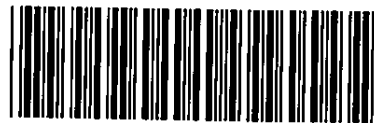


**REGISTERED NUMBER: OC307893**

**PROTEGO REAL ESTATE INVESTORS FINANCE LLP  
MEMBERS' REPORT  
AND  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2008**

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**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2008**

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**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**DESIGNATED MEMBER AND ADVISORS**

**Designated members**

Peder Smedvig Protego Limited  
Iain Reid  
Hugo Llewelyn  
Charles Weeks  
William Higgins  
James Salmon  
Alex Sutherland  
Nick Pink (Appointed 01/05/2008)  
NaMe Holding BV

**Registered office**

30 Old Burlington Street  
London  
W1S 3AR

**Auditor**

Shipleys LLP  
Chartered Accountants  
& Registered Auditors  
10 Orange Street  
Haymarket  
London  
WC2H 7DQ

**Bankers**

Bank of Scotland  
Gordon Street  
Glasgow  
G1 3RS

**Solicitors**

Ward Hadaway  
Sandgate House  
102 Quayside  
Newcastle upon Tyne  
NE1 3DX

**Regulators**

Financial Services Authority  
25 The Colonnade  
Canary Wharf  
London  
E14 5HS

# **PROTEGO REAL ESTATE INVESTORS FINANCE LLP**

## **THE MEMBERS' REPORT**

### **YEAR ENDED 31 DECEMBER 2008**

The members present their report together with the audited financial statements of the partnership for the year ended 31 December 2008.

#### **PRINCIPAL ACTIVITY**

The principal activity of Protego Real Estate Investors Finance LLP is the promotion of real estate investment products.

The firm is regulated by the Financial Services Authority.

#### **DESIGNATED MEMBERS**

The following were designated members during the year.

Peder Smedvig Protego Limited

Iain Reid

Hugo Llewelyn

Charles Weeks

William Higgins

James Salmon

Alex Sutherland

Nick Pink (Appointed 01/05/2008)

NaMe Holding BV

#### **REVIEW OF THE BUSINESS AND RESULTS**

The members are pleased with the results for the year and continue to expect further growth in the business in 2009. The profit for the year available for distribution to members was £997,800 (2007: £3,384,964) and £214,730 was distributed during the year (2007: £0).

#### **POLICY WITH RESPECT TO MEMBERS' DRAWINGS**

Members are permitted to make drawings in anticipation of profits which will be allocated to them. The amount of such drawings is set at the beginning of each financial year, taking into account the anticipated cash needs of the LLP. Profits are divided between the members in accordance with the members' agreement and money will only be drawn when the Limited Liability Partnership has sufficient funds to maintain and develop the business.

#### **EMPLOYEES**

It is the LLP's policy to treat all employees and potential employees equally and to give full consideration to suitable applications for employment from disabled persons, where they have the necessary abilities and skills for the position, and wherever possible to retrain employees who become disabled, so that they can continue their employment in another position.

# **PROTEGO REAL ESTATE INVESTORS FINANCE LLP**

## **THE MEMBERS' REPORT**

### **YEAR ENDED 31 DECEMBER 2008**

#### **DONATIONS**

Protego Real Estate Investors Finance LLP did not make any charitable donations during the year (2007: £100).

#### **SUPPLIER PAYMENT POLICY**

Protego Real Estate Investors Finance LLP's policy is to settle payment with suppliers when agreeing the terms of each transaction, ensure that suppliers are made aware of the terms of payment and abide by the terms of payment.

Trades creditor of the LLP at 31 December 2008 were equivalent to 6 days' (2007: 2 days') purchases, based on the average daily amount invoiced by suppliers during the year.

#### **GOING CONCERN**

The board considers that the financial resources available to Protego Real Estate Investors Finance LLP are adequate to meet its operational needs for the foreseeable future. Consequently, the going concern basis has been adopted in preparing these financial statements.

