MEADOWHALL NOMINEE 2 LIMITED

UNAUDITED FINANCIAL STATEMENTS

♦ Year ended 31 March 2009 ♦

FRIDAY

PC1

13/11/2009 COMPANIES HOUSE 1100

COMPANY NO: 5987129

BALANCE SHEET at 31 March 2009

| | Note | 2009 £ | 2008 £ |
|------------------------------------------------------------|------|-----------|-----------|
| Current assets Debtors: amounts owed by group undertakings | · | 1 | 1 |
| Total assets less current liabilities | · | 1 | 1 |
| Capital and reserves Called up share capital | 2 | 1 | 1 |
| Equity shareholders' funds | | 1 | 1 |

The annual accounts have not been audited because the company is entitled to the exemption provided by section 249A(1) of the Companies Act 1985 relating to dormant companies and its members have not required the company to obtain an audit of these accounts in accordance with s249B(2).

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records that comply with Section 221 of the Companies Act 1985. The directors also acknowledge their responsibilities for 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 Section 226 of the Companies Act 1985 and which otherwise comply with the requirements of that Act relating to accounts, so far as applicable to the company.

The accounts are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

The financial statements were approved by the Board on 13 October 2004 and signed on its behalf by:

Director

NOTES TO THE ACCOUNTS for the year ended 31 March 2009

1. Accounting policy

Accounting basis

The accounts have been prepared in accordance with applicable Accounting Standards and under the historical cost convention.

2. Share capital

| • | 2009 £ | 2008 £ |
|----------------------------------------------------------|-----------|-----------|
| Authorised 100,000 ordinary shares of £1 each | 100,000 | 100,000 |
| Allotted called up and fully paid l ordinary share of £1 | 1 | 1 |

3. Immediate parent and ultimate holding company

The immediate parent company is Meadowhall SubCo Partnership.

MSC Property Intermediate Holdings Limited is the smallest and largest group for which group accounts are available and which include the company.

The ultimate holding company is MSC Property Intermediate Holdings Limited, a joint venture between The British Land Company PLC and Butterfield Trust (Guernsey) Limited and Moulinet Trustees Limited as trustees of LSPGP Trust No.1, a wholly owned subsidiary of LSP Green Park Property Trust.

The accounts of MSC Property Intermediate Holdings Limited can be obtained from The British Land Company PLC, York House, 45 Seymour Street, London W1H 7LX.