

CAMBRIDGE MEDIPARK LIMITED

DIRECTORS' REPORT AND ACCOUNTS

FOR THE YEAR ENDED

30 SEPTEMBER 2005

REGISTERED NUMBER 04620453



CAMBRIDGE MEDIPARK LIMITED

REPORT OF THE DIRECTORS FOR THE YEAR ENDED 30 SEPTEMBER 2005

The Directors submit their report together with the audited financial statements of the Company for the year ended 30 September 2005.

DIRECTORS

The Directors of the Company during the year were:

A J Blevins
R S Cherry
G S Cherry
M P Chatham
J V Maneri
R E Fenza
R P Hoyles (Alternate to R S Cherry)

DIRECTORS' INTERESTS

No Director had at any time during the year any interest in the shares of the Company.

ACTIVITIES AND RESULTS

The Company is proposing to undertake the development of a 1.338million sq ft research and development park on the Addenbrooke's Hospital extension land, Cambridge.

The Company made a loss of £3,514 in the year. (2004: Loss of £2,200).

The Directors do not recommend payment of a dividend. (2004: £Nil).

DIRECTORS' RESPONSIBILITIES STATEMENT

Company law requires the Directors to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the Company and of the profit or loss for that period.

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, subject to any material departures disclosed and explained in the financial statements.
- Prepare the financial statements on the going concern basis, unless it is inappropriate to presume that the Company will continue in business.

The Directors confirm that they have complied with the above requirements in preparing the financial statements.

The Directors are responsible for keeping proper accounting records that 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.

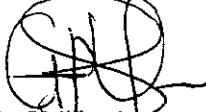
CAMBRIDGE MEDIPARK LIMITED

REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 30 SEPTEMBER 2005

AUDITORS

Pursuant to Section 386 of the Companies Act 1985 (as amended), an elective resolution was passed on 20 December 2002 dispensing with the requirement to appoint auditors annually. Therefore, PricewaterhouseCoopers LLP are deemed to continue as auditors.

By Order of the Board


G P Shillinglaw
Secretary

21.7. 2006

CAMBRIDGE MEDIPARK LIMITED

Independent Auditors' Report to the Members of Cambridge Medipark Limited

We have audited the financial statements which comprise the profit and loss account, the cash flow statement, the balance sheet and the related notes.

Respective responsibilities of Directors and auditors

The Directors' responsibilities for preparing the annual report and the financial statements in accordance with applicable United Kingdom law and accounting standards 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 United Kingdom Auditing Standards issued by the Auditing Practices Board. This report, including the opinion, has been prepared for and only for the Company's members as a body in accordance with Section 235 of the Companies Act 1985 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

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 if, in our opinion, the Directors' report is not consistent with the financial statements, if 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 transactions is not disclosed.

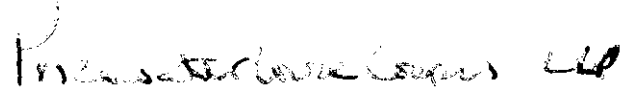
Basis of audit opinion

We conducted our audit in accordance with auditing standards 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 judgements 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 of the state of the Company's affairs at 30 September 2005 and of its loss and cash flows for the year then ended and have been properly prepared in accordance with the Companies Act 1985.


PricewaterhouseCoopers LLP
Chartered Accountants and Registered Auditors
London WC2N 6RH

27.7.2006

CAMBRIDGE MEDIPARK LIMITED

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 30 SEPTEMBER 2005

	Notes	2005 £	2004 £
Administrative Expenses		(5,020)	(2,200)
Operating loss		(5,020)	(2,200)
Loss on ordinary activities before taxation	2	(5,020)	(2,200)
Taxation	4	1,506	-
Loss on ordinary activities after taxation		(3,514)	(2,200)
Retained loss brought forward		(3,200)	(1,000)
Retained loss carried forward		(6,714)	(3,200)

The loss for the year arises from continuing operations.

There are no recognised gains or losses other than those shown above.

There is no difference between the reported loss and the historical cost equivalent on ordinary activities before taxation.

The notes on pages 7 to 9 form part of these accounts.

CAMBRIDGE MEDIPARK LIMITED

BALANCE SHEET
AT 30 SEPTEMBER 2005

		2005 £	2004 £
	Notes		
CURRENT ASSETS			
Stocks	5	1,397,393	1,040,406
Debtors	6	1,506	8,166
Cash at bank and in hand		7,223	151,428
		<hr/>	<hr/>
		1,406,122	1,200,000
CREDITORS (amount falling due within one year)			
	7	(58,836)	(3,200)
		<hr/>	<hr/>
NET CURRENT ASSETS		1,347,286	1,196,800
		<hr/>	<hr/>
NET ASSETS		1,347,286	1,196,800
		<hr/>	<hr/>
CAPITAL AND RESERVES			
Called up share capital	8	1,354,000	1,200,000
Profit and loss account		(6,714)	(3,200)
		<hr/>	<hr/>
TOTAL SHAREHOLDERS' FUNDS	12	1,347,286	1,196,800
		<hr/>	<hr/>

Approved by the Board on

21.7.2006

R S Cherry

A J Blevins

Directors

The notes on pages 7 to 9 form part of these accounts.