#### **STATEMENT OF MEMBERS' RESPONSIBILITIES**

The members are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Legislation applicable to limited liability partnerships requires the members to prepare financial statements for each financial year. Under that law the members 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 LLP and of the profit or loss of the LLP for that period. In preparing these financial statements, the members 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;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the LLP will continue in business.

The members are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the LLP and enable them to ensure that the financial statements comply with the Companies Act 1985 as modified by the Limited Liability Partnerships Regulations 2001. The members are also responsible for safeguarding the assets of the LLP and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**THE MEMBERS' REPORT**  
**YEAR ENDED 31 DECEMBER 2008**

In so far as the members are aware:

- there is no relevant audit information of which the LLP's auditor is unaware; and
- the members have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

**AUDITORS**

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

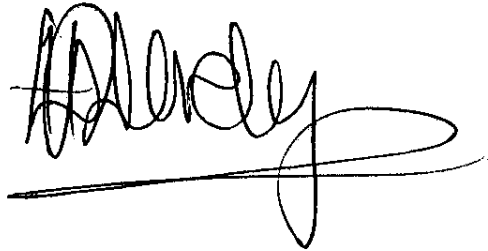
Registered office:

30 Old Burlington Street

London

W1S 3AR

Signed on behalf of the board



Approved by the members on 24/3/9,

**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS**  
**YEAR ENDED 31 DECEMBER 2008**

We have audited the financial statements of Protego Real Estate Investors Finance LLP for the year ended 31 December 2008 which comprise the Profit and Loss Account, Balance Sheet, Cash Flow Statement and the related notes. These financial statements have been prepared on the basis of the accounting policies set out therein.

This report is made solely to the LLP's members, as a body, in accordance with Section 235 of the Companies Act 1985 as modified by the Limited Liability Partnerships Regulations 2001. Our audit work has been undertaken so that we might state to the LLP's members those matters we are required to state to them in an auditor's 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 LLP and the LLP's members as a body, for our audit work, for this report, or for the opinions we have formed.

**RESPECTIVE RESPONSIBILITIES OF MEMBERS AND AUDITOR**

The members' 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 Members' 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 as modified by the Limited Liability Partnerships Regulations 2001 we also report to you whether in our opinion the information given in the Members' Report is consistent with the financial statements.

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

We read the Members' Report 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 members in the preparation of the financial statements, and of whether the accounting policies are appropriate to the LLP'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.

**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS**  
**YEAR ENDED 31 DECEMBER 2008**

**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 LLP's affairs as at 31 December 2008 and of its profit for the period then ended;
- the financial statements have been properly prepared in accordance with the Limited Liability Partnerships Regulations 2001; and
- the information given in the Members' Report is consistent with the financial statements.

  
SHIPLEYS LLP

Chartered Accountants

& Registered Auditors

10 Orange Street

Haymarket

London

WC2H 7DQ

24 March 2009



**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**PROFIT AND LOSS ACCOUNT**  
**AS AT 31 DECEMBER 2008**

	Notes	2008 £	2007 £
<b>TURNOVER</b>	1.2	6,257,356	4,176,884
<b>COST OF SALES</b>		<u>(78,016)</u>	<u>(373,493)</u>
<b>GROSS PROFIT</b>		6,179,340	3,803,391
<b>ADMINISTRATIVE EXPENSES</b>		<u>(4,250,329)</u>	<u>(343,242)</u>
<b>OPERATING PROFIT</b>	4	1,929,011	3,460,149
<b>INTEREST RECEIVABLE AND SIMILAR INCOME</b>		25,077	57
<b>INTEREST PAYABLE AND SIMILAR CHARGES</b>		(459,726)	(93,938)
<b>UNREALISED GAINS/(LOSS) ON INVESTMENT</b>		(162,325)	171,639
<b>PROFIT FOR THE FINANCIAL PERIOD BEFORE MEMBERS' REMUNERATION AND PROFIT SHARES</b>		<u>1,332,037</u>	<u>3,537,907</u>
<b>MEMBERS' REMUNERATION CHARGED AS AN EXPENSE</b>		<u>(334,237)</u>	<u>(152,943)</u>
<b>RETAINED PROFIT FOR THE FINANCIAL PERIOD AVAILABLE FOR DISCRETIONARY PROVISION AMONG MEMBERS</b>		<u>997,800</u>	<u>3,384,964</u>

