

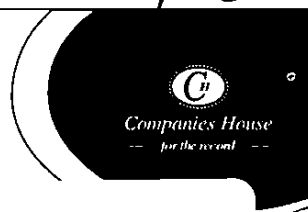
000005/30

In accordance with
Section 854 of the
Companies Act 2006

AR01

Annual Return

This form is part of the PROOF scheme. If your company is registered for PROOF, paper versions of this form will be rejected and sent back to the registered office address. A rejection and file online. You can view your company's PROOF status on the



A fee is payable with this form
Please see 'How to pay' on the
last page

You can use the W
Please go to www.c



A53 09/04/2011 141 e
COMPANIES HOUSE
COMPANIES HOUSE 102 uk
25/03/2011
COMPANIES HOUSE 449

✓ What this form is for
You may use this form to confirm
that the company information is
correct as at the date of this return
You must file an Annual Return at
least once every year

✗ What this form is
You cannot use the
notice of changes
officers, registered
company type or information
relating to the company records

SATURDAY

Part 1 Company details

The section must be completed by all companies

→ **Filling in this form**
Please complete in typescript or in
bold black capitals

All fields are mandatory unless
specified or indicated by *

A1 Company details

Company number 0 7 1 7 2 8 0 4 ✓

Company name in full ① Metric Property Investments plc ✓

① **Company name change**
If your company has recently
changed its name, please provide
the company name as at the date of
this return

A2 Return date

Please give the annual return made up date. The return date must not be a future
date. The annual return must be delivered within 28 days of the date given below

Date of this return ② 0 4 0 3 2 0 1 1

② **Date of this return**
Your company's return date
is usually the anniversary of
incorporation or the anniversary
of the last annual return filed at
Companies House. You may choose
an earlier return date but it must not
be a later date

A3 Principal business activity

Please show the trade classification code number(s) for the principal
activity or activities ③ ✓

Classification code 1 7 0 1 2
Classification code 2
Classification code 3
Classification code 4

If you cannot determine a code, please give a brief description of your
business activity below

Principal activity
description

③ **Principal business activity**
You must provide a trade
classification code (SIC code) or a
description of your company's main
business in this section

A full list of the trade classification
codes are available on our website
www.companieshouse.gov.uk

AR01

Annual Return

A4

Company type^①

Please confirm your company type by ticking the appropriate box below (only one box must be ticked)

- ☒ Public limited company ✓
- ☐ Private company limited by shares
- ☐ Private company limited by guarantee
- ☐ Private company limited by shares exempt under section 60
- ☐ Private company limited by guarantee exempt under section 60
- ☐ Private unlimited company with share capital
- ☐ Private unlimited company without share capital

① Company type

If you are unsure of your company type, please check your latest certificate of incorporation or our website
www.companieshouse.gov.uk

A5

Registered office address^②

Building name/number Connaught House

Street 1-3 Mount Street

Post town London ✓

County/Region

Postcode W 1 K 3 N B

② Change of registered office

This must agree with the address that is held on the Companies House record at the date of this return

If the registered office address has changed, you should complete form AD01 and submit it together with this annual return

A6

Single alternative inspection location (SAIL) of the company records (if applicable)^③

Building name/number Computershare Investor Services PLC

Street The Pavilions

Bridgewater Road

Post town Bristol ✓

County/Region

Postcode B S 1 3 8 A E

③ SAIL address

This must agree with the address that is held on the Companies House record at the date of this return

If the address has changed, you should complete form AD02 and submit it together with this annual return

A7

Location of company records^④

Please tick the appropriate box to indicate which records are kept at the SAIL address in Section A6

- ☒ Register of members
- ☐ Register of directors
- ☐ Directors' service contracts
- ☐ Directors' indemnities
- ☐ Register of secretaries
- ☐ Records of resolutions etc
- ☐ Contracts relating to purchase of own shares
- ☐ Documents relating to redemption or purchase of own share out of capital by private company
- ☐ Register of debenture holders
- ☐ Report to members of outcome of investigation by public company into interests in its shares
- ☐ Register of interests in shares disclosed to public company
- ☐ Instruments creating charges and register of charges England and Wales or Northern Ireland
- ☐ Instruments creating charges and register of charges Scotland

