1985.

**c) Foreign currency**

During 2007, the functional currency of the Company was changed from Great British Pounds (GBP) to US Dollars (US\$). This change was made so as to reflect the fact that the parent company functional currency is US\$.

Transactions denominated in currencies other than the functional currency of the reporting entity are translated at the foreign exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at balance sheet date are translated to US\$ at the foreign exchange rate ruling at that date. Foreign exchange differences arising from translation are recognised in the income statement. Non-monetary assets and liabilities denominated in foreign currencies at balance sheet date are not revalued for movements in foreign exchange rates.

**d) Income taxes**

Income tax on the profit or loss for the year comprises current and deferred tax. Income tax is recognised in the income statement except to the extent that it relates to items recognised directly in equity, in which case the income tax is recognised in equity. For items initially recognised in equity and subsequently recognised in the income statement, the related income tax initially recognised in equity is also subsequently recognised in the income statement.

Current tax is the expected tax payable on the taxable income for the year and includes any adjustment to tax payable in respect of previous years. Current tax is calculated using tax rates enacted or substantially enacted at the balance sheet date.

Deferred tax is provided using the balance sheet liability method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax-base. The amount of deferred tax provided is based on the amount at which it is expected to recover or settle the carrying amount of assets and liabilities in the balance sheet, using tax rates enacted or substantively enacted at the balance sheet date.

**LG/SL PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER**  
**2007**

**2. Accounting policies (continued)**

**d) Income taxes (continued)**

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Deferred tax liability is recognised on taxable temporary differences arising on un-remitted earnings of subsidiaries except to the extent that it is probable that such temporary differences will not reverse in the foreseeable future.

Information as to the calculation of income tax on the profit or loss for the periods presented is included in Note 6.

**e) Critical accounting estimates and judgements in applying accounting policies**

The Company makes estimates and assumptions that affect the reported amounts of assets and liabilities within the next financial year. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

***Fair Value***

As is the normal practice in the industry, the values the Company reports in financial statements with respect to financial instruments owned and financial instruments sold not yet purchased are in most cases based on fair value. Fair value may be objective, as is the case for exchange-traded instruments, for which quoted prices in price-efficient and liquid markets generally exist, or as is the case where a financial instrument's fair value is derived from actively quoted prices or pricing parameters or alternative pricing sources with a reasonable level of price transparency. For financial instruments that trade infrequently and have little price transparency, fair value may be subjective and require varying degrees of judgement depending on liquidity, concentration, uncertainty of market factors, pricing assumptions and other risks affecting the specific instrument.

***Income taxes***

***Deferred tax valuation***

Deferred tax assets and liabilities are recognised to reflect the estimated amounts of income tax recoverable/payable in future periods in respect of temporary differences and unused carry forward of tax losses and credits. For temporary differences, a deferred tax asset is recognised to the extent that it is probable that taxable income will be available against which the deductible temporary difference can be utilised. Similarly, a deferred tax asset is recognised on unused carry forward tax losses and credits to the extent that it is probable that future taxable profits will be available against which the unused carry forward tax losses and credits can be utilised.

Periodically, management evaluates the probability that taxable profits will be available against which the deductible temporary differences and unused carry forward tax losses and credits can be utilised. Within this evaluation process, management also considers tax-planning strategies. The evaluation process requires significant management judgement, primarily with respect to projecting future taxable profits.

**LG/SL PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER**  
**2007**

**2. Accounting policies (continued)**

**e) Critical accounting estimates and judgements in applying accounting policies (continued)**

***Income taxes (continued)***

***Tax contingencies***

Significant judgement is required in determining the effective tax rate and in evaluating certain tax positions. The Company may accrue tax contingencies when it is probable that tax returns are always fully supported by facts and circumstances, such as case law, progress of audits or when an event occurs requiring a change to the tax contingency accruals. Management regularly assesses the appropriateness of provisions for income taxes. Management believes that it has appropriately accrued for any contingent tax liabilities.

**3. Interest income**

This includes income arising from funds placed with Credit Suisse London Branch and Credit Suisse Zurich

**4. Dividend received**

This relates to dividends received from LG/SL (Property Management)

**5. Other income**

	2007	2006
	US\$	US\$
Foreign exchange gain	5,061	-
Gain on disposal of subsidiary	1,130	-
<b>Total other income</b>	<b>6,191</b>	<b>-</b>

**6. Corporate income tax**

**a) Components of corporate income tax**

No current tax (2006 US\$Nil [£Nil]) or deferred tax charge arises for the year (2006 US\$Nil [£Nil])

## LG/SL PROPERTIES LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2007

#### 6. Corporate income tax (continued)

##### b) An explanation of the relationship between tax expense and the accounting profit

The income tax charge for the year can be reconciled to the profit per the income statement as follows

	2007 US\$	2006 US\$
<b>Profit before tax</b>	<b>371,543</b>	-
Profit before tax multiplied by the UK statutory rate of corporation tax at the rate of 30% (2006 30%)	111,463	-
Tax effect of utilising tax losses on which no deferred tax previously recognised	(1,809)	-
Permanent differences	(109,654)	-
<b>Income tax expense</b>	<b>-</b>	<b>-</b>