*All of the partnership's activities in the above financial period derived from continuing operations.*

*The profit for the period has been calculated on the historical cost basis as modified by the inclusion of investments at their fair market value.*

*The partnership has no other gains and losses for the period other than those shown above.*

The notes on pages 10 to 16 form part of an integral part of these financial statements

# PROTEGO REAL ESTATE INVESTORS FINANCE LLP

## BALANCE SHEET

AS AT 31 DECEMBER 2008

	Notes	2008		2007	
		£	£	£	£
<b>FIXED ASSETS</b>					
Tangible	5		17,146		15,009
Investments	6		<u>2,285,693</u>		<u>2,254,566</u>
			2,302,839		2,269,575
<b>CURRENT ASSETS</b>					
Debtors	7	5,259,484		5,017,695	
Cash at bank and in hand		<u>560,156</u>		<u>819,832</u>	
		5,819,640		5,837,527	
<b>CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR</b>	8	<u>(278,574)</u>		<u>(839,201)</u>	
<b>NET CURRENT ASSETS</b>			<u>5,541,066</u>		<u>4,998,326</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			7,843,905		7,267,901
<b>CREDITORS: AMOUNTS FALLING DUE IN MORE THAN ONE YEAR</b>	8		(2,238,417)		(2,972,972)
<b>TOTAL ASSETS LESS TOTAL LIABILITIES</b>			<u>5,605,488</u>		<u>4,294,929</u>
<b>NET ASSETS</b>			<u>5,605,488</u>		<u>4,294,929</u>
<b>LOANS AND OTHER DEBTS DUE TO MEMBERS</b>	15		4,605,088		3,122,891
<b>MEMBERS' OTHER INTERESTS</b>					
Members' capital	9		1,000,400		1,000,400
Other reserves			-		171,638
			<u>5,605,488</u>		<u>4,294,929</u>

Approved by the Members on 24/3/9

Hugo Llewelyn - Designated member

The notes on pages 10 to 16 form an integral part of these financial statements.

# PROTEGO REAL ESTATE INVESTORS FINANCE LLP

## CASH FLOW STATEMENT

YEAR ENDED 31 DECEMBER 2008

	Notes	£	2008 £	2007 £
<b>NET CASH INFLOW FROM OPERATING ACTIVITIES</b>	10		1,677,926	15,473
<b>RETURNS ON INVESTMENTS AND SERVICING OF FINANCE</b>				
Loan arrangement fee		-	(30,889)	
Interest and other finance costs paid	(684,989)		(90,622)	
Interest received		25,077	57	
<b>NET CASH INFLOW FROM RETURNS ON INVESTMENTS AND SERVICING OF FINANCE</b>			(659,912)	(121,454)
<b>CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT</b>				
Purchase of tangible assets		-	(875)	
Purchase of investments		(193,453)	(2,254,566)	
<b>NET CASH OUTFLOW FROM CAPITAL EXPENDITURE AND FINANCIAL INVESTMENT</b>			(193,453)	(2,255,441)
<b>FINANCING ACTIVITIES</b>				
Repayment of bank loan		(750,000)	(650,000)	
Drawdown of bank loan		-	2,969,112	
<b>NET CASHFLOW FROM FINANCING ACTIVITIES</b>			(750,000)	2,319,112
<b>TRANSACTIONS WITH MEMBERS</b>				
Payments to members expensed		(334,237)	(152,943)	
Capital introduced by members		-	1,000,000	
<b>NET CASH (OUTFLOW)/INFLOW FROM TRANSACTIONS WITH MEMBERS</b>			(334,237)	847,057
<b>(DECREASE)/ INCREASE IN CASH</b>			<u>(259,676)</u>	<u>804,746</u>
<b>Reconciliation of net cash flow to movement in net funds</b>				
(Decrease)/increase in cash in period	11		<u>(259,676)</u>	<u>804,746</u>
Movement in net funds in the period			(259,676)	804,746
Net funds at 01 January 2008			819,832	15,086
<b>Net funds at 31 December 2008</b>			<u>560,156</u>	<u>819,832</u>