④ Location of company records

If the company records are held at the registered office address, do not tick any of the boxes in this section

Certain records must be kept by every company while other records are only kept by certain company types where appropriate

If the records are not kept at the SAIL address, they must be available at the registered office

If any of the company records have moved from the registered office to the address in Section A6 since the last annual return, you must complete form AD03 and submit it together with this annual return

Part 2 Officers of the company

This section should include details of the company at the date to which this annual return is made up

- For a secretary who is an individual, go to Section B1
- For a corporate secretary, go to Section C1
- For a director who is an individual, go to Section D1
- For a corporate director, go to Section E1

Continuation pages

Please use a continuation page if you need to enter more officer details.

Secretary

B1 Secretary's details ^①

Please use this section to list all the secretaries of the company
For a corporate secretary, complete Section C1-C4.

Title*	Mrs
Full forename(s)	Susan Elizabeth
Surname	Ford
Former name(s) ^②	

① Secretary appointments

You may not use this form to appoint a secretary. To do this, please complete form AP03 and submit it together with this annual return.

Corporate details

Please use Section C1-C4 to enter corporate secretary details.

Secretary details

All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form CH03.

② Former name(s)

Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

B2 Secretary's service address ^③

Building name/number	Connaught House
Street	1-3 Mount Street
Post town	London
County/Region	
Postcode	W 1 K 3 N B
Country	

③ Service address

If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

AR01
Annual Return

Director

D1	Director's details ^①	
	Please use this section to list all the directors of the company For a corporate director, complete Section E1-E4	
Title*	Mr	
Full forename(s)	Valentine Tristram	
Surname	Beresford	
Former name(s) ^②		
Country/State of residence	England	
Nationality	British	
Date of birth	1 0 1 0 8 8	
Business occupation (if any)	Investment Director ✓	

① Director appointments
You cannot use this form to appoint a director. To do this, please complete form AP01 and submit it together with this annual return.

Corporate details
Please use Section E1-E4 to enter corporate director details.

Director details
All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form CH01.

② Former name(s)
Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

D2	Director's service address ^③	
Building name/number	Connaught House	
Street	1-3 Mount Street ✓	
Post town	London	
County/Region		
Postcode	W 1 K 3 N B	
Country		

③ Service address
If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

AR01
Annual Return

Director

D1	Director's details ^①	
	Please use this section to list all the directors of the company For a corporate director, complete Section E1-E4.	
Title*	Mrs	
Full forename(s)	Susan Elizabeth	
Surname	Ford	
Former name(s) ^②		
Country/State of residence	England	
Nationality	British	
Date of birth	3 0 0 4 1 9 6 0 ✓	
Business occupation (if any)	Chartered Accountant	

① Director appointments
You cannot use this form to appoint a director. To do this, please complete form AP01 and submit it together with this annual return.

Corporate details
Please use Section E1-E4 to enter corporate director details.

Director details
All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form CH01.

② Former name(s)
Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

D2	Director's service address ^③	
Building name/number	Connaught House	
Street	1-3 Mount Street ✓	
Post town	London	
County/Region		
Postcode	W 1 K 3 N B	
Country		

③ Service address
If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

AR01 - continuation page

Annual Return

Director

D1	Director's details ^①	
	Please use this section to list all the directors of the company For a corporate director, complete Section E1-E4	
Title*	Mr	
Full forename(s)	Andrew John Mack	
Surname	Huntley	
Former name(s) ^②		
Country/State of residence	England	
Nationality	British	
Date of birth	d ² d ⁴ m ⁰ m ¹ y ¹ y ⁹ y ³ y ⁹	
Business occupation (if any)		

① Director appointments
You cannot use this form to appoint a director. To do this, please complete form AP01 and submit it together with this annual return.

Corporate details
Please use Section E1-E4 to enter corporate director details.

Director details
All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form CH01.

