

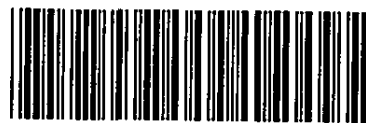
Company Number 4310036

GRANTCHESTER PROPERTY FINANCE LIMITED

REPORT AND FINANCIAL STATEMENTS

Year ended 31 December 2010

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GRANTCHESTER PROPERTY FINANCE LIMITED

REPORT OF THE DIRECTORS Year ended 31 December 2010

1 PRINCIPAL ACTIVITIES

The Company is dormant and has not traded during the year. The Directors do not anticipate any significant change in the principal activity in the foreseeable future.

2 RESULTS, DIVIDENDS, REVIEW OF ACTIVITIES AND FUTURE PROSPECTS

The Company was dormant within the meaning of section 480 of the Companies Act 2006 throughout the year and hence no profit and loss account has been prepared. The Directors do not recommend the payment of a dividend (2009 £nil).

It is anticipated that the Company will remain dormant for the foreseeable future.

3 DIRECTORS

- a) Mr A J Berger-North, Mr P W B Cole, Mr N A S Hardie, Mr L F Hutchings, Mr M C Jepson and Mr A J G Thomson 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) 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

Date **12 JAN 2011**

Registered Office
10 Grosvenor Street
London, W1K 4BJ
Registered in England and Wales No 4310036

GRANTCHESTER PROPERTY FINANCE LIMITED

BALANCE SHEET

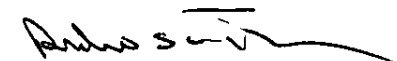
As at 31 December 2010

	Notes	2010 £'000	2009 £'000
Fixed assets			
Investments	2	-	-
Current assets			
Debtors - amounts owed by fellow subsidiary undertakings		3,525	3,525
Current liabilities			
Creditors – amounts owed to ultimate parent company		(2,151)	(2,151)
Net assets		<u>1,374</u>	<u>1,374</u>
Capital and reserves			
Share capital	3	-	-
Profit and loss account		1,374	1,374
Shareholder's funds		<u>1,374</u>	<u>1,374</u>

The Company did not trade during the current or preceding year and has made neither profit nor loss, nor any other recognised gain or loss

- (a) For the year ended 31 December 2010 the Company was entitled to exemption under section 480(1) of the Companies Act 2006
- (b) Members have not required the Company to obtain an audit in accordance with section 476 of the Companies Act 2006
- (c) The Directors acknowledge their responsibility for
 - i ensuring the Company keeps accounting records which comply with section 386, and
 - ii preparing accounts in accordance with section 394, which give a true and fair view of the statement 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 the requirements of section 396, and which otherwise comply with the requirements of the Companies Act 2006 relating to accounts, so far as applicable to the Company

Approved by the Board of Directors on **12 JAN 2011** and signed on their behalf by


A.S. G. Thomson
Director

Company Number 4310036

GRANTCHESTER PROPERTY FINANCE LIMITED

NOTES TO THE ACCOUNTS Year ended 31 December 2010

1 ACCOUNTING POLICIES

The following principal accounting policies have been applied consistently throughout the current and preceding year

a) Basis of accounting

The financial statements are prepared under the historical cost convention and in accordance with applicable United Kingdom accounting standards. The financial statements are in compliance with the Companies Act 2006.

The Company is exempt from the requirement to prepare group accounts, as it is a wholly owned subsidiary of Hammerson plc. The Company's results are included in the group accounts of Hammerson plc, a company registered in England and Wales. These financial statements present information regarding the Company as an individual undertaking and not its group.

2 FIXED ASSET INVESTMENTS

**Shares in group
companies at
cost
£**

At 1 January and 31 December 2010

3

In the opinion of the Directors, the aggregate value of investments in subsidiary undertakings at 31 December 2010 is not less than their carrying value in the balance sheet.

The Company's principal undertakings as at 31 December 2010, which are wholly owned, are as follows:

Name	Class of share capital held	Nature of business
Grantchester Developments (Birmingham) Limited	Ordinary	Property investment
Grantchester Developments (Falkirk) Limited	Ordinary	Property investment

All the subsidiary undertakings are registered in England and Wales.

3 SHARE CAPITAL

**2010
£**

**2009
£**

Allotted, called up and fully paid:
1 ordinary share of £1

1

1

GRANTCHESTER PROPERTY FINANCE LIMITED

NOTES TO THE ACCOUNTS

Year ended 31 December 2010

4. ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

At 31 December 2010, the Company's ultimate parent company was Hammerson plc, which is registered in England and Wales and the parent undertaking of the smallest and largest group to consolidate these financial statements. At 31 December 2010, the Company's immediate parent company was Grantchester Limited, which is registered in England and Wales.

The consolidated financial statements of the ultimate parent company, Hammerson plc, are available from that company's registered office 10 Grosvenor Street, London, W1K 4BJ.