Registered no: 05481678

One Vincent Square Limited

Financial statements
for the period from 15 June 2005
to 31 December 2005

One Vincent Square Limited

Annual report
for the period from 15 June 2005 to 31 December 2005

Directors and advisors

Directors

J Farre Viader
D Pillinger

Secretary

D Pillinger

Registered office

7A Grafton Street
London
W1S 4EH

Registered Auditors

PricewaterhouseCoopers LLP
Southwark Towers
32 London Bridge Street
London SE1 9SY

Directors' report for the period from 15 June 2005 to 31 December 2005

The directors present their annual report and the audited financial statements for the period from 15 June 2005 to 31 December 2005.

Activities and review of business

One Vincent Square Limited, the "company", was incorporated 15 June 2005. The principal activity of the company is property redesign and development. Since incorporation it has invested £10,230,979 into a property located in central London and is in the process of designing and marketing a scheme of redevelopment in connection with this property.

The audited period end position is set out on page 6.

Results and dividends

The loss for the period amounted to £82,797. The directors do not recommend the payment of a dividend.

Policy on the payment of suppliers

It is company policy that payments to suppliers is made in accordance with the terms agreed with individual suppliers, provided that the supplier is also complying with all relevant terms and conditions. On average the number of days' purchases outstanding for the company at any time during the year is 30 days.

Directors' interests

The directors who held office during the period are given below:

J Farre Viader	(appointed 15 June 2005)
D Pillinger	(appointed 15 June 2005)
D Davies	(appointed 29 June 2005, resigned 29 July 2005)

None of the directors have any beneficial interest in the shares of the company or any beneficial interest in any contract to which the company was a party during the period.

Statement of directors' responsibilities

Company law requires the directors to prepare financial statements for each financial period that 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. The directors are required to prepare the financial statements on the going concern basis, unless it is inappropriate to presume that the company will continue in business.

The directors confirm that suitable accounting policies have been used and applied consistently. They also confirm that reasonable and prudent judgements and estimates have been made in preparing the financial statements for the period from 15 June 2005 to 31 December 2005 and that applicable accounting standards have been followed.

The directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 1985. 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.

Auditors

The auditors, PricewaterhouseCoopers LLP have indicated their willingness to continue in office and a resolution concerning their reappointment will be proposed at the Annual General Meeting.

By order of the board

D Pillinger
Director
8 February 2006

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF ONE VINCENT SQUARE LIMITED

We have audited the financial statements of One Vincent Square Limited for the period ended 31 December 2005 which comprise the Profit and Loss Account, the Balance Sheet and the related notes. These financial statements have been prepared under the accounting policies set out therein.

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). This report, including the opinion, has been prepared for and only for the company's members as a body in accordance with Section 235 of the Companies Act 1985 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

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. We also report to you if, in our opinion, the Directors' Report is not consistent with the financial statements, if 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 judgments 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 December 2005 and of its loss for the period from 15 June 2005 to 31 December 2005; and
- have been properly prepared in accordance with the Companies Act 1985.

PricewaterhouseCoopers LLP

PricewaterhouseCoopers LLP
Chartered Accountants and Registered Auditors
London

9th February 2006

Profit and loss account for the period from 15 June 2005 to 31 December 2005

	Notes	£
Turnover	2	-
Administrative expenses		(82,797)
Operating loss	3	(82,797)
Other interest receivable and similar income		-
Interest payable and similar charges		-
Loss on ordinary activities before taxation		(82,797)
Tax on loss on ordinary activities	5	-
Loss for the financial year		(82,797)

The results are wholly derived from continuing activities.

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

There is no difference between the loss on ordinary activities before taxation and loss for the period stated above and their historical cost equivalents.

The notes on pages 7 to10 form part of these financial statements.

Balance sheet as at 31 December 2005

	Notes	£
Current assets		
Stocks	6	**10,230,979**
Debtors	7	**15,130**
Restricted cash deposits	8	**458,250**
		10,704,359
Creditors - Amounts falling due within one year	9	**(10,787,056)**
Net liabilities		**(82,697)**
Capital and reserves		
Called up share capital	10	**100**
Profit and loss account	11	**(82,797)**
Total equity shareholder's funds		**(82,697)**

The financial statements on pages 5 to 10 were approved by the board of directors on 08th *February 2006and were signed on its behalf by:*

The notes on pages 7 to10 form part of these financial statements.