② Former name(s)
Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

D2	Director's service address ^①	
Building name/number	Connaught House	
Street	1-3 Mount Street	
Post town	London	
County/Region		
Postcode	W 1 k 3 N B	
Country		

① Service address
If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

AR01 - continuation page

Annual Return

Director

D1 Director's details ^①																	
Please use this section to list all the directors of the company For a corporate director, complete Section E1-E4																	
Title*	Mr																
Full forename(s)	Andrew Marc																
Surname	Jones																
Former name(s) ^②																	
Country/State of residence	England																
Nationality	British																
Date of birth	<table border="1"><tr><td>d</td><td>2</td><td>d</td><td>5</td><td>m</td><td>0</td><td>m</td><td>7</td><td>y</td><td>1</td><td>y</td><td>9</td><td>y</td><td>6</td><td>y</td><td>8</td></tr></table>	d	2	d	5	m	0	m	7	y	1	y	9	y	6	y	8
d	2	d	5	m	0	m	7	y	1	y	9	y	6	y	8		
Business occupation (if any)	Chartered Surveyor ✓																

① Director appointments
You cannot use this form to appoint a director. To do this, please complete form AP01 and submit it together with this annual return.

Corporate details
Please use Section E1-E4 to enter corporate director details.

Director details
All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form CH01.

② Former name(s)
Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

D2 Director's service address ^③									
Building name/number	Connaught House								
Street	1-3 Mount Street ✓								
Post town	London								
County/Region									
Postcode	<table border="1"><tr><td>W</td><td>1</td><td>K</td><td></td><td>3</td><td>N</td><td>B</td><td></td></tr></table>	W	1	K		3	N	B	
W	1	K		3	N	B			
Country									

③ Service address
If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

AR01 - continuation page

Annual Return

Director

D1	Director's details ^①	
	Please use this section to list all the directors of the company For a corporate director, complete Section E1-E4.	
Title*	Mr	
Full forename(s)	Alexander Gerard	
Surname	Pelmore	
Former name(s) ^②		
Country/State of residence	England	
Nationality	British	
Date of birth	<div>d1</div> <div>d4</div> <div>m1</div> <div>m0</div> <div>y1</div> <div>y9</div> <div>y5</div> <div>y3</div>	
Business occupation (if any)		

① Director appointments
You cannot use this form to appoint a director. To do this, please complete form AP01 and submit it together with this annual return.

Corporate details
Please use Section E1-E4 to enter corporate director details.

Director details
All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form CH01.

② Former name(s)
Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

D2	Director's service address ^③	
Building name/number	Connaught House	
Street	1-3 Mount Street	
Post town	London	
County/Region		
Postcode	W 1 K 3 N B	
Country		

③ Service address
If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

AR01 - continuation page

Annual Return

Director

D1 Director's details ^①									
Please use this section to list all the directors of the company For a corporate director, complete Section E1-E4.									
Title*	Mr								
Full forename(s)	Mark Andrew								
Surname	Stirling								
Former name(s) ^②									
Country/State of residence	England								
Nationality	British								
Date of birth	<table border="1"><tr><td>d3</td><td>d0</td><td>m0</td><td>m6</td><td>y1</td><td>y9</td><td>y6</td><td>y3</td></tr></table>	d3	d0	m0	m6	y1	y9	y6	y3
d3	d0	m0	m6	y1	y9	y6	y3		
Business occupation (if any)	Chartered Surveyor								

✓

D2 Director's service address ^③									
Building name/number	Connaught House								
Street	1-3 Mount Street								
Post town	London								
County/Region									
Postcode	<table border="1"><tr><td>W</td><td>1</td><td>K</td><td></td><td>3</td><td>N</td><td>B</td><td></td></tr></table>	W	1	K		3	N	B	
W	1	K		3	N	B			
Country									

✓

① Director appointments
You cannot use this form to appoint a director. To do this, please complete form AP01 and submit it together with this annual return.

Corporate details
Please use Section E1-E4 to enter corporate director details.

Director details
All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form CH01.

② Former name(s)
Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

③ Service address
If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

AR01 - continuation page

Annual Return

Director

D1	Director's details ^①	
	Please use this section to list all the directors of the company For a corporate director, complete Section E1-E4	
Title*	Mr	
Full forename(s)	Andrew John	
Surname	Varley	
Former name(s) ^②		
Country/State of residence	England	
Nationality	British	
Date of birth	d2 d7 m0 m9 y1 y9 y5 y0	
Business occupation (if any)		

✓

① Director appointments
You cannot use this form to appoint a director. To do this, please complete form AP01 and submit it together with this annual return.

