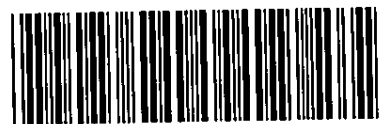


CITY & GENERAL SECURITIES FINANCE FOUR LIMITED
REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31ST MARCH 2009

Company number 04872608

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CITY & GENERAL SECURITIES FINANCE FOUR LIMITED

REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 31ST MARCH 2009

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CITY & GENERAL SECURITIES FINANCE FOUR LIMITED

DIRECTORS' REPORT

YEAR ENDED 31ST MARCH 2009

The directors present their report together with the audited financial statements for the year ended 31 March 2009

PRINCIPAL ACTIVITIES

The principal activity of the company during the year was the provision of finance for property investment

RESULTS FOR THE YEAR

The profit for the year after taxation was £Nil (2008 £Nil) No income or expenditure arose during either the current or prior year
The company has elected not to present a profit and loss account

DIVIDENDS

The directors do not recommend the payment of a dividend (2008 £Nil)

DIRECTORS

The directors of the company during the year were as follows -

T S Cole
S R Collins
M N Steinberg

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires 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 and of the profit or loss of the company for that year 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 are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company to enable them to ensure that the financial statements comply with the Companies Act 2006 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

In determining how amounts are presented within items in the profit and loss account and balance sheet, the directors have had regard to the substance of the reported transaction or arrangement, in accordance with generally accepted accounting policies or practice

CITY & GENERAL SECURITIES FINANCE FOUR LIMITED

DIRECTORS' REPORT (continued)

YEAR ENDED 31ST MARCH 2009

So far as each of the directors is aware at the time the report is approved

- there is no relevant audit information of which the company's auditors are unaware, and,
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information

BY ORDER OF THE BOARD ON 24TH MARCH 2010



R J De Barr
Secretary

Registered office:
10 Upper Berkeley Street
London
W1H 7PE

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF CITY & GENERAL SECURITIES FINANCE FOUR LIMITED

We have audited the financial statements of City & General Securities Finance Four Limited for the year ended 31st March 2009 which comprise the Balance Sheet and the related notes. These financial statements have been prepared under the historical cost convention and 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

As described in the Statement of Directors' Responsibilities the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 and whether the information given in the Directors' Report is consistent with the financial statements. We also 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

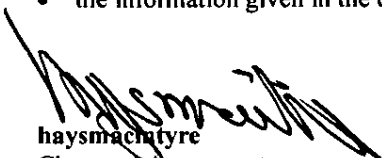
We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and 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, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 March 2009 and of its profit 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.



haysmacintyre
Chartered Accountants
Registered Auditors

Fairfax House
15 Fulwood Place
London
WC1V 6AY

24th March 2010

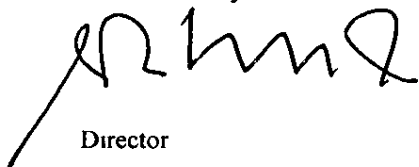
CITY & GENERAL SECURITIES FINANCE FOUR LIMITED

BALANCE SHEET

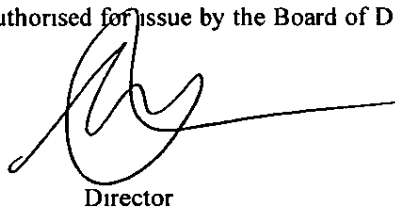
AS AT 31ST MARCH 2009

	Notes	£	2009 £	£	2008 £	£
FIXED ASSETS						
Investments	4		55,017,923		55,017,923	
CURRENT ASSETS						
CREDITORS: amounts falling due within one year	5	(72,933)		(72,933)		
NET CURRENT LIABILITIES			(72,933)		(72,933)	
			<u>£54,944,990</u>		<u>£54,944,990</u>	
CAPITAL AND RESERVES						
Called up share capital	6		51,945,902		51,945,902	
Share premium account	7		2,828,913		2,828,913	
Profit and loss account	8		170,175		170,175	
SHAREHOLDERS' FUNDS	9		<u>£54,944,990</u>		<u>£54,944,990</u>	

The financial statements were approved and authorised for issue by the Board of Directors on 24th March 2010 and signed below on its behalf by



