

REGISTERED NUMBER: 6250135

REPORT OF THE DIRECTOR AND
FINANCIAL STATEMENTS
FOR THE PERIOD 16 MAY 2007 TO 31 DECEMBER 2007
FOR
NEWNEED LIMITED

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NEWNEED LIMITED

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for the period 16 May 2007 to 31 December 2007

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NEWNEED LIMITED

COMPANY INFORMATION

for the period 16 May 2007 to 31 December 2007

DIRECTOR:	Mr B W Ritchie
SECRETARY:	Mr P Viner
REGISTERED OFFICE:	19-20 Bourne Court Southend Road Woodford Green Essex IG8 8HD
REGISTERED NUMBER:	6250135
AUDITORS:	Deloitte LLP Chartered Accountants and Registered Auditors London, UK

NEWNEED LIMITED

REPORT OF THE DIRECTOR **for the period 16 May 2007 to 31 December 2007**

The director presents his report with the financial statements of the company for the period 16 May 2007 to 31 December 2007.

This report has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

INCORPORATION

The company was incorporated on 16 May 2007 and commenced trading on the same date.

PRINCIPAL ACTIVITY

The principal activity of the company in the period under review was that of property development.

DIRECTORS

The directors who have held office during the period from 16 May 2007 to the date of this report are as follows:

Mr B W Ritchie - appointed 18 May 2007

Corporate Appointments Limited - appointed 16 May 2007 - resigned 18 May 2007

FINANCIAL RISK MANAGEMENT

The company's operations expose it to a variety of financial risks that include the effects of changes in credit risk, liquidity risk and interest rate risk. The company has in place a risk management programme that seeks to limit the adverse effects on the financial performance of the company by monitoring levels of debt finance and the related finance costs. The company does not use derivative financial instruments to manage interest rate costs and as such, no hedge accounting is applied.

Given the size of the company, the directors have not delegated the responsibility of monitoring financial risk management to a sub-committee of the board. The policies set by the board of directors are implemented by the company's finance department.

Price risk

The company is exposed to price risk due to normal inflationary increases in the purchase price of the goods and services purchased in the UK. The company has no exposure to equity securities price risk as it holds no listed or other equity investments.

Liquidity risk

The company actively maintains a mixture of long-term and short-term debt finance that is designed to ensure that the company has sufficient available funds for operations and planned expansions.

Interest rate risk

The company has both interest bearing assets and interest bearing liabilities. Interest bearing assets include only cash balances which earn interest at fixed rate. The company has a policy of maintaining debt at a fixed rate to ensure certainty of future interest cash flows. The directors will revisit the appropriateness of this policy if the operations of the company change in size or nature.

STATEMENT OF DIRECTOR'S RESPONSIBILITIES

The directors are responsible for preparing the Annual 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 the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to 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 these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, 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 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 regularities.

NEWNEED LIMITED

REPORT OF THE DIRECTOR
for the period 16 May 2007 to 31 December 2007

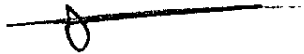
AUDITORS

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware; and
- the director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s234ZA of the Companies Act 1985. Deloitte LLP have expressed their willingness to continue in office as auditors and a resolution to reappoint them will be proposed at the forthcoming Annual General Meeting.

ON BEHALF OF THE BOARD:



.....
Mr B W Ritchie - Director

Date: 30/1/09

REPORT OF THE INDEPENDENT AUDITORS TO THE SHAREHOLDERS OF
NEWNEED LIMITED

We have audited the financial statements of Newneed Limited for the period ended 31 December 2007 which comprise the Profit and Loss Account, the Balance Sheet and the related notes 1 to 12. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. 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 director and auditors

The director's responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Director's Responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK and Ireland).

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 whether in our opinion the information given in the Report of the Director is consistent with the financial statements.

In addition, we report to you if, in our opinion, 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 director's remuneration and other transactions is not disclosed.

We read the Report of the Director 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 judgements made by the director 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 for the period from 16 May 2007 (date of incorporation) to 31 December 2007 and of its loss for the period then ended;
- the financial statements have been properly prepared in accordance with the Companies Act 1985; and
- the information given in the Report of the Director is consistent with the financial statements.



Deloitte LLP
Chartered Accountants and
Registered Auditors
London, UK

Date: 20/1/09

NEWNEED LIMITED

PROFIT AND LOSS ACCOUNT
for the period 16 May 2007 to 31 December 2007

	Notes	£
TURNOVER		-
Administrative expenses		<u>(90,187)</u>
		(90,187)
Other operating income		<u>58,919</u>
OPERATING LOSS	2	(31,268)
Interest receivable and similar income		<u>18</u>
		(31,250)
Interest payable and similar charges		<u>(191,769)</u>
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(223,019)
Tax on loss on ordinary activities	3	<u>-</u>
LOSS FOR THE FINANCIAL PERIOD AFTER TAXATION		<u>(223,019)</u>

CONTINUING OPERATIONS

None of the company's activities were acquired or discontinued during the current period.

TOTAL RECOGNISED GAINS AND LOSSES

The company has no recognised gains or losses other than the loss for the current period.