Corporate details
Please use Section E1-E4 to enter corporate director details.

Director details
All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form CH01.

② Former name(s)
Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

D2	Director's service address ^③	
Building name/number	Connaught House	
Street	1-3 Mount Street	
Post town	London	
County/Region		
Postcode	W 1 K 3 N B	
Country		

✓

③ Service address
If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

AR01 - continuation page

Annual Return

Director

D1	Director's details ^①	
	Please use this section to list all the directors of the company For a corporate director, complete Section E1-E4	
Title*	Mr	
Full forename(s)	Philip Mark	
Surname	Watson	
Former name(s) ^②		
Country/State of residence	England	
Nationality	British	
Date of birth	d3 d0 m0 m8 y1 y9 y4 y8 ✓	
Business occupation (if any)		

① Director appointments
You cannot use this form to appoint a director. To do this, please complete form AP01 and submit it together with this annual return.

Corporate details
Please use Section E1-E4 to enter corporate director details.

Director details
All details must agree with those previously notified to Companies House. If you have made changes since the last annual return and have not notified us, please complete form CH01.

② Former name(s)
Please provide any previous names which have been used for business purposes during the period of this return. Married women do not need to give former names unless previously used for business purposes.

D2	Director's service address ^③	
Building name/number	Connaught House	
Street	1-3 Mount Street	
Post town	London ✓	
County/Region		
Postcode	W 1 K 3 N B	
Country		

③ Service address
If you have previously notified Companies House that the service address is at 'The Company's Registered Office', please state 'The Company's Registered Office' in the address.

This information will appear on the public record.

AR01
Annual Return

Part 3 Statement of capital ¹

Does your company have share capital?

- Yes Complete the sections below and the following Part 4
→ No Go to Part 5 (Signature)

¹ This should reflect the company's capital status at the made up date of this annual return

F1 Share capital in pound sterling (£)

Please complete the table below to show each class of shares held in pound sterling
If all your issued capital is in sterling, only complete Section F1 and then go to Section F4

Class of shares (E g Ordinary/Preference etc)	Amount paid up on each share ²	Amount (if any) unpaid on each share ²	Number of shares ³	Aggregate nominal value ⁴
Ordinary	£0 01		190,000,000 ✓	£ 1,900,000
				£
				£
				£
Totals			190,000,000	£ 1,900,000

F2 Share capital in other currencies

Please complete the table below to show any class of shares held in other currencies
Please complete a separate table for each currency

Currency				
Class of shares (E g Ordinary/Preference etc)	Amount paid up on each share ②	Amount (if any) unpaid on each share ②	Number of shares ③	Aggregate nominal value ④
Totals				

Currency				
Class of shares (E g Ordinary/Preference etc)	Amount paid up on each share ②	Amount (if any) unpaid on each share ②	Number of shares ③	Aggregate nominal value ④
Totals				

F3 Totals

Please give the total number of shares and total aggregate nominal value of issued share capital

Total number of shares 190,000,000

Total aggregate nominal value ⁵ £1,900,000

⁵ Total aggregate nominal value
Please list total aggregate values in different currencies separately For example £100 + 100 + \$10 etc

² Including both the nominal value and any share premium

³ Number of shares issued multiplied by nominal value of each share

Continuation Pages
Please use a Statement of Capital continuation page if necessary

⁴ Total number of issued shares in this class

AR01
Annual Return

F4

Statement of capital (Voting rights)

Please give the prescribed particulars of rights attached to shares for each class of share shown in the statement of capital share tables in **Sections F1 and F2**

Class of share	Ordinary shares
Voting rights	On a show of hands every holder of ordinary shares present in person or by proxy shall have one vote and on a poll every holder present in person or by proxy shall have one vote for every ordinary share of which they are a holder
Class of share	
Voting rights	
Class of share	
Voting rights	
Class of share	
Voting rights	

Part 4

Shareholders

Does your company have share capital?
→ Yes Complete the sections below
→ No Go to Part 5 (Signature)

① This should reflect the shareholder details at the made up date of this annual return

G1

Traded public companies ②

☒ Please tick the box if your company was a traded public company at any time during the period of this return ✓

② **Traded company definition**
A traded company means a company any of whose shares are admitted to trading on a regulated market

