

**Lend Lease N0204 Block B Limited**

**Directors' report and financial  
statements**

**Registered number 5754731**

**30 June 2009**



## **Directors' report and financial statements**

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## Directors' report

The directors present their directors' report and financial statements for the year ended 30 June 2009

### Principal activities

The company is a limited liability company incorporated and domiciled in the United Kingdom. The address of its registered office is 142 Northolt Road, Harrow, Middlesex HA2 0EE

Its principal activity is that of a property investment in commercial office and retail property Unit Trusts for Plot N0204 Block B, Greenwich Peninsula

These financial statements were authorised for issue by the Board of Directors on 10 March 2010

### Results and dividends

The Income statement for the year ended 30 June 2009 is presented on page 5. The directors do not recommend the payment of a dividend (2008: £nil)

### Directors

The directors who held office during the period or were appointed after the year end, were as follows

J Brown	(resigned 26 November 2008)
R Caven	(resigned 11 July 2008, appointed 22 February 2009, resigned 22 June 2009)
P Martin	(resigned 14 August 2008)
D Labbad	(appointed 14 August 2008)
G Kondo	(appointed 22 June 2009)

Subsequent to the year end S Mosely was appointed as a director effective from 14 October 2009 but D Labbad resigned as a director effective 14 October 2009

No other directors served during the period

### Policy and practice on payment of creditors

The company seeks to agree terms with its suppliers when it commits to expenditure and seeks to adhere to them provided goods are supplied in accordance with agreed terms and conditions. At the year end the company had no trade payables

### Disclosure of information to auditors

The directors who held office at the date of approval of this directors' report confirm that, so far as they are each aware, there is no relevant audit information of which the Company's auditors are unaware, and each director has taken all the steps that he/she ought to have taken as a director to make himself/herself aware of any relevant audit information and to establish that the Company's auditors are aware of that information

### Auditors

Persuant to Section 487 of the Companies Act 2006, the auditors will be deemed to be reappointed and therefore KPMG LLP will therefore continue in office

On behalf of the board



G Kondo  
Director

142 Northolt Road, Harrow, Middlesex HA2 0EE  
10 March 2010

## **Statement of directors' responsibilities in respect of the directors' report and the financial statements**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law they have elected to prepare the financial statements in accordance with IFRSs as adopted by the EU and applicable laws.

Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit and loss of the company for that period. In preparing the financial statements, the directors are required

- select suitable accounting policies and then apply them consistently,
- make judgments and estimates that are reasonable and prudent,
- state whether they have been prepared in accordance with IFRSs as adopted by the EU, 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 adequate accounting records that are sufficient to show and explain the company's transactions and 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 2006. They have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

## KPMG LLP

8 Salisbury Square  
London  
United Kingdom  
EC4Y 8BB

### **Independent auditors' report to the members of Lend Lease N0204 Block B Limited**

We have audited the financial statements of Lend Lease N0204 Block B Limited for the year ended 30 June 2009 set out on pages 4 to 10. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the EU.

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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 auditors' 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 explained more fully in the Directors' Responsibilities Statement set out on page 2, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

### **Scope of the audit of the financial statements**

A description of the scope of an audit of financial statements is provided on the APB's web-site at [www.frc.org.uk/apb/scope/UKNP](http://www.frc.org.uk/apb/scope/UKNP).

### **Opinion on financial statements**

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 30 June 2009 and of its profit for the year then ended,
- have been properly prepared in accordance with IFRSs as adopted by the EU, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

### **Opinion on other matter prescribed by the Companies Act 2006**

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

### **Matters on which we are required to report by exception**

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion,

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit.



William Meredith  
(Senior Statutory Auditor)  
for and on behalf of KPMG LLP, Statutory Auditor  
Chartered Accountants  
8 Salisbury Square, London, EC4Y 8BB

10 March 2010

**Income Statement**  
*for year ended 30 June 2009*

	Notes	2009 £	2008 £
Revenue		-	-
Cost of sales		-	-
		<hr/>	<hr/>
<b>Gross Profit</b>		-	-
Administrative expenses		-	-
Impairment of investment		(500)	-
		<hr/>	<hr/>
<b>Operating Loss</b>		(500)	-
Finance income		-	-
		<hr/>	<hr/>
<b>Loss before taxation</b>		(500)	-
Taxation	4	7,142	(7,142)
		<hr/>	<hr/>
<b>Profit / (loss) for the year</b>		<b>6,642</b>	<b>(7,142)</b>
		<hr/>	<hr/>

