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Registered number
4720082

UNICENTRE LIMITED
Report and Financial Statements
31 March 2006



UNICENTRE LIMITED
Report and Financial Statements
For the year ended 31 March 2006

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UNICENTRE LIMITED
Directors' Report
For the year ended 31 March 2006

The directors present their report and the financial statements for the company for the year ended 31 March 2006.

Principal activities

The company is dormant and has not traded during the year. During the year the company received no income and incurred no expenditure and therefore made neither a profit or loss.

Dividends

The directors do not recommend payment of a dividend for the year ended 31 March 2006.

Directors

Details of directors who held office during the year are as follows:

Land Securities Trillium Limited
Trillium Group Limited

The interests of the directors in the shares of the company were nil throughout the year.

Auditors

As the company is, in the opinion of the directors, a dormant company, a special resolution was passed by all the members of the company on 24 June 2005, pursuant to Section 249AA of the Companies Act 1985 that auditors shall not be appointed, and that the company shall be exempt from the obligation to appoint auditors under Section 384 of the Companies Act 1985.

By order of the Board



Peter Dudgeon
Company Secretary

UNICENTRE LIMITED
Balance Sheet
As at 31 March 2006

	Notes	2006 £	2005 £
Current assets			
Debtors	3	1	1
		<u>1</u>	<u>1</u>
Capital and reserves			
Share Capital	4	1	1
Equity Shareholders' funds	5	<u>1</u>	<u>1</u>

The directors are satisfied that the company is entitled to exemption under Section 249AA(1) of the Companies Act 1985 and that members have not required the company to obtain an audit in accordance with section 249B(2) of the Act.

The directors acknowledge their responsibilities for:

- (i) ensuring that the company keeps proper accounting records which comply with Section 221 of the Companies Act 1985; 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 period and of its profit or loss for the financial period in accordance with the requirements of Section 226 of the Companies Act 1985, and which otherwise comply with the requirements of this Act relating to accounts, so far as applicable to the company.



Fiona Ramsay
For and on behalf of Land Securities Trillium Limited

Approved by the board on 6 October 2006.

The notes on page 3 form part of these financial statements.

UNICENTRE LIMITED
Notes to the Accounts
For the year ended 31 March 2006

1 Accounting policies

Basis of preparation

The accounts have been prepared on the going concern basis under the historical cost convention and in accordance with the Companies Act 1985 and applicable accounting standards in the United Kingdom. The principal accounting policies are set out below.

Cashflow statements and related party disclosures

The company is a wholly owned subsidiary of Land Securities Group PLC and is included in the consolidated financial statements of Land Securities Group PLC, which are publicly available at the company's registered office, 5 Strand, London, WC2N 5AF. Consequently, the company has taken advantage of the exemption from preparing a cash flow statement under the terms of FRS1. The company is also exempt under the terms of FRS8 from disclosing related party transactions with entities that are part of Land Securities Group PLC or investors of Land Securities Group PLC.

2 Profit and loss account

During the year ended 31 March 2006, the company has not incurred any liabilities and made neither a profit or a loss. None of the directors received any emoluments in respect of their services to the company.

3 Debtors	2006 £	2005 £
Amounts owed by group undertakings	<u>1</u>	<u>1</u>

4 Share capital	2006 £	2005 £
Authorised: 1000 Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

	2006 No	2005 No	2006 £	2005 £
Allotted, called up and fully paid: Ordinary shares of £1 each	1	1	<u>1</u>	<u>1</u>

Movement in share capital	2006 £	2005 £
At 1 April	1	1
At 31 March	<u>1</u>	<u>1</u>

5 Reconciliation of movement in shareholder's funds	2006 £	2005 £
At 1 April	1	1
At 31 March	<u>1</u>	<u>1</u>

UNICENTRE LIMITED
Notes to the Accounts
For the year ended 31 March 2006

6 Controlling party

The immediate parent undertaking is PPM Holdings Limited. The ultimate parent undertaking and controlling party is Land Securities Group PLC, which is incorporated in England and Wales. This is the largest parent company of the group to consolidate these financial statements. The smallest parent company of the group to consolidate these statements is Land Securities PLC. Copies of the financial statements of Land Securities Group PLC are available from the company secretary's office, 5 Strand, London, WC2N 5AF.