G2

List of past and present shareholders

Private and non-traded public companies are required to provide a 'full list' if one was not included with either of the last two returns

Traded public companies are required to provide a list of shareholders who held at least 5% of the issued shares of any share class if a list was not provided with either of the last two returns

Please tick the appropriate box below

- ☐ A full list of shareholders for a private or non-traded public company is enclosed Please complete **Section G3**, or
- ☒ A list of shareholders holding at least 5% of the issued shares of any share class for a traded public company is enclosed Please complete **Section G4** ✓
- ☐ A list of shareholder changes is enclosed
→ For private or non-traded public companies, please complete **Section G3**
→ For traded public companies, please complete **Section G4**
- ☐ There were no shareholder changes in this period
→ Go to **Part 5 (Signature)**

Please tick the appropriate box below to indicate the format of your shareholder details

- ☐ The list of shareholders is enclosed on paper
- ☒ The list of shareholders is enclosed in another format

AR01
Annual Return

G3

Private or non-traded public companies – list of past and present shareholders

This section should only be completed by companies that have not traded on a regulated market at any time during the period of this return

Changes during this period to shareholders' particulars or details of the amount of stock or shares transferred must be completed each year

You must provide a 'full list' of all company shareholders on

- The company's first annual return following incorporation,
- Every third annual return after a full list has been provided

Please list the company shareholders in alphabetical order

Joint shareholders should be listed consecutively

Further shareholders

Please use a 'Private or non-traded public companies – list of past and present shareholders' continuation page if necessary

Shareholder's Name (Address not required)	Class of share	Shares or stock currently held	Shares or stock transferred (if appropriate)	
		Number of shares or amount of stock	Number of shares or amount of stock	Date of registration of transfer
				/ /
				/ /
				/ /
				/ /
				/ /
				/ /
				/ /
				/ /
				/ /
				/ /
				/ /
				/ /
				/ /
				/ /
				/ /

AR01
Annual Return

G4

Traded public companies – list of past and present shareholders

This section should show the shareholders that hold at least 5% of any class of share(s) of the company at the date of this return. It should only be completed by public companies that have traded on a regulated market at any time during the period of this return.

Changes during this period to shareholders' particulars or details of the amount of stock or shares transferred must be completed each year.

You must provide a 'full list' of all company shareholders on

- The company's first annual return following incorporation,
- Every third annual return after a full list has been provided

Please list the company shareholders in alphabetical order.

Joint shareholders should be listed consecutively.


Further shareholders

Please use a 'Traded public companies – list of past and present shareholders' continuation page if necessary.

		Shares or stock currently held	Shares or stock transferred (if appropriate)	
Shareholder's details	Class of share	Number of shares or amount of stock	Number of shares or amount of stock	Date of registration of transfer
Name				/ /
Address				/ /
				/ /
Name				/ /
Address				/ /
				/ /
Name				/ /
Address				/ /
				/ /
Name				/ /
Address				/ /
				/ /

AR01
Annual Return

Part 5 Signature

	This must be completed by all companies		❶ Societas Europaea If the form is being filed on behalf of a Societas Europaea (SE) please delete 'director' and insert details of which organ of the SE the person signing has membership ❷ Person authorised Under either section 270 or 274 of the Companies Act 2006
	I am signing this form on behalf of the company		
Signature	Signature X 	X	
This form may be signed by Director ❶ , Secretary, Person authorised ❷ , Charity commission receiver and manager, CIC manager, Judicial factor			

AR01

Annual Return

Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **Richard Howell**

Company name **Metric Property Investments plc**

Address **Connaught House**

1-3 Mount Street

Post town **London**

County/Region

Postcode **W 1 K 3 N B**

Country **England**

DX

Telephone **020 7129 7000**

Checklist

We may return forms completed incorrectly or with information missing

Please make sure you have remembered the following

- ☐ The company name and number match the information held on the public Register
- ☐ You have completed your principal business activity
- ☐ You have not used this form to make changes to the registered office address
- ☐ You have not used this form to make changes to secretary and director details
- ☐ You have fully completed the Statement of capital (if applicable)
- ☐ You have signed the form
- ☐ You have enclosed the correct fee