All activities are continuing

The company had no recognised gains or losses other than the profit for the year

There is no difference between the profit for the year and the profit on a historical cost basis

The notes to and forming part of the financial statements are set out on pages 7 to 10

## Balance sheet

at 30 June 2009

	Notes	2009 £	2008 £
<b>Non-current assets</b>			
Investment in Jointly controlled Unit Trust	5	-	500
		<u>-</u>	<u>500</u>
<b>Current assets</b>			
Inventories	6	6,379	6,379
Trade and other receivables	7	2	2
		<u>6,381</u>	<u>6,381</u>
<b>Total assets</b>		<u><b>6,381</b></u>	<u><b>6,881</b></u>
<b>Current liabilities</b>			
Trade and other payables	8	(6,880)	(6,880)
		<u>(6,880)</u>	<u>(6,880)</u>
<b>Non-current liabilities</b>			
Deferred Tax Liability	9	-	(7,142)
		<u>-</u>	<u>(7,142)</u>
<b>Total Liabilities</b>		<u><b>(6,880)</b></u>	<u><b>(14,044)</b></u>
<b>Net Liabilities</b>		<u><b>(499)</b></u>	<u><b>(7,141)</b></u>
<b>Equity</b>			
Share Capital	10	1	1
Retained Earnings	10	(500)	(7,142)
		<u>1</u>	<u>(7,142)</u>
<b>Total equity</b>		<u><b>(499)</b></u>	<u><b>(7,141)</b></u>

The notes to and forming part of these financial statements are set out on pages 7 to 10

These financial statements were approved by the board of directors on 10 March 2010 and were signed on its behalf by



**G Kondo**  
 Director

## Statement of Changes in Shareholders' Equity

for the year ended 30 June 2009

	Attributable to shareholders		
	Share capital	Retained earnings	Total equity
	£	£	£
Balance at 1 July 2007	1	-	1
Retained loss for the year	-	(7,142)	(7,142)
<b>Balance at 30 June 2008</b>	<b>1</b>	<b>(7,142)</b>	<b>(7,141)</b>
Balance at 1 July 2008	1	(7,142)	(7,141)
Retained profit for the year	-	6,642	6,642
<b>Balance at 30 June 2009</b>	<b>1</b>	<b>(500)</b>	<b>(499)</b>

## Cash Flow Statement

for the year ended 30 June 2009

	Note	2009	2008
<b>Cash flows from operating activities</b>			
Profit / (loss) for the year		6,642	(7,142)
Adjustments for			
Taxation		(7,142)	7,142
Impairment of investment		500	-
<b>Operating profit (before changes in working capital)</b>			-
Increase in inventories	6	-	(6,379)
Increase in trade and other receivables		-	-
Increase in trade and other payables	8	-	6,879
<b>Net cash from operating activities</b>		-	500
<b>Cash flows from investing activities</b>			
Investment in unit trusts	5	-	(500)
<b>Net cash from investing activities</b>		-	(500)
Net (decrease)/increase in cash and cash equivalents		-	-
Cash and cash equivalents at 1 July		-	-
<b>Cash and cash equivalents at 30 June</b>		-	-



## Notes to the financial statements

### 1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements

The financial statements have been prepared and approved by the directors in accordance with International Financial Reporting Standards as adopted by the European Union ("Adopted IFRS")

The financial statements have been prepared under the historical cost basis

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules. The financial statements have been prepared on the going concern basis which the directors believe to be appropriate for the following reasons. The Company is dependent for its working capital on funds provided to its Parent Company, Lend Lease Europe Limited. Lend Lease Europe Limited has provided the company with an undertaking that for at least 12 months from the date of approval of these financial statements, it will continue to make available such funds as they are needed by the company and in particular will not seek repayment of the amounts currently made available. This should enable the company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment. As with any company placing reliance on other Group entities for financial support, the directors acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason that it will not do so.

A number of new standards, amendments to standards and interpretations that are effective and not yet effective for the year ended 30 June 2009, and have not been applied in preparing these financial statements. None of these have a material effect on the financial statements of the Company.

Based on this undertaking the directors believe that it remains appropriate to prepare the financial statements on a going concern basis. The financial statements do not include adjustments that would result in the basis of preparation being inappropriate.

#### *Significant judgements, estimates and assumptions*

The preparation of financial statements under IFRS requires the Board to make judgements, estimates and assumptions that affect the application of accounting policies, the reported amounts of assets and liabilities as at the date of the financial statements and the reported amount of revenue and expense during the reporting period. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgements that are not readily apparent from other sources. However, the actual results may differ from these estimates.

