

Southern Cross RZ Properties Limited
Report and financial statements
for the year ended 28 September 2008

Registered number 5429944

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Southern Cross RZ Properties Limited
Report and financial statements
for the year ended 28 September 2008
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Southern Cross RZ Properties Limited

Directors' report for the year ended 28 September 2008

The directors present their report and the financial statements of the company for the year ended 28 September 2008.

Principal activity

The company did not trade during the year. There has been no income and expenditure and no change has arisen in the position of the company.

Directors and their interests

The directors of the company who served during the year were:

J Murphy	(Resigned 30 September 2008)
P H Scott	(Resigned 31 December 2007)
G K Sizer	(Resigned 29 February 2008)
J Lock	(Appointed 1 March 2008, resigned 29 June 2008)
R Midmer	(Appointed 7 August 2008)
K Foulkes	(Appointed 3 July 2008)
W Colvin	(Appointed 1 January 2008, resigned 8 October 2008)
W Buchan	(Appointed 1 January 2009)

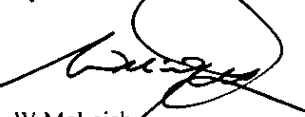
Statement of directors' responsibilities

United Kingdom company law requires the directors to prepare financial statements for each financial period 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 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; and
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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, for safeguarding the assets of the company and for taking reasonable steps for the prevention and detection of fraud and other irregularities.

By order of the board



W McLeish
Company secretary

6 July 2009

Southern Cross RZ Properties Limited

Profit and loss account for the year ended 28 September 2008

	Note	2008 £	2007 £
Profit on ordinary activities before taxation		-	-
Tax on profit on ordinary activities	2	-	18,726
Profit for the financial year	1	-	18,726

All amounts relate to continuing activities.

There are no material differences between the profit on ordinary activities before taxation and the profit for the financial year and their historical cost equivalents.

The company has no recognised gains or losses other than the profit above and therefore no separate statement of total recognised gains and losses has been presented.

Southern Cross RZ Properties Limited

Balance sheet as at 28 September 2008

	Note	2008 £	2007 £
Current assets			
Debtors	3	28,146	28,146
Net assets		28,146	28,146
Capital and reserves			
Called up share capital	4	1	1
Profit and loss account	5	28,145	28,145
Total shareholders' funds		28,146	28,146

For the period ended 28 September 2008 the company was entitled to exemption from audit under Section 294AA(1) of the Companies Act 1985. Members have not required the company to obtain an audit of its accounts for the period in question in accordance with Section 249B(2) of the Companies Act 1985.

The directors acknowledge their responsibility for ensuring that the company keeps accounting records which comply with Section 221, and preparing accounts which give a true and fair value 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 Companies Act relating to accounts so far as applicable to the company.

The financial statements have been prepared in accordance with the applicable United Kingdom accounting standards.

The financial statements on pages 2 to 7 were approved by the board of directors on 6 July 2009 and signed on their behalf by:

R Midmer
Director



Southern Cross RZ Properties Limited

Statement of accounting policies

Basis of preparation

The financial statements have been prepared on the going concern basis under the historical cost convention and are in accordance with the Companies Act 1985 and applicable accounting standards in the United Kingdom. The following principal accounting policies have been applied consistently:

Cash flow statement and related party disclosures

The company is a wholly owned subsidiary of Southern Cross Bidco Limited and is included in the consolidated financial statements of Southern Cross Healthcare Group PLC which are publicly available. Consequently, the company has taken advantage of the exemption from preparing a cash flow statement under the terms of Financial Reporting Standard 1 (revised 1996). The company is also exempt under the terms of Financial Reporting Standard 8 from disclosing related party transactions with entities that are part of the Southern Cross Healthcare Group PLC group or investees of Southern Cross Healthcare Group PLC.

Southern Cross RZ Properties Limited

Notes to the financial statements for the year ended 28 September 2008

1 Profit on ordinary activities before taxation

The directors received no emoluments during the year (2007: £nil).

2 Tax on profit on ordinary activities

(a) Analysis of tax credit for the year

	2008 £	2007 £
Current tax:		
Adjustments in respect of previous years	-	(18,726)
Tax on profit on ordinary activities	-	(18,726)

(b) Analysis of tax credit for the year

The tax assessed for the year is equal to (2007: lower than) the standard rate of corporation tax in the UK (29%) (2007:30%). The differences are explained below:

	2008 £	2007 £
Profit on ordinary activities before tax	-	-
Profit on ordinary activities multiplied by the standard rate of UK corporation tax of 29% (2007: 30%)	-	-
Adjustment in respect of previous years	-	(18,726)
Total current tax credit for the year	-	(18,726)

(c) Factors affecting future tax charges

There are no factors which are expected to materially affect future tax charges.

Southern Cross RZ Properties Limited

3 Debtors

	2008	2007
	£	£
Corporation tax	-	18,726
Amounts owed by group undertakings	28,146	9,420
	28,146	28,146

4 Called up share capital

	2008	2007
	£	£
Authorised share capital		
1,000 ordinary shares of £1 each	1,000	1,000
Allotted and fully paid		
1 ordinary share of £1 each	1	1

5 Reserves

	Profit and loss account
	£
At 1 October 2007	28,145
Profit for the financial year	-
At 28 September 2008	28,145

6 Reconciliation of movement in shareholders' funds

	2008	2007
	£	£
Profit for the financial year	-	18,726
Opening shareholders' funds	28,146	9,420
Closing shareholders' funds	28,146	28,146

Southern Cross RZ Properties Limited

7 Ultimate parent company

The immediate parent company is Southern Cross Bidco Limited, a company registered in England and Wales.

The ultimate parent undertaking and controlling party is Southern Cross Healthcare Group PLC, which is the parent undertaking of the smallest and largest group to consolidate these financial statements. Copies of Southern Cross Healthcare Group PLC's consolidated financial statements can be obtained from its registered office:

Southgate House, Archer Street, Darlington, County Durham, DL3 6AH.