

Magicport Limited

Report and Financial Statements

31 December 2008

FRIDAY



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30/10/2009

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COMPANIES HOUSE

Directors

A Reynolds
M Topham
S Musgrave
I Brown

Secretary

A Reynolds

Registered Office

Queensberry House
3 Old Burlington Street
London
W1S 3AE

Directors' report

The directors present their report and financial statements for the period ending 31 December 2008.

Principal activity and review of the business

The company was incorporated on 30 October 2003. The company was dormant during the year ended 31 December 2008 and did not trade, accordingly no profit and loss account has been produced.

Directors and their interests

The directors of the company who served during the period ended 31 December 2008 were as follows:

A Reynolds

M Topham

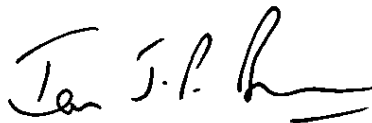
S Musgrave

J Riddell - resigned 31 January 2008

I Brown - appointed 6 February 2008

None of the directors who held office during the year had any beneficial interest in the share capital of the company or any group companies during the year.

On behalf of the Board



Director

Balance sheet

at 31 December 2008

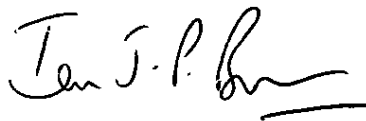
	Notes	2008 £	2007 £
Current assets			
Debtors	3	1	1
Total assets		<u>1</u>	<u>1</u>
Capital and reserves			
Called up share capital	4	<u>1</u>	<u>1</u>
Equity shareholders' funds		<u>1</u>	<u>1</u>

For the year ended 31 December 2008 the company was entitled to exemption under section 249AA(1) of the Companies Act 1985. No Members have required the company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985.

The directors acknowledge their responsibility for:

- ensuring the company keeps accounting records which comply with section 221; and
- preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with the requirements of section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.

Approved by the Board of Directors on 20/10/09
and signed on its behalf by:



Director

Notes to the financial statements

at 31 December 2008

1. Accounting policies

Basis of preparation

The report and financial statements are prepared under the historical cost convention and in accordance with applicable United Kingdom accounting standards.

No profit and loss account has been prepared, as the company did not trade throughout the financial year.

Statement of cash flows

Under the provisions of Financial Reporting Standard No. 1 (Revised), the company is exempt from preparing a statement of cash flow because it qualifies as a small company as defined by statute and has taken advantage of the exemption afforded by sections 246 to 249 of the Companies Act 1985.

2. Directors' emoluments

None of the directors received any emoluments from the company during the year.

3. Debtors

	2008	2007
	£	£
Amounts owed by group undertakings	1	1
	<u>1</u>	<u>1</u>

4. Share capital

	2008	2007
	£	£
<i>Authorised</i>		
Ordinary shares of £1 each	1,000	1,000
	<u>1,000</u>	<u>1,000</u>
	2008	2007
	£	£
<i>Allotted, called up and fully paid</i>		
Ordinary shares of £1 each	1	1
	<u>1</u>	<u>1</u>

5. Parent undertaking and controlling party

The company's immediate parent undertaking is Hines GB Holdings LLC.

The company's ultimate parent undertaking and controlling party is Hines International Real Estate Holdings Limited Partnership, a partnership registered in the United States of America. The largest and smallest group in which the results of the company are consolidated is that headed by Hines International Real Estate Holdings Limited Partnership, the financial statements of which are not available to the public.