The notes form part of these financial statements

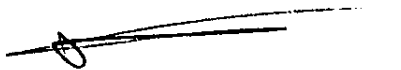
NEWNEED LIMITED

BALANCE SHEET
31 December 2007

	Notes	£
CURRENT ASSETS		
Stocks		7,723,776
Cash at bank		<u>18,057</u>
		7,741,833
CREDITORS		
Amounts falling due within one year	4	<u>(233,245)</u>
NET CURRENT ASSETS		<u>7,508,588</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		7,508,588
CREDITORS		
Amounts falling due after more than one year	5	<u>(7,731,606)</u>
NET LIABILITIES		<u>(223,018)</u>
CAPITAL AND RESERVES		
Called up share capital	8	1
Profit and loss account	9	<u>(223,019)</u>
SHAREHOLDERS' DEFICIT	12	<u>(223,018)</u>

These financial statements have been 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 director on 30/1/09 and were signed by:



.....
Mr B W Ritchie - Director

The notes form part of these financial statements

NEWNEED LIMITED

NOTES TO THE FINANCIAL STATEMENTS
for the period 16 May 2007 to 31 December 2007

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The director has prepared these accounts on the going concern basis due to the continued support of the parent company.

Accounting convention

The financial statements have been prepared under the historical cost convention.

The principal accounting policies are summarised below. They have been applied consistently throughout the period.

Financial Reporting Standard Number 1

Exemption has been taken from preparing a cash flow statement on the grounds that the company is a wholly owned subsidiary of a parent company preparing consolidated financial statements in which the company is included.

Rental Income

Rental income is recognised on an accruals basis.

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Taxation

Current tax, including UK corporation tax and foreign tax, is provided at amounts expected to be paid (or recovered) using the tax rates and laws that have been enacted or substantively enacted by the balance sheet date.

2. OPERATING LOSS

The operating loss is stated after charging:

	£
Formation costs	235
Directors' emoluments	-

The director is an employee of another company within the group and is not paid for his services as a director of this company.

The audit fee of £6,059 has been borne by another group company.

3. TAXATION

Analysis of the tax charge

No liability to UK corporation tax arose on ordinary activities for the period.

Factors affecting the tax charge

The tax assessed for the period is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	£
Loss on ordinary activities before tax	(223,019)
Loss on ordinary activities multiplied by the standard rate of corporation tax in the UK of 30%	(66,906)
Effects of: Expenses not deductible (income not taxable) for tax purposes	71
Group relief not paid for (claimed)/surrendered	66,835
Current tax charge	-

NEWNEED LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
for the period 16 May 2007 to 31 December 2007

4. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	£
Amounts owed to group undertakings	143,525
Other creditors	<u>89,720</u>
	<u>233,245</u>

5. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	£
Bank loans (see note 6)	7,557,398
Other creditors	<u>174,208</u>
	<u>7,731,606</u>

6. LOANS

An analysis of the maturity of loans is given below:

	£
Amounts falling due between two and five years:	
Bank loans	<u>7,557,398</u>

7. SECURED DEBTS

The following secured debts are included within creditors:

	£
Bank loans	<u>7,557,398</u>

The bank loans are secured over the assets owned by the company and are repayable on 27th February 2012. The interest rates vary between 1% to 2% over the London Interbank Offered Rate (LIBOR).

8. CALLED UP SHARE CAPITAL

Authorised:			
Number:	Class:	Nominal value:	£
1,000	Ordinary	£1	<u>1,000</u>
Allotted, issued and fully paid:			
Number:	Class:	Nominal value:	£
1	Ordinary	£1	<u>1</u>

1 Ordinary share of £1 was issued during the period for cash of £1.

9. RESERVES

	Profit and loss account £
At incorporation	-
Deficit for the period	<u>(223,019)</u>
At 31 December 2007	<u>(223,019)</u>

NEWNEED LIMITED

NOTES TO THE FINANCIAL STATEMENTS - continued
for the period 16 May 2007 to 31 December 2007

10. RELATED PARTY DISCLOSURES

The company has taken advantage of the exemption within Financial Reporting Standard Number 8 in relation to the disclosure of transactions with other group companies.

During the period the company paid management charges of £4,499 to Residential Land Management Limited, a company in which Mr B W Ritchie is also a director.

At the balance sheet date the company owed £458 to Residential Land Limited, a company in which Mr B W Ritchie is also a director.

11. ULTIMATE CONTROLLING PARTY

The ultimate parent and controlling party is Acquire London Limited by virtue of its ownership of the entire issued share capital.

The largest and smallest group in which the results of Newneed Limited are consolidated is that headed by Acquire London Limited, a company incorporated in Great Britain and registered in England and Wales.

12. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' DEFICIT

	£
Loss for the financial period	(223,019)
Proceeds on share issue	<u>1</u>
Net reduction of shareholders' deficit	(223,018)
Opening shareholders' funds	<u>-</u>
Closing shareholders' deficit	<u>(223,018)</u>
Equity interests	<u>(223,018)</u>