

Magicport Limited

Report and Financial Statements

31 December 2004



Directors

PG Lewis
A Reynolds
M Topham

Secretary

A Reynolds

Auditors

Ernst & Young LLP
1 More London Place
London SE1 2AF

Registered Office

100 New Bridge Street
London EC4V 6JA

Statement of directors' responsibilities in respect of the financial statements

The directors present their report and financial statements for the period ending 31 December 2004.

Principal activity and review of the business

The company was incorporated on 30 October 2003. The company was dormant during the period ended 31 December 2004 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 2004 were as follows:

Luciene James Limited	- appointed 30 October 2003, resigned 26 November 2003
PG Lewis	- appointed 26 November 2003
A Reynolds	- appointed 26 November 2003
M Topham	- appointed 26 November 2003

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

2 AUG 2005

Balance sheet

at 31 December 2004

	Notes	2004 £
Current assets		
Debtors	3	1
Total assets		<u>1</u>
Capital and reserves		
Called up share capital	4	<u>1</u>
Equity shareholders' funds		<u>1</u>

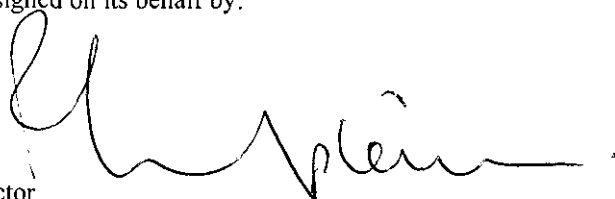
For the period ended 31 December 2004 the company was entitled to exemption under section 249AA(1) of the Companies Act 1985. No Members have required the company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985.

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
and signed on its behalf by:

Director



2 Aug 2005

Notes to the financial statements

at 31 December 2004

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

	2004 £
Amounts owed by group undertakings	1
	<u>1</u>

4. Share capital

	2004 £
<i>Authorised</i>	
Ordinary shares of £1 each	1,000
	<u>1,000</u>
	2004 £
<i>Allotted, called up and fully paid</i>	
Ordinary shares of £1 each	1
	<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.