Director



Director

CITY & GENERAL SECURITIES FINANCE FOUR LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31ST MARCH 2009

1. ACCOUNTING POLICIES

a) Basis of preparation

The financial statements have been prepared under the historical cost convention and in accordance with applicable accounting standards

b) Basis of consolidation

The directors have taken the exemption available under Section 228 of the Companies Act 1985 and have not prepared consolidated accounts on the grounds that the company is itself a subsidiary company (see Note 10)

c) Cashflow statement

The cashflow statement included in the consolidated financial statements of the holding company, City & General Securities Limited, complies with the conditions of Financial Reporting Standard No 1 (revised 1996) 'Cash flow statements' (FRS1). The company therefore is exempt under FRS1 from the requirement to prepare a separate cashflow statement

d) Investments

Investments in subsidiaries are stated at cost less provision for impairment

e) Deferred taxation

Deferred tax is provided using the full provision method. Deferred tax is recognised in respect of all timing differences which have originated but not reversed at the balance sheet date. It is the group's policy not to discount deferred tax to reflect the time value of money

2. STAFF COSTS

No staff were employed by the company during the year (2008 £Nil)

3. DIRECTORS' REMUNERATION

No emoluments were paid to the directors of the company in the year (2008 £Nil)

4. FIXED ASSET INVESTMENTS

At 1 April 2008 and 31 March 2009

	£	
	<u>£55,017,923</u>	
	2009 £	2008 £
Subsidiary undertakings	<u>£55,017,923</u>	<u>£55,017,923</u>

The Company has an investment in the following subsidiary undertaking which is wholly owned by City & General Securities Ltd and is registered in England and Wales

Name	Principal Activity	Holding	%
New Derwent House Management Company Limited	Provision of finance for property investment	Ordinary £1	38.2

CITY & GENERAL SECURITIES FINANCE FOUR LIMITED

NOTES TO THE FINANCIAL STATEMENTS (continued)

YEAR ENDED 31ST MARCH 2009

5. CREDITORS	2009	2008
	£	£
Amounts due to group undertaking	72,933	72,933
	<u>£72,933</u>	<u>£72,933</u>
6. SHARE CAPITAL	2009	2008
	£	£
Authorised 51,945,902 Ordinary shares of £1 each	<u>£51,945,902</u>	<u>£51,945,902</u>
Issued, allotted and fully paid 51,945,902 Ordinary shares of £1 each	<u>£51,945,902</u>	<u>£51,945,902</u>
7. SHARE PREMIUM ACCOUNT	2009	2008
	£	£
At 1 April 2008 and 31 March 2009	<u>£2,828,913</u>	<u>£2,828,913</u>
8. PROFIT AND LOSS ACCOUNT	2009	2008
	£	£
At 1 April 2008	170,175	170,175
Retained profit for the year	-	-
At 31 March 2009	<u>£170,175</u>	<u>£170,175</u>
9. RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS	2009	2008
	£	£
Retained profit in the year	-	-
Opening shareholders' funds	<u>54,944,990</u>	<u>54,944,990</u>
Closing shareholders' funds	<u>£54,944,990</u>	<u>£54,944,990</u>

10. CONTINGENT LIABILITY

The financing arrangements adopted by the company have been the subject of enquiries by HM Revenue & Customs. These enquiries have now been completed and the level of taxable profits of the company for the years ended 31 March 2004 and 31 March 2005 is disputed. The amount of Corporation tax and interest on overdue tax payable should HM Revenue & Customs be successful in their contentions is £1,083,612 at 31 March 2009. The directors have taken advice on this matter and consider that no liability should arise.

11. ULTIMATE CONTROLLING PARTIES

The largest and smallest group into which the company is consolidated is City & General Securities Limited which is registered in England and Wales.

Group financial statements for City & General Securities Limited are available to the public on payment of the appropriate fee, from Companies House, Crown Way, Cardiff, CF14 3UZ. The company is ultimately controlled by the directors.

12. RELATED PARTY TRANSACTIONS

The company has taken advantage of the exemption under Section 3c of Financial Reporting Standard No. 8 'Related Party Disclosures' (FRS 8) and has not disclosed any intra group related party transactions.