The valuation of inventory constitutes the main area of judgement exercised by the Board in respect of the results. Inventory is stated at the lower of cost and net realisable value.

#### *Trade and other receivables*

Trade and other receivables are recognised initially at fair value. The carrying amount of trade receivables is reduced through the use of the allowance account.

#### *Trade and other payables*

Trade and other payables are recognised initially at fair value.

#### *Inventories*

Inventories are stated at the lower of cost and net realisable value. Cost includes expenditure incurred in acquiring the inventories, production costs and other costs in bringing them to their existing location and condition.

#### *Taxation*

Tax on the profit or loss for the year comprises current and deferred tax. Tax is recognised in the income statement except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided on temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantively enacted at the balance sheet date.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised.

## 2 Remuneration of directors

The directors did not receive any remuneration from the company for their services during the period.

## 3 Staff numbers and costs

The company did not directly employ any staff during the period. The audit fee was paid by a fellow group company. The directors estimate the fee attributable to the company to be £500 (2008 £500).

## 4 Taxation

### Recognised in the income statement

	2009 £	2008 £
<i>Current year tax expense</i>		-
<i>Deferred tax expense</i>		
Current year	(7,142)	7,142
	<u>(7,142)</u>	<u>7,142</u>

### Reconciliation of effective tax rate

	2009 £	2008 £
Loss before tax	(500)	-
Tax using the UK corporation tax rate of 28% (2007 30%)	(140)	-
Tax on Plant, Property and Equipment in the Limited Partnership	(7,142)	7,142
Non-deductible expenses	(140)	-
	<u>(7,142)</u>	<u>7,142</u>
Total tax in income statement	(7,142)	7,142

## 5 Investment in Unit Trusts

	Country of Incorporation	Ownership 2009
Greenwich Peninsula N0204 Block B Unit Trust	United Kingdom	50%

As a result of the deterioration of the UK commercial property market and the significant outward yield movement subsequent to the prior year end, the Directors believe the investment balance is fully impaired.

## 6 Inventories

	2009 £	2008 £
Work in progress	6,379	6,379

Work in progress represents costs incurred by the company in relation to the establishment of the N0204 structure and Jersey unit trusts

## 7 Trade and other receivables

	2009 £	2008 £
Other receivables from related parties	2	2
	<u>2</u>	<u>2</u>

## 8 Trade and other payables

	2009 £	2008 £
Amounts due to related parties	6,880	6,880

## 9 Deferred Tax Liability

### *Recognised deferred tax liabilities*

Deferred tax liabilities are attributable to the following

	Liabilities 2009 £	Liabilities 2008 £
Tax on Property, Plant and Equipment in the Limited Partnership	(7,142)	7,142

### Unrecognised deferred tax liabilities

As at 30 June 2009 there is an unrecognised deferred tax asset of £343,080 (2008 £7,142) on corporation tax losses carried forward of £1,225,286

## 10 Capital and reserves

### Reconciliation of movement in capital and reserves

	Share capital £	Retained Earnings £	Total equity £
Balance at 30 June 2008	1	(7,142)	(7,141)
Total recognised income and expense		6,642	6,642
	<u>1</u>	<u>(500)</u>	<u>(500)</u>
Balance at 30 June 2009	1	(500)	(500)

## Share Capital

### *Authorised Share Capital*

The authorised share capital is £1,000 consisting of 1,000 Ordinary Shares of £1

	2009 £	2008 £
<i>Allotted and called up</i>		
1 Ordinary Share of £1	1	1
	<u>1</u>	<u>1</u>

## 11 Related party transactions

Trade and other payables of £6,880 represent amounts owing to Lend Lease Europe Ltd which paid solicitor's fees in respect of the establishment of the N0204 Group structure, on behalf of the company

Trade and other receivables of £2 represent amounts owed by Lend Lease Europe Ltd for issue of share capital

## 12 Ultimate parent undertaking and parent undertaking of larger group of which the company is a member

The company's immediate parent undertaking is Lend Lease Europe Holdings Limited, which is registered in England and Wales. Its ultimate parent undertaking is Lend Lease Corporation Limited, which is incorporated in Australia.

The largest group in which the results of the company are consolidated is that headed by Lend Lease Corporation Limited. The consolidated financial statements of that group may be obtained from the group's website at [www.lendlease.com.au](http://www.lendlease.com.au)

The smallest group in which the financial statements of the company are consolidated is that headed by Lend Lease Europe Holdings Limited. The consolidated financial statements of this group may be obtained from the Registrar of Companies, Companies House, Crown Way, Maindy, Cardiff