CAMBRIDGE MEDIPARK LIMITED

CASH FLOW STATEMENT
FOR THE YEAR ENDED 30 SEPTEMBER 2005

	Notes	2005 £	2004 £
Net cash outflow from operating activities	9	(298,205)	(389,729)
Net cash outflow before financing		(298,205)	(389,729)
Financing Issue ordinary shares of £1 each		154,000	-
Decrease in cash	10	(144,205)	(389,729)

CAMBRIDGE MEDIPARK LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2005

1. ACCOUNTING POLICIES

The principal accounting policies of the Company are as follows:

Basis of accounting

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

Turnover

Turnover comprises sales of property where the building has been completed and the property has been legally transferred to the purchaser.

Stocks

Stocks are stated at the lower of cost and estimated net realisable value. Cost of stocks comprises land acquisition, construction and other development expenditure. Estimated net realisable value is calculated based on projected future sale proceeds less costs to complete each project.

2. RESULT FOR THE YEAR

The result for the year is arrived at after charging an audit fee of £1,760 (2004: £1,600) and a taxation fee of £1,260 (2004: £600).

3. EMPLOYEES AND DIRECTORS' EMOLUMENTS

None of the Directors received any emoluments in respect of their services to the Company during the year (2004: £Nil).

The Company had no employees during the year (2004: Nil).

4. TAXATION

	2005 £	2004 £
Deferred tax on the results for the year at 30%	1,506	-

5. STOCKS

	2005 £	2004 £
Development expenditure	1,397,393	1,040,406

6. DEBTORS

	2005 £	2004 £
Other debtors	-	8,166
Deferred tax	1,506	-
	1,506	8,166

CAMBRIDGE MEDIPARK LIMITED

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2005 (continued)

7. CREDITORS (amounts falling due within one year)

	2005 £	2004 £
Accruals	58,836	3,200
	<u>58,836</u>	<u>3,200</u>

8. CALLED UP SHARE CAPITAL

	2005 £	2004 £
Authorised		
"A" Ordinary shares of £1 each	50,000	50,000
"A" Redeemable shares of £1 each	4,200,000	4,200,000
"B" Ordinary shares of £1 each	50,000	50,000
"B" Redeemable shares of £1 each	4,200,000	4,200,000
	<u>8,500,000</u>	<u>8,500,000</u>
Issued		
"A" Ordinary shares of £1 each	50,000	50,000
"A" Redeemable shares of £1 each	627,000	550,000
"B" Ordinary shares of £1 each	50,000	50,000
"B" Redeemable shares of £1 each	627,000	550,000
	<u>1,354,000</u>	<u>1,200,000</u>

The "A" and "B" Ordinary shares are identical and rank pari passu with each other in all respects.

The "A" and "B" Redeemable Shares confer no voting rights to the Shareholder. Dividend rights are as for the Ordinary Shares. The holder of a Redeemable Share is entitled to receive notice of, attend and speak at any general meeting of the Company. The Company has the right to redeem in whole or in part the Redeemable Shares within 2 months of either the sale of the business or the Company, or, if the Directors deem it to be in the best interests of the Company. The amount payable on each share is the amount paid up thereon.

77,000 "A" Redeemable Shares of £1 each and 77,000 "B" Redeemable Shares of £1 each were issued at par during the year for a total cash consideration of £154,000.

CAMBRIDGE MEDIPARK LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 30 SEPTEMBER 2005 (continued)

9. RECONCILIATION OF OPERATING LOSS TO NET CASHFLOW FROM OPERATING ACTIVITIES

	2005 £	2004 £
Operating loss on ordinary activities	(5,020)	(2,200)
(Increase) in stock	(356,987)	(420,851)
Decrease in debtors	8,166	74,751
Increase/(decrease) in creditors	55,636	(41,429)
	<u>(298,205)</u>	<u>(389,729)</u>

10. ANALYSIS OF CHANGES IN NET FUNDS

	1/10/04 £	Cashflow £	30/09/05 £
Cash at Bank	<u>151,428</u>	<u>(144,205)</u>	<u>7,223</u>

11. RELATED PARTY TRANSACTIONS

Cambridge Medipark Limited is a joint venture between Liberty Property Limited Partnership (50%) incorporated in Pennsylvania, USA and Countryside Properties (UK) Limited (formerly Countryside Properties PLC) (50%) under which both parties provide property development expertise.

There were no related party transactions during the years ended 30 September 2005 and 30 September 2004.

12. RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS

	2005 £	2004 £
Loss for the financial year	(3,514)	(2,200)
Proceeds from issue of share capital	154,000	-
	<u>150,486</u>	<u>(2,200)</u>
Shareholders' funds at 1 October	1,196,800	1,199,000
	<u>1,347,286</u>	<u>1,196,800</u>
Shareholders' funds at 30 September		