Important information

Please note that all information on this form will appear on the public record

How to pay

A fee of £30 is payable to Companies House in respect of an Annual Return

Make cheques or postal orders payable to 'Companies House'

Where to send

You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below

For companies registered in England and Wales:
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ
DX 33050 Cardiff

For companies registered in Scotland
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For companies registered in Northern Ireland
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG
DX 481 N R Belfast 1

Further information

For further information, please see the guidance notes on the website at www.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk

RUN 0268 DATE 01/03/2011 *** ANNUAL RETURN 1/3/11 *** [ANNRPT]
 15-03 01/04/2011 PAGE 1]
 Metric Property Investments PLC/MPI

Companies House ref 07172804 Annual Return Date.01/03/2011
 Holder Name & Address Cls Date Bought
 Sold Balance

BNY MELLON NOMINEES LIMITED	ORD *** OPENING BAL.		
0			
<BSDTABN>			
THE BANK OF NEW YORK MELLON		24/03/10	17,500,000
ONE PICCADILLY GARDENS		24/03/10	751,983
MANCHESTER		21/12/10	318,184
751,983-		20/01/11	
M1 1RN		24/01/11	
45,475-		01/03/11	26,606
17,799,315	ORD *** CLOSING BAL		

 CHASE NOMINEES LIMITED <USSLEND> ORD *** OPENING BAL

0			
P O BOX 18171		31/03/10	15,750,000
125 LONDON WALL		23/07/10	357,000
LONDON		19/08/10	
1,000-		03/12/10	
EC2Y 5AJ		14/12/10	1,000
40,000-		20/12/10	21,582
		27/01/11	18,418
16,107,000	ORD *** CLOSING BAL		

 J P MORGAN SECURITIES LTD ORD *** OPENING BAL

0			
---	--	--	--

<PRIMARY>	24/03/10	166,843,000
60 VICTORIA EMBANKMENT	24/03/10	
355,236-		
LONDON	24/03/10	
1,732,500-		
EC4Y 0JP	24/03/10	
29,000-	24/03/10	
142,747-	24/03/10	
239,200-	24/03/10	
46,926-	24/03/10	
1,500,000-	24/03/10	
38,932-	24/03/10	
140,000-	24/03/10	
137,410-	24/03/10	
1,111,800-	24/03/10	
1,000,000-	24/03/10	
1,041,861-	24/03/10	
364,864-	24/03/10	
1,337,100-	24/03/10	
1,772,220-	24/03/10	
49,201-	24/03/10	
162,274-	24/03/10	
243,243-	24/03/10	
10,086-	24/03/10	

29,997-

11,958-

150,240-

53,900-

252,200-

170,793-

18,500-

151,500-

** BNY

MELLONNOMLTDBSDTAB

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

.

[ANNRPT

ANNUAL RETURN 1/3/11

RUN 0268 DATE 01/03/2011

15.03 01/04/2011 PAGE 2]

Metric Property Investments PLC/MPI

Companies House ref 07172804 Annual Return Date 01/03/2011
Holder Name & Address Date Bought
Sold Balance

24/03/10

33,100-

24/03/10

11,730-

24/03/10

85,865-

24/03/10

173,647-

24/03/10

255,868-

24/03/10

106,350-

24/03/10

475,000-

24/03/10

1,573,092-

24/03/10

3,345,294-

24/03/10

2,161,070-

24/03/10

22,449-

24/03/10

55,298-

24/03/10

153,268-

24/03/10

12,936-

24/03/10

33,300-

24/03/10

5,784,763-

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

[ANNRPT

ANNUAL RETURN 1/3/11

RUN-0268 DATE 01/03/2011
15.03 01/04/2011 PAGE. 3]

Metric Property Investments PLC/MPI

Companies House ref. 07172804		Annual Return Date: 01/03/2011	
Holder Name & Address	ClS	Date	Bought
Sold	Balance		
364,864-		24/03/10	
517,857-		24/03/10	
692,247-		24/03/10	
125,960-		24/03/10	
1,054,054-		24/03/10	
414,102-		24/03/10	
31,900-		24/03/10	
83,550-		24/03/10	
137,121-		24/03/10	
257,214-		24/03/10	
514,284-		24/03/10	
1,097,494-		24/03/10	
472,500-		24/03/10	
72,600-		24/03/10	
250,000-		24/03/10	
105,000-		24/03/10	

