

Company Registration No 4459876

Rialto No. 8 Limited

Report and Financial Statements

31 December 2006



Rialto No. 8 Limited

Report and financial statements 2006

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Rialto No. 8 Limited

Directors' report

The directors present their annual report and the audited financial statements for the year ended 31 December 2006. The directors' report has been prepared in accordance with the special provision relating to small companies under section 246(4) of the Companies Act 1985.

Principal activities

The principal activity of the company used to be that of an intermediate holding company but during 2005 the company sold its subsidiary undertaking to another group company.

Business review and financial activities

The results are set out on page 4. Dividends of £19,956 were paid during the year (2005: £nil).

Directors and their interests

The directors who served during the year and to date are set out below:

G A Malton
S C Potter

The directors had no interests in the company during this year or the prior year. G A Malton is also a director of the ultimate parent company, Fairview Holdings Limited. Directors' interests in the ultimate parent company are detailed in the group financial statements.

Auditors

In the case of each of the persons who are directors at the time when the directors' report is approved, the following apply:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- he has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s234ZA of the Companies Act 1985.

Pursuant to section 386 of the Companies Act 1985 an elective resolution has been passed to dispense with the requirement to reappoint auditors annually, therefore Deloitte & Touche LLP remain as auditors.

By order of the Board



D K Tipping
Secretary

30 May 2007

Registered office
50 Lancaster Road
Enfield
Middlesex
EN2 0BY

Rialto No. 8 Limited

Statement of directors' responsibilities

The directors are responsible for preparing the Annual Report including the financial statements. The directors have chosen to prepare the financial statements for the company in accordance with United Kingdom Generally Accepted Accounting Practice (UK GAAP).

Company law requires the directors to prepare such financial statements for each financial year which give a true and fair view, in accordance with UK GAAP, of the state of affairs of the company and of the profit or loss of the company for that period and comply with UK GAAP and the Companies Act 1985. In preparing those financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- state whether applicable accounting standards have been followed, 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 which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Independent auditors' report to the members of Rialto No. 8 Limited

We have audited the financial statements of Rialto No 8 Limited for the year ended 31 December 2006 which comprise the profit and loss account, the balance sheet and the related notes 1 to 10. 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 auditors' 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 United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

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 are 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

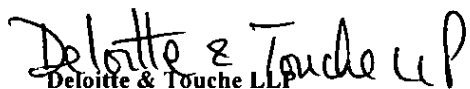
We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the 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.

Opinion

In our opinion:

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 December 2006 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.


Deloitte & Touche LLP
Chartered Accountants and Registered Auditors
London
30 May 2007

Rialto No. 8 Limited

Profit and loss account Year ended 31 December 2006

	Notes	2006 £	2005 £
Profit on ordinary activities before taxation	2	-	-
Tax credit on profit on ordinary activities	3	-	10,009
Profit for the financial year		<u>-</u>	<u>10,009</u>

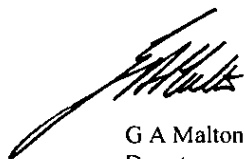
All activities derive from continuing operations. There are no recognised gains or losses for the current or preceding financial year other than as stated in the profit and loss account.

Rialto No. 8 Limited

Balance sheet Year ended 31 December 2006

	Notes	2006 £	2005 £
Current assets			
Debtors	4	<u>1</u>	<u>19,957</u>
Net assets		<u>1</u>	<u>19,957</u>
Capital and reserves			
Called up share capital	5	1	1
Profit and loss account	6	<u>-</u>	<u>19,956</u>
Total equity shareholders' funds		<u>1</u>	<u>19,957</u>

Approved by the board



G A Malton
Director

30 May 2007

Rialto No. 8 Limited

Notes to the accounts Year ended 31 December 2006

1 Accounting policies

The financial statements are prepared in accordance with applicable United Kingdom law and accounting standards. The particular accounting policies adopted are described below and have been applied consistently in the current and prior year.

Accounting convention

The financial statements are prepared under the historical cost convention.

Cash flow statement

The company has taken advantage of the exemption provided under Financial Reporting Standard 1 (Revised 1996) not to provide a cash flow statement, as it is a wholly owned subsidiary undertaking.

2 Profit on ordinary activities before taxation

Directors and employees

The company had no employees during the current or preceding year, other than directors. None of the directors received any emoluments or other benefits during the current or preceding year.

Auditors' remuneration

Auditors' remuneration of £1,000 (2005: £1,000) has been borne by another group company in both the current and preceding years.

3 Tax credit on profit on ordinary activities

	2006 £	2005 £
United Kingdom corporation tax at 30%	-	(10,009)

Reconciliation of current tax credit

The standard rate of current tax for the year is the UK standard rate of corporation tax of 30% (2005: 30%). The tax credit for the previous year differs from the standard rate for the reasons set out in the following reconciliation:

Profit on ordinary activities before taxation	-	-
Tax credit on profit on ordinary activities at 30%	-	-
Factors affecting tax charge	-	(10,009)
Notional interest on intra group balances	-	(10,009)
Current tax credit	-	(10,009)

4 Debtors, amounts falling due within one year

	2006 £	2005 £
Amount owed by group undertakings	1	9,948
Group relief receivable	-	10,009
	1	19,957

Rialto No. 8 Limited

Notes to the accounts Year ended 31 December 2006

5 Called up share capital

	Number	£
Authorised share capital		
At 31 December 2005 and 31 December 2006	100	100
Called up, allotted and fully paid		
At 31 December 2005 and 31 December 2006	1	1

6 Profit and loss account

	£
At 31 December 2005	19,956
Equity dividends paid	(19,956)
At 31 December 2006	-

7 Guarantees

The company has given a guarantee in respect of bank loan facilities totalling £175 million (2005 £230 million) available to other group companies

The amount drawn down under this facility at 31 December 2006 is £80 million (2005 £90 million)

8 Contingent liabilities

Other than the guarantee referred to in note 7, the company has no contingent liabilities other than those arising in the normal course of business

9 Related party transactions

The company has taken advantage of the exception granted by paragraph 3 (c) of FRS 8 not to disclose related party transactions with greater than 90% owned companies within the group

10 Ultimate parent company and ultimate controlling party

At 31 December 2006 the ultimate parent company and controlling party was Fairview Holdings Limited, a company incorporated in Great Britain. The immediate parent company is Fairview New Homes Limited, a company incorporated in Great Britain.

The largest and smallest group of undertakings for which group accounts to 31 December 2006 are drawn up and of which the company is a member is Fairview Holdings Limited. Copies of the group accounts may be obtained from 50 Lancaster Road, Enfield, Middlesex, EN2 0BY.