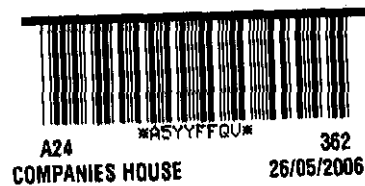


Company No. 4365404

LS EXETER NOMINEE (No.2) LIMITED
previously Garrard Street (Reading) No.2 Ltd name changed 13.7.2005

REPORT AND FINANCIAL STATEMENTS

FOR THE PERIOD FROM 1 APRIL 2005 TO 31 MARCH 2006



LS EXETER NOMINEE (No.2) LIMITED

REPORT OF THE DIRECTORS FOR THE PERIOD FROM 1 APRIL 2005 TO 31 MARCH 2006

The directors present their report with the financial statements for the period ended 31 March 2006.

ACTIVITIES

The company has not carried out any activities during the period and has not incurred any liabilities.

DIRECTORS

The following were directors during the period:

Land Securities Management Services Limited
Land Securities Portfolio Management Limited

The interests of the directors at 31 March 2006 in the shares of the company are as below:

	Ordinary shares of £1 each	
	31.3.2006	1.4.2005
Land Securities Portfolio Management Ltd	1	1
Land Securities Management Services Ltd	nil	nil

DIRECTORS' RESPONSIBILITIES

It is the responsibility of the Directors to prepare financial statements for each financial year 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 the profit and loss for that period. The directors are responsible for ensuring that applicable accounting standards have been followed and that suitable accounting policies, consistently applied and supported by reasonable and prudent judgements and estimates, have been used in the preparation of the financial statements. It is also the responsibility of the directors to 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 also responsible for maintaining adequate accounting records, for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities.

AUDITORS

The company has exercised its entitlement under the Companies Act 1985 to exempt itself from the provisions of the Act relating to the audit of accounts.

By Order of the Board


P M Dudgeon
Secretary

5 Strand
London WC2N 5AF
15 May 2006

LS EXETER NOMINEE (No.2) LIMITED

BALANCE SHEET – 31 MARCH 2006

	<u>2006</u>	<u>2005</u>
CURRENT ASSETS	£	£
Debtor		
Amount owed by a group undertaking having no fixed repayment date	<u>1</u>	<u>1</u>
NET CURRENT ASSETS	<u>1</u>	<u>1</u>
CAPITAL AND RESERVES		
Called up share capital		
Authorised: £1,000 divided into 1,000 shares of £1 each		
Allotted and fully paid: 1 share of £1 each	<u>1</u>	<u>1</u>
Equity Shareholders' Funds	<u>1</u>	<u>1</u>

For the period ended 31 March 2006 the company was entitled exemptions under section 249AA(1) of the Companies Act 1985.

Members have not required the company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985.

The directors acknowledge their responsibility for:

- i ensuring the company keeps accounting records which comply 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 or loss for the financial year, in accordance with the requirements of section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.

DIRECTORS

Land Securities Management Services Limited

Approved by the Board on 15 May 2006



LS EXETER NOMINEE (No.2) LIMITED

PROFIT AND LOSS ACCOUNT

During the period the company did not trade and received no income and incurred no expenditure. Consequently, during that period the company made neither a profit nor a loss.

NOTES TO THE ACCOUNTS – 31 MARCH 2006

1. The ultimate holding company is Land Securities Group PLC which is registered in England.
2. The directors received no emoluments in respect of their services to the Company.