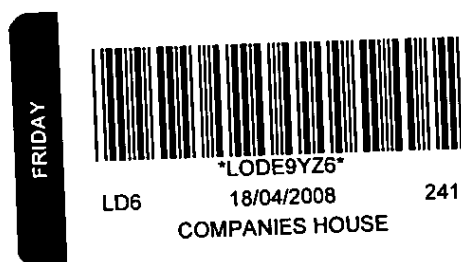


Peninsula LP Limited

**Directors' report and
financial statements**

30 June 2007

Registered number 4374612



Directors' report and financial statements

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Directors' report

The directors present their annual report and the audited financial statements for the year to 30 June 2007

Principal activities

The principal activity of Peninsula LP Limited is to hold and develop property. For the year ended 30 June 2007, the company was dormant.

Results and dividends

The profit for the year after taxation amounted to £nil (2006: £nil). The directors do not propose the payment of a dividend (2006: £nil).

During the year, the company adopted International Financial Reporting Standards (IFRSs).

Directors and directors' interests

The directors of the company were as follows:

H W Martin (resigned 23 July 2007)
W N Hugill

Subsequent to the year end D Labbad and M Taylor were appointed on 23 July 2007 as directors of the company.

Political and charitable contributions

The Company made no political or charitable contributions during the year (2006: £nil).

Statement as to disclosure of information to auditors

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditors are unaware, and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

Auditors

A resolution for the reappointment of KPMG LLP as auditors of the company is to be proposed at a forthcoming Annual General Meeting.

By order of the board

M Taylor
Director



142 Northolt Road,
Harrow, HA2 0EE
15th April 2008

Statement of directors' responsibilities in respect of the Directors' Report and the financial statements

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 IFRSs as adopted by the EU.

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 judgments and estimates that are reasonable and prudent,
- state whether they have been prepared in accordance with IFRSs 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.

KPMG LLP

8 Salisbury Square
London
United Kingdom
EC4Y 8BB

Independent auditors' report to the members of Peninsula LP Limited

We have audited the financial statements of Lend Lease Real Estate Investments Limited for the year ended 30 June 2007 which comprise the Balance Sheet and the related notes. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the Company's members, as a body, in accordance with section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors' responsibilities for preparing the financial statements in accordance with applicable law and International Financial Reporting Standards (IFRSs) as adopted by the EU are set out in the Statement of Directors' Responsibilities on page 2.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

We report to you our opinion as to whether the financial statements give a true and fair view and whether the financial statements have been properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the Directors' Report is consistent with the financial statements.

In addition we report to you if, in our opinion, the Company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and other transactions is not disclosed.

We read the Directors' Report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion

We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgments made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the Company's circumstances, consistently applied and adequately disclosed.

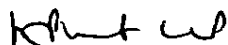
We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Independent auditors' report to the members of Peninsula LP Limited *(continued)*

Opinion

In our opinion

- the financial statements give a true and fair view, in accordance with IFRSs as adopted by the EU, of the state of the Company's affairs as at 30 June 2007 and of its result for the year then ended,
- the financial statements have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the Directors' Report is consistent with the financial statements



KPMG LLP
Chartered Accountants
Registered Auditor

17 April 2008

Balance sheet

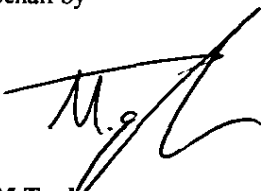
at 30 June 2007

	<i>Note</i>	2007 £	2006 £
Current assets			
Trade and other receivables	4	1,570,585	2,243,692
Total assets		1,570,585	2,243,692
Current liabilities			
Trade and other payables	5	-	(673,107)
Total liabilities		-	(673,107)
Net assets		1,570,585	1,570,585
Capital and reserves			
Called up share capital	6	1	1
Retained earnings		1,570,584	1,570,584
Equity shareholders' funds		1,570,585	1,570,585

The Company received no income nor incurred any expenses during the year. In addition there were no movements in cash balances during the year. Consequently income, cash flow or changes in shareholder's equity statements are not presented. There were no recognised gains or losses for the year.

The notes to and forming part of the financial statements are set out on pages 6 to 8.

These financial statements were approved by the board of directors on 15th April 2008 and signed on its behalf by


M Taylor
Director


D Labbad
Director

Notes to the financial statements

1 Accounting policies

Peninsula LP Limited (the "Company") is a company incorporated in the UK

The company financial statements have been prepared and approved by the directors in accordance with International Financial Reporting Standards as adopted by the EU ("Adopted IFRSs")

The accounting policies set out below have, unless otherwise stated, been applied consistently to all periods presented in these financial statements and in preparing an opening IFRS balance sheet at 1 July 2005 for the purposes of the transition to Adopted IFRSs

Transition to Adopted IFRSs

The Company is preparing its financial statements in accordance with Adopted IFRSs for the first time and consequently has applied IFRS 1. Adoption of IFRSs has no significant affect on the reported financial position, financial performance and cash flows of the Company for the current and previous year. Accordingly no reconciliation of prior year results and equity is presented

Trade and other receivables

Trade and other receivables are stated at their nominal amount (discounted if material) less impairment losses

Taxation

The tax expense represents the sum of the tax currently payable and deferred tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and further excludes items that are never taxable or deductible. The Company's liability for current tax is calculated using tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date. Timing differences are differences between the Company's taxable profits and its results as stated in the financial statements. Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse based on tax rates and laws that have been enacted or subsequently enacted by the balance sheet date. Deferred tax assets are not recognised to the extent that the transfer of future economic benefits is uncertain.

2 Auditors' remuneration

Auditors' remuneration is paid by a fellow subsidiary within the Lend Lease Europe Holdings Limited group.

The directors estimate the fee attributable to the company is £500 (2006 £500)

Notes to the financial statements *(continued)*

3 Directors' remuneration and employees

The directors did not receive any emoluments in respect of their services to the company (2006 £nil)

The company did not employ any staff during the period (2006 £nil)

4 Trade and other receivables

	2007 £	2006 £
Other receivables	1,570,585	2,243,692
	<u>1,570,585</u>	<u>2,243,692</u>

5 Trade and other payables

	2007 £	2006 £
Other payables	-	673,107
	<u>-</u>	<u>673,107</u>

6 Called up share capital

	2007 £	2006 £
<i>Authorised</i>		
100 'O' ordinary shares of £1 each	100	100
	<u>100</u>	<u>100</u>
<i>Allotted, called up and fully paid</i>		
Lend Lease Europe Limited		
- 1 'O' ordinary shares of £1 each	1	1
	<u>1</u>	<u>1</u>

Notes to the financial statements *(continued)*

7 Ultimate parent company and parent undertaking of larger group of which the company is a member

The company's immediate parent undertaking is Lend Lease Europe Limited, which is registered in England and Wales. The ultimate parent undertaking of the company is Lend Lease Corporation Limited which is incorporated in Australia.

The largest group in which the results of the company are consolidated is that headed by Lend Lease Corporation Limited. The consolidated financial statements of that group may be obtained from the group's website at www.lendlease.com.au.

The smallest group in which the results of the company are consolidated is that headed by Lend Lease Europe Holdings Limited. Consolidated financial statements may be obtained from The Registrar of Companies, Companies House, Crown Way, Maindy, Cardiff.

8 Related Party Disclosures

At the year end the company was owed £1,570,585 (2006 £2,243,692) by its parent company, Lend Lease Europe Limited.

At the year end the company owed £nil (2006 £673,107) to its parent company, Lend Lease Europe Limited.

9 Subsequent events

There have been no significant post balance sheet events.