

Company Number: 4108431

HAMMERSON INVESTMENTS (NO. 14) LIMITED

REPORT AND FINANCIAL STATEMENTS

Year ended 31 December 2004

87060



HAMMERSON INVESTMENTS (NO. 14) LIMITED

REPORT OF THE DIRECTORS

Year ended 31 December 2004

1. PRINCIPAL ACTIVITIES AND FUTURE PROSPECTS

The principal activity of the Company is to hold jointly on trust, on behalf of the beneficial owner, the legal title in an investment property in London, E14. The directors do not envisage any significant changes to this activity in the foreseeable future.

2. RESULTS AND DIVIDEND

As the Company has not traded during the current year or preceding period it has made neither profit nor loss. No dividend was paid or proposed during the current year or preceding period.

3. DIRECTORS

- (a) Mr M. J. Baker, Mr. J.A. Bywater, Mr. P.W.B. Cole, Mr. N.A.S. Hardie and Mr. G.H. Wright were directors of the Company throughout the year.
- (b) In accordance with the Articles of Association of the Company, the directors are not required to retire by rotation.
- (c) On 31 December 2004 Mr. J.A. Bywater and Mr. P.W.B. Cole were directors of the Company's ultimate parent company, Hammerson plc, in whose financial statements their interests in the shares of that company are given. On 31 December 2004, Mr. M.J. Baker, Mr. N.A.S. Hardie and Mr. G.H. Wright were directors of the Company's immediate parent company, Hammerson UK Properties plc, in whose financial statements their interests in the shares of the Company's ultimate parent company, Hammerson plc, are given.
- (d) None of the directors has any interest in the shares of the Company or any other group company, except as noted above.
- (e) No director has any interest in contracts entered into by the Company.

4. SECRETARY

Mr. S.J. Haydon was Secretary of the Company throughout the year.

By order of the Board



S.J. Haydon
Secretary

23 MAR 2005 2005

Registered Office:

100 Park Lane

London W1K 7AR

Registered in England and Wales No. 4108431

HAMMERSON INVESTMENTS (NO. 14) LIMITED

PROFIT AND LOSS ACCOUNT

Year ended 31 December 2004

The Company has not traded during the current year or preceding period and made neither a profit nor a loss. There are no other recognised gains and losses and therefore, neither a profit or loss account, nor a separate statement of total recognised gains and losses has been presented.

BALANCE SHEET

Year ended 31 December 2004

	Note	2004 £	2004 £
Current assets			
Debtors	3	2	2
		-----	-----
Total assets		2	2
		=====	=====
Capital and Reserves			
Called up share capital	4	2	2
		-----	-----
Equity shareholder's funds		2	2
		=====	=====

There have been no other movements in shareholder's funds during the current year or preceding period other than as stated above, therefore no separate statement of the movement in shareholder's funds has been presented.

For the year ended 31 December 2004 the Company was not required to obtain an audit as it was entitled to exemption under Section 249AA(1) of the Companies Act 1985.

The sole member of the Company has not required the Company to obtain an audit of its accounts for the current year or preceding period in accordance with Section 249B(2) of the Companies Act 1985.

The directors acknowledge their responsibilities for:

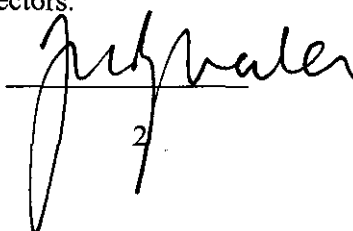
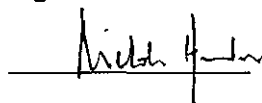
- Ensuring that the Company keeps accounting records which comply with Section 221 of the Companies Act 1985, and
- Preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of the financial year and of its profit or loss for the financial year in accordance with Section 226 of the Companies Act 1985 and which otherwise comply with the requirements of that Act relating to accounts, so far as applicable to the Company.

The financial statements were approved by the Board of Directors on

23 MAR 2005

2005

Signed on behalf of the Board of Directors.


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HAMMERSON INVESTMENTS (NO. 14) LIMITED

NOTES TO THE ACCOUNTS

Year ended 31 December 2004

1. ACCOUNTING POLICY

The financial statements are prepared under the historical cost convention in accordance with applicable accounting standards and in compliance with the Companies Act 1985.

2. ADMINISTRATION EXPENSES

The Company has not paid any directors' emoluments during the current or preceding financial years. As the Company is non-trading the services of the directors are of a non-executive nature, and their emoluments are deemed wholly attributable to their services to other group companies. Accordingly, no directors' emoluments are disclosed.

The Company has not had any employees during the current or preceding financial years.

3. DEBTORS

	2004	2004
	£	£
Amounts due from parent company	2	2
	=====	=====

4. CALLED UP SHARE CAPITAL

	2004	2004
	£	£
Authorised:		
100 ordinary shares of £1 each	100	100
	=====	=====
Called up, allotted and fully paid:		
2 ordinary shares of £1 each	2	2
	=====	=====

HAMMERSON INVESTMENTS (NO. 14) LIMITED

NOTES TO THE ACCOUNTS

Year ended 31 December 2004

5. CASHFLOW AND RELATED PARTY DISCLOSURE

As the Company has not traded during the current year or preceding financial period there is no cash flow information to disclose.

The Company is exempt under the terms of Financial Reporting Standard 8 from disclosing related party transactions with entities that are part of the Hammerson plc group.

In the opinion of the directors there are no other related party transactions to be disclosed.

6. ULTIMATE PARENT COMPANY

The immediate parent undertaking is Hammerson UK Properties plc, which is incorporated in Great Britain.

The ultimate parent undertaking and controlling party is Hammerson plc, which is incorporated in Great Britain and is the parent undertaking of the smallest and largest group to consolidate these financial statements.

Copies of Hammerson plc consolidated financial statements can be obtained from:

Company Secretary
100 Park Lane
London
W1K 7AR