22,023 -
457,969 -
1,062,990 -
250,000 -
71,762 -
100,000 -
21,679 -
188,100 -
275,000 -
31,690 -
346,156 -
35,804 -
95,677 -
66,200 -

24/03/10
24/03/10
24/03/10
24/03/10
24/03/10
24/03/10
24/03/10
24/03/10
24/03/10
24/03/10
24/03/10
24/03/10
24/03/10
24/03/10
24/03/10

MORGANSECLTDPRIMAR

** JP

[ANNRPT

ANNUAL RETURN 1/3/11

RUN:0268 DATE 01/03/2011

15 03 01/04/2011 PAGE. 4]

Metric Property Investments PLC/MPI

Companies House ref	Annual Return Date	Annual Return Date	Annual Return Date
Holder Name & Address	Cls	Date	Date
Sold	Balance		Bought
443,300-		24/03/10	
239,700-		24/03/10	
101,354-		24/03/10	
364,275-		24/03/10	
688,000-		24/03/10	
756,387-		24/03/10	
2,250,940-		24/03/10	
7,874,020-		24/03/10	
630,000-		24/03/10	
967,919-		24/03/10	
400,015-		24/03/10	
110,564-		24/03/10	
1,725,000-		24/03/10	
181,299-		24/03/10	
97,200-		24/03/10	
274,000-		24/03/10	

20,999-

93,750-

602,678-

386,326-

947,754-

110,100-

57,837-

175,154-

431,250-

315,649-

28,670-

35,107-

212,771-

24,589-

120,950-

2,044-

300,000-

37,683-

90,863-

139,236-

360,000-

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

42,523-

24,000-

118,177-

239,200-

23,084-

36,067-

353,683-

200,000-

296,800-

2,561,284-

223,000-

297,891-

38,694-

900,000-

** JP

MORGANSECLTDPRIMAR

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

RUN 0268 DATE 01/03/2011 *** ANNUAL RETURN 1/3/11 [ANNRPT]
15.03 01/04/2011 PAGE. 5] ***
Metric Property Investments PLC/MPI

Companies House ref	07172804	Annual Return Date	01/03/2011	
Holder Name & Address		Cls	Date	Bought
Sold	Balance			
100,100-			24/03/10	
3,299,666-			24/03/10	
55,258-			24/03/10	
1,245,099-			24/03/10	
152,500-			24/03/10	
10,787-			24/03/10	
303,832-			24/03/10	
430,450-			24/03/10	
799,704-			24/03/10	
535,000-			24/03/10	
360,200-			24/03/10	
2,000,075-			24/03/10	
737,106-			24/03/10	
385,185-			24/03/10	
286,000-			24/03/10	
527,500-			24/03/10	

1,200,000-

478,500-

76,868-

349,600-

714,000-

48,253-

415,070-

126,600-

1,062,990-

12,400,000-

222,973-

1,000,000-

59,000-

350,000-

150,000-

1,000,000-

48,000-

1,202,000-

930,000-

9,200-

0

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

24/03/10

25/03/10

25/03/10

25/03/10

25/03/10

26/03/10

26/03/10

29/03/10

29/03/10

29/03/10

31/03/10

07/04/10

ORD *** CLOSING BAL

STATE STREET NOMINEES LIMITED

ORD *** OPENING BAL

0

<OM04>
525 FERRY ROAD
EDINBURGH
EH5 2AW

24/03/10	8,000,000
24/03/10	55,845
24/03/10	33,300
24/03/10	33,100
24/03/10	17,507
24/03/10	131,300
24/03/10	190,632
24/03/10	1,062,990
24/03/10	414,102
24/03/10	1,945,946
24/03/10	1,702,702

** JP MORGANSECLTDPRIMAR

[ANNRPT

ANNUAL RETURN 1/3/11

RUN 0268 DATE:01/03/2011

15 03 01/04/2011 PAGE 6]

Metric Property Investments PLC/MPI

Companies House ref 071172804 Annual Return Date:01/03/2011

Holder Name & Address Cls Date

Sold Balance Bought

24/03/10 1,097,494
24/03/10 1,041,861
01/04/10 1,725,000
07/04/10

1,945,946-

1,702,702-

07/04/10

04/05/10 38,884
04/05/10 6,593
04/05/10 32,943
05/05/10 11,411
05/05/10 11,738
01/06/10

