

COMPANY REGISTRATION NUMBER 6333206

Warner Estate Developments (Aylesbury) Limited
Unaudited Report and financial statements
Year to
31 March 2010

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Warner Estate Developments (Aylesbury) Limited

Report and financial statements

Year to 31 March 2010

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Warner Estate Developments (Aylesbury) Limited
COMPANY REGISTRATION NUMBER 6333206

The directors' report

Year to 31 March 2010

The directors have pleasure in presenting their report and the financial statements of the company for the year ended 31 March 2010

Principal activities

The company is a wholly owned subsidiary within the group of Warner Estate Holdings PLC, a company incorporated in England and Wales. The company is dormant.

Principal risks and uncertainties

The company is a wholly owned subsidiary within the group of Warner Estate Holdings PLC. From the perspective of the company, the principal risks and uncertainties are integrated with the principal risks of Warner Estate Holdings PLC and are not managed separately. Accordingly, the principal risks and uncertainties of the Warner Estate Holdings PLC group, which include those of the company, are discussed in the operating and financial review contained in the group's annual report which does not form part of this report.

Key performance indicators

Given the straightforward nature of the business, the company's directors are of the opinion that analysis using KPIs is not necessary for an understanding of the development, performance or position of the business. The development, performance and position of the Warner Estate Holdings PLC group, which includes the company, are discussed in the directors' report contained in the group's annual report which does not form part of this report.

Future outlook

The company did not trade during the year and accordingly no profit and loss account has been prepared. The directors do not currently have any further plans for the company to trade.

Directors

The directors who served the company during the year were as follows:

P C T Warner	(Resigned 31 August 2010)
M W Keogh	
M J Stevens	(Resigned 25 June 2009)
V B Vaghela	
R W Game	(Appointed 25 June 2009)

The directors have the benefit of "qualifying third party indemnity provisions" for the purposes of section 236 of the Companies Act 2006.

Warner Estate Developments (Aylesbury) Limited
COMPANY REGISTRATION NUMBER 6333206

The directors' report

Year to 31 March 2010

Statement of directors' 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.

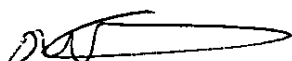
In preparing those financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- state whether applicable UK 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, in which case there should be supporting assumptions or qualifications as necessary.

The directors confirm that they have complied with the above requirements in preparing the financial statements.

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.

Signed by order of the Board



D J Lanchester
Company Secretary

Registered office
Nations House
103 Wigmore Street
London
W1U 1AE
24 November 2010

Warner Estate Developments (Aylesbury) Limited

Balance sheet

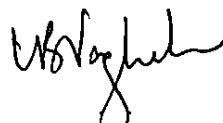
31 March 2010

	Note	2010 £	2009 £
Current assets			
Debtors		<u>1</u>	<u>1</u>
Net current assets		<u>1</u>	<u>1</u>
Total assets less current liabilities		<u>1</u>	<u>1</u>
Capital and reserves			
Called-up share capital	5	<u>1</u>	<u>1</u>
Total shareholders' funds		<u>1</u>	<u>1</u>

- (a) For the year ended 31 March 2010 the company was entitled to exemption from audit under section 480 of the Companies Act 2006
- (b) The directors acknowledge their responsibility for
- Ensuring the company keeps accounting records which comply with section 386, and
 - 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 the requirements of section 394, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company

The financial statements on pages 3 to 4 were approved by the board of directors on 24 November 2010 and are signed on their behalf by


MW Keogh


V B Vaghela

Warner Estate Developments (Aylesbury) Limited

Notes to the financial statements

Year to 31 March 2010

1 Accounting policies

Basis of accounting

The accounts have been prepared on the going concern basis, under the historical cost convention and in accordance with applicable accounting standards in the United Kingdom. A summary of the more important accounting policies, which have been applied consistently, is set out below.

Cash flow statement

The company's ultimate parent company, Warner Estate Holdings PLC, produces consolidated statements which are publicly available. The company is therefore exempt under the terms of the Financial Reporting Standard No. 1 (Revised), from publishing a cash flow statement.

2 General

The company has not prepared a profit and loss account as there was no revenue during the year ended 31 March 2010. Any expenses incurred by the company have been borne by the ultimate parent company.

3 Directors' emoluments and employee costs

No emoluments were paid to directors (2009: £nil).

The company did not have any employees in the year.

4 Related party transactions

The company has taken advantage of the exemption available under FRS No. 8 Related Party Disclosures, from disclosing transactions with parent and other group companies.

5 Share capital

Authorised share capital

	2010 £	2009 £
1,000 Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

Allotted, called up and fully paid:

	No	2010 £	No	2009 £
Ordinary shares of £1 each	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

6 Ultimate parent company

The immediate parent company is Warner Estate Property Limited, a company registered in England and Wales. The ultimate parent company is Warner Estate Holdings PLC, which is registered in England and Wales. Copies of the group accounts may be obtained from Warner Estate Holdings PLC, Nations House, 103 Wigmore Street, London, W1U 1AE.