##### b) Deferred taxes not recognised

Deferred tax assets are recognised on deductible temporary differences, tax loss carry forwards and tax credits only to the extent that realisation of the related tax benefit is probable. With effect from 1 April 2008, the rate of UK Corporation tax will be 28%. The deferred tax balance reflects the impact of the new rate of UK corporation tax. Tax losses carried forward on which no deferred tax assets have been recognised is US\$12,265,900 [£6,140,626] (2006 US\$ 12,071,634 [£6,143,638]). The deferred tax asset not recognised on these losses carried forward is US\$3,434,452 [£1,719,375] (2006 US\$ 3,621,490 [£1,843,091]). The benefit of the tax losses carried forward has not been recognised in these financial statements due to the uncertainty of their recoverability. The tax losses carried forward have no expiry date.

#### 7. Investment in subsidiaries

The Company has the following incorporated subsidiaries at 31 December 2007

Investment 100% owned and with company incorporated in England & Wales is

Subsidiary	Country of incorporation	Portion of ordinary shares held %	Total issued capital
LG/SL (H) Ltd	England & Wales	100	US\$3

Investment 100% owned and with company incorporated outside the United Kingdom is

Subsidiary	Country of incorporation	Portion of ordinary shares held %	Total issued capital
LG/SL Land Limited	Gibraltar	100	US\$1,623

LG/SL Land Limited is incorporated in Gibraltar and registered in the United Kingdom as a foreign company

**LG/SL PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER**  
**2007**

**7. Investment in subsidiaries (continued)**

	2007 US\$	2006 US\$
Investment in subsidiaries		
As at 1 January	387	387
Dissolution of LG/SL (U) Limited	(192)	-
Disposal of LG/SL (Property Management)	(192)	-
<b>Total investment in subsidiaries</b>	<b>3</b>	<b>387</b>

On 5 March 2007, the Company transferred its entire shareholding in LG/SL (Property Management) to DLJ UK Investment Management Limited. The consideration for the transfer of LG/SL (Property Management) was US\$1,322 (equivalent to £677). The cost of investment of LG/SL (Property Management) was US\$192 (equivalent to £100). This generated a gain of US\$1,130 (equivalent to £577).

On 27 November 2007, the Company's wholly owned subsidiary, LG/SL (U) Limited was dissolved and cost of investment of US\$192 (equivalent to £100) was refunded.

**8. Cash and cash equivalents**

The fair value of cash and cash equivalents equals book value. The cash at bank is held with Credit Suisse Zurich.

**9. Amounts due from related companies**

	2007 US\$	2006 US\$
Short term deposit	1,352	-
Accrued interest	44	-
Dividend receivable	193,285	-
<b>Total amounts due from related companies</b>	<b>194,681</b>	<b>-</b>

The book value of the receivables approximates fair value due to the short term nature of the receivables balances.

Dividend receivable was in respect of dividends received from LG/SL (Property Management) during the year.

**10. Amounts due to related companies**

Amounts due to related companies are non-trade, unsecured, repayable on demand and non-interest bearing. Due to their short-term nature, the fair value of other payables approximates book value.

**LG/SL PROPERTIES LIMITED**  
**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER**  
**2007**

**11. Share capital**

	2007 US\$	2006 US\$
Authorised Equity		
100 ordinary shares of £1 each	161	161
20,407,937 preference shares of £1 each	<u>32,866,983</u>	<u>32,866,983</u>
Allotted, called up and fully paid Equity		
2 ordinary shares of £1 each	3	3
19,626,981 preference shares of £1 each	<u>32,054,281</u>	<u>32,054,281</u>

During the year the Company made no share issues (2006 US\$ Nil)

**12. Parent and ultimate holding company**

The Company is a wholly owned subsidiary of LG/SL Property Holdings Limited, which is registered in England and Wales. The ultimate holding company is Credit Suisse Group AG, which is incorporated in Switzerland.

Copies of group financial statements of the ultimate holding company, in which the results of the Company are consolidated, are available to the public and may be obtained from Credit Suisse Group AG, Paradeplatz, P O Box 1, 8070 Zurich.

**13. Related party transactions**

The related party balances and transactions are disclosed in the respective notes

**a) Remuneration of directors and key management personnel**

The directors and key management personnel did not receive any remuneration in respect of their services for the Company (2006 US\$Nil). The directors and key management personnel are employees of its related companies and the Company does not reimburse its related companies for the services rendered by these directors and key management personnel. All directors benefited from qualifying third party indemnity provisions.

**b) Loans and advances to directors and key management personnel**

There were no loans or advances made to directors or key management personnel during the period (2006 US\$ Nil)

**c) Liabilities due to pension funds**

The Company has no employees and therefore does not have any liabilities with regard to pension funds.

## **LG/SL PROPERTIES LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2007**

#### **14. Comparative information**

Comparatives in the financial statements have been changed from the previous year due to the change in presentation currency from Pounds Sterling to US Dollars as described in note 2(c) Monetary assets and liabilities have been re-translated at closing rates and non-monetary assets and liabilities have been translated at historic rates

#### **15. Subsequent events**

There were no subsequent events that require disclosure as at the date of this report