20-

82,400-

10/06/10

14/06/10 82,400
15/06/10 20
22/06/10

124,735-

23/06/10 9,934
29/06/10 13,858
29/06/10

48,057-

01/07/10 124,735
05/07/10 1,395
08/07/10

96,845-

123,511-

08/07/10

15,756-

08/07/10

13/07/10

27,890-

13/07/10 7,769
14/07/10 48,057
15/07/10 123,511
15/07/10 15,756
15/07/10 96,845
20/07/10

247,706-

21/07/10 27,890
23/07/10

171,568-

26/07/10 4,184,351
03/08/10 169,277
05/08/10 1,519
06/08/10

1,550-

09/08/10

2,552-

10/08/10

1,550-

13/08/10

80,000-

4,292

17/08/10

124,735-

17/08/10

15,756-

17/08/10

53,744-

17/08/10 4,762
17/08/10 2,719
17/08/10 2,670
18/08/10 30,447
18/08/10

30,447-

19/08/10 8,643
19/08/10 18,759
19/08/10 247,706

** STATE

STREETNOMLTDOM04

[ANNRPT

ANNUAL RETURN 1/3/11

RUN 0268 DATE.01/03/2011

15 03 01/04/2011 PAGE 7]

Metric Property Investments PLC/MPI

Companies House ref: 07172804 Annual Return Date 01/03/2011

Holder Name & Address Date Bought

Sold Balance

19/08/10	2,291
20/08/10	
23/08/10	30,447
23/08/10	22,151
25/08/10	15,756
25/08/10	53,744
25/08/10	124,735
14/09/10	20
15/09/10	1,539
20/09/10	52,027
20/09/10	119,343
20/09/10	1,467,900
20/09/10	599,839
27/09/10	24,340
27/09/10	151,890
29/09/10	40,974
29/09/10	15,637
29/09/10	3,911
29/09/10	1,552
30/09/10	13,835
30/09/10	1,374
30/09/10	36,249
30/09/10	3,461
06/10/10	

3,722-

132,805-

5,058-

548,140-

06/10/10

07/10/10

13/10/10

19/10/10

246,390-

33,111-

4,558-

819-

2,749-

2,267-

2,578-

2,514-

55,845-

1,313-

24,557-

76,263-

24,815-

20,176-

1,384-

29,140-

19,326-

** STATE

STREETNOMLTDOM04

20/10/10

28/10/10

29/10/10

25/11/10

03/12/10

03/12/10

07/12/10

08/12/10

09/12/10

10/12/10

10/12/10

17/12/10

20/12/10

21/12/10

22/12/10

23/12/10

23/12/10

24/12/10

06/01/11

07/01/11

18/01/11

18/01/11

18/01/11

137,758

10,000

156,357

134,743

5,667

7,852

1,650

RUN 0268 DATE 01/03/2011 *** ANNUAL RETURN 1/3/11 [ANNRPT
15:03 01/04/2011 PAGE: 8]
Metric Property Investments PLC/MPI

Companies House ref: 07172804 Annual Return Date:01/03/2011
Holder Name & Address CIs Date Bought
Sold Balance

10,500-	25/01/11	
115,219-	26/01/11	
	11/02/11	2,703
	15/02/11	2,861
	21/02/11	62,000
	21/02/11	48,925
	22/02/11	3,617
	22/02/11	139,075
	25/02/11	100,000
	25/02/11	13,170
	25/02/11	
	28/02/11	1,083
	28/02/11	70,000
	01/03/11	80,000
	01/03/11	38,461

ORD *** CLOSING BAL

20,223,783

***** NUMBER OF PAGES WRITTEN = 8 ***** END OF REPORT ***** NUMBER OF LINES
WRITTEN = 410 *****

RUN 0268 DATE:01032011
Metric Property Investments PLC/MPI
ANNUAL RETURN 1/3/11 - TOTALS

Register	Holders	Units
=====	=====	=====
GBR	263	190,000,000

[illegible]

END OF ANNUAL RETURN SUMMARY TOTALS

[illegible]