D Pillinger
Director

Notes to the financial statements for the period from 15 June 2005 to 31 December 2005

1 Accounting policies

These financial statements are prepared on the going concern basis, under the historical cost convention and in accordance with the Companies Act 1985 and applicable accounting standards. The principal accounting policies are set out below.

Cash flow statement

The company has not prepared a cash flow statement in accordance with the exemption in Financial Reporting Standard 1 'Cash flow Statements (revised)' paragraph 5(a).

Related party transactions

Transactions between the company and other group companies have not been disclosed in accordance with the exemption in Financial Reporting Standard 8 'Related Party Transactions' paragraph 3(c).

Turnover

Turnover comprises rental income, service charges and other amounts recovered from tenants plus the proceeds of sale from trading properties.

Interest capitalisation

Interest associated with direct expenditure on the redesign or redevelopment of properties is charged to the profit and loss account as incurred.

Operating leases

Rentals payable under operating leases are charged to the profit and loss account on a straight-line basis over the lease term.

Pensions

The cost of providing defined contribution pensions is charged to the profit and loss account in the year it is incurred.

Tangible fixed assets and depreciation

Tangible fixed assets are recorded at cost and are depreciated on a straight line basis over their useful economic lives.

The estimated useful economic lives for depreciation purposes are as follows:
Leasehold property – period of the lease
Fixtures, fittings and equipment – 10 years
Computer equipment and software – 4 years

Fixed assets are tested for impairment when an event that might affect asset values has occurred. An impairment loss is recognised to the extent that the carrying amount cannot be recovered either by selling the assets or by the discounted future earnings from operating the assets.

Investments

Fixed asset investments are stated at cost less any provision for diminution in value.

Stocks

Stocks comprise trading properties held for resale that are in the course of redesign or redevelopment. They are stated at the lower of cost and net realisable value. Cost comprises the direct costs of acquisition and redesign and redevelopment

Deferred corporation tax

Full provision is made for deferred taxation on all timing differences that are not permanent which have arisen but not reversed at the balance sheet date. Deferred tax is measured at the average tax rates that are expected to apply in the periods in which the timing differences are expected to reverse, based on tax rates and laws that have been enacted or substantially enacted by the balance sheet date.

2 Segmented information

The company's profit and turnover arises solely in the United Kingdom where its assets are located and in one class of business.

The company has taken advantage of the exemption of SSAP 25 to disclose only the requirements as set out in the Companies Act 1985.

3 Operating loss

	£
Operating loss is stated after charging / (crediting):	
Depreciation of tangible fixed assets	-
Auditors' remuneration	**2,000**
- non audit services	-

4 Employees

The only employees during the period were the 2 Directors, who received no remuneration.

5 Tax credit on loss on ordinary activities

Unrelieved losses of £82,797 are available for carry forward and will reduce the tax liability in respect of future periods.

6 Stocks

	£
Trading properties	**10,230,979**

The trading properties are subject to a fixed charge by the company's bankers

7 Debtors

	£
Prepayments and accrued income	**15,130**

8 Restricted cash deposits

	£
Trading property deposits	**458,250**

9 Creditors

	£
Amounts owed to fellow group undertakings	**10,782,056**
Accruals	**5,000**
	10,787,056

10 Share capital

	£
Authorised	
1000 Ordinary shares of £1 each	**1,000**
Allotted, called up and fully paid	
100 Ordinary Shares of £1 each	**100**

11 Reserves

	Profit and Loss Account
	£
15 June 2005	-
Loss for the period	(82,797)
Balance at 31 December 2005	**(82,797)**

12 Financial commitments

At 31 December 2005 the company had no annual commitments under non cancellable operating leases.

13 Controlling party

The Company's immediate parent company is Renta Properties (UK) Limited. Within the meaning of the Companies Act 1985, Renta Corporacion Real Estate S.A. is regarded by the directors of the company as being the company's ultimate parent company at 31 December 2005.

Renta Corporacion Real Estate S.A is incorporated in Spain. The financial statements can be obtained from One Vincent Square Limited's registered office.