

GROSVENOR WESTMINSTER PROPERTIES

COMPANY REGISTRATION NUMBER 3680767

**ANNUAL REPORT AND
FINANCIAL STATEMENTS**

YEAR ENDED 31 DECEMBER 2006



GROSVENOR WESTMINSTER PROPERTIES

DIRECTORS' REPORT

The directors present their annual report together with the financial statements for the year ended 31 December 2006. The company was dormant throughout the year.

THE DIRECTORS AND THEIR INTERESTS IN SHARES OF THE COMPANY

The directors who served the company throughout the year, except as noted, were as follows:

R S Handley	
R C Williams	
M R Preston	(Appointed 30 June 2006)
S H R Musgrave	(Resigned 30 June 2006)

None of the directors in office at 31 December 2006 had any interests in the securities of the company, Grosvenor Group Limited, its ultimate parent undertaking, or any of its fellow subsidiary undertakings which are required to be disclosed under the Companies Act 1985.

Signed by order of the Board



C M Tolhurst
Company Secretary

- 8 FEB 2007

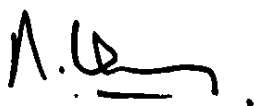
GROSVENOR WESTMINSTER PROPERTIES
BALANCE SHEET AS AT 31 DECEMBER 2006

	Note	2006 £	2005 £
Current assets			
Debtors	4	<u>2</u>	<u>2</u>
Total assets		<u>2</u>	<u>2</u>
Capital and reserves			
Called up equity share capital	5	<u>2</u>	<u>2</u>
Equity shareholders' funds		<u>2</u>	<u>2</u>

Statements:

- (a) For the year ended 31 December 2006 the company was entitled to exemption under Section 249AA(1) of the Companies Act 1985
- (b) Members have not required the company to obtain an audit in accordance with Section 249B(2) of the Companies Act 1985
- (c) The directors acknowledge their responsibilities for
 - (i) ensuring the company keeps accounting records in accordance with Section 221, and
 - (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 and loss for the financial year, in accordance with the requirements of Section 226, and which otherwise comply with the requirements of the Companies Act 1985 relating to accounts, so far as applicable to the company

These financial statements were approved by the Board on the **- 8 FEB 2007** and are signed on its behalf by


 Director

GROSVENOR WESTMINSTER PROPERTIES**NOTES TO THE FINANCIAL ACCOUNTS****1. ACCOUNTING POLICIES**

The financial statements have been prepared under the historical cost convention and in accordance with applicable United Kingdom law and accounting standards. The accounting policies have been applied consistently throughout the current and preceding year

2. DORMANT STATUS

The company was dormant (within the meaning of Section 249AA of the Companies Act 1985) throughout the year ended 31 December 2006. The company did not trade 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

3. EXPENSES

The expenses of the company are met by Grosvenor Estate Management Limited, a fellow subsidiary undertaking

4. DEBTORS

	2006 £	2005 £
Amounts owed by group undertakings	<u>2</u>	<u>2</u>

5. CALLED UP SHARE CAPITAL**Authorised share capital:**

	2006 £	2005 £
8,000,000 Ordinary shares of £1 00 each	8,000,000	8,000,000
64,000,000 Non-Voting Ordinary shares of £1 00 each	64,000,000	64,000,000
8,000,000 12% Non-Cumulative Irredeemable Preference Shares of £1 00 each	8,000,000	8,000,000
	<u>80,000,000</u>	<u>80,000,000</u>

Allotted and called up:

	2006 £	2005 £
2 Ordinary shares fully paid of £1 00 each	<u>2</u>	<u>2</u>

GROSVENOR WESTMINSTER PROPERTIES

NOTES TO THE FINANCIAL ACCOUNTS

6. ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

The company's ultimate parent undertaking is Grosvenor Group Limited, a company incorporated in Great Britain and registered in England and Wales which is wholly owned by trusts and members of the Grosvenor family, headed by the Duke of Westminster

The ultimate parent undertaking heads the largest group of undertakings of which the company is a member and for which group accounts are prepared. Grosvenor Limited, an intermediate holding company, heads the smallest group of undertakings of which the company is a member and for which group accounts are prepared. Grosvenor Property Holdings Limited is the immediate holding company

Copies of the consolidated financial statements of Grosvenor Group Limited and Grosvenor Limited can be obtained from Companies House, 3 Crown Way, Maindy, Cardiff, CF14 3UZ