**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**31 DECEMBER 2008**

**1. ACCOUNTING POLICIES**

**1.1 Basis of Accounting**

The financial statements have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2007) under the historical cost convention as modified by the inclusion of investments at their market value and in accordance with applicable accounting standards and the requirements of the Statement of Recommended Practice "Accounting by Limited Liability Partnerships" (SORP 2006) issued in March 2006.

**1.2 Turnover**

Turnover is the amount derived from ordinary trading activities and is stated net of trade discounts and valued added tax.

There are no separately identifiable business sectors and so no further disclosure of turnover has been made.

**1.3 Taxation**

Taxation payable on profits earned during the period is the personal liability of the members.

**1.4 Depreciation & amortisation**

Depreciation is calculated to write down the cost of the cost less estimated residual value on all tangible fixed assets over their expected useful lives.

The rates used for depreciation and amortisations are:

Computer equipment:	33.33% straight line
Fixtures & fittings:	20% straight line
Office equipment:	25% reducing balance

**1.5 Investments**

Investments are stated at market value.

**1.6 Leases**

Operating lease rentals are charged to income in equal annual amounts over the lease term.

**1.7 Pension Costs**

The LLP has organised a Group Personal Pension for its employees. The LLP makes a contribution to each employee's pension plan. The members have made their own arrangements.

**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**31 DECEMBER 2008**

**2. INFORMATION IN RELATION TO MEMBERS**

	<b>2008</b>	<b>2007</b>
The average number of members during the period was	9	8
Salaried remuneration of members	Nil	Nil
Paid under the terms of the LLP agreement	£215,827	£152,943
Interest paid to members per LLP agreement	£118,410	-
The amount of profit attributable to the member with the largest entitlement was:	£215,927	£153,281

**3. EMPLOYEES**

The aggregate emoluments of the employees are shown below:-

	<b>2008</b>	<b>2007</b>
	<b>£</b>	<b>£</b>
Wages and salaries	279,917	46,069
Social security	34,555	6,812
Pension costs	28,394	5,491
Other benefits	7,657	6,770
	<u>£350,523</u>	<u>£65,142</u>

The average number of employees during the period was:

	<b>Number</b>	<b>Number</b>
	<b>2008</b>	<b>2007</b>
Administration	1	0
Professional staff	3	1
	<u>4</u>	<u>1</u>

# **PROTEGO REAL ESTATE INVESTORS FINANCE LLP**

## **NOTES TO THE FINANCIAL STATEMENTS**

**31 DECEMBER 2008**

### **4. OPERATING PROFIT**

Profit on ordinary activities is stated after charging:

	<b>2008</b>	<b>2007</b>
	<b>£</b>	<b>£</b>
Auditors' remuneration - audit services	7,500	10,467
Auditors' remuneration - Other (Europe)	2,075	0
Depreciation	9,443	8,204

### **5. TANGIBLE FIXED ASSETS**

	<b>Computer Equipment £</b>	<b>Fixtures &amp; Fittings £</b>	<b>Total £</b>
<b>Cost</b>			
At 01 January 2008	15,487	15,971	31,458
Additions - European	2,690	10,397	13,087
Disposals	-	-	-
At 31 December 2008	<u>18,177</u>	<u>26,368</u>	<u>44,545</u>
<b>Accumulated Depreciation</b>			
At 01 January 2008	12,098	5,858	17,956
Charge for the period	4,260	5,183	9,443
Released on Disposal	-	-	-
At 31 December 2008	<u>16,358</u>	<u>11,041</u>	<u>27,399</u>
<b>Net Book Value</b>			
At 31 December 2008	<u>1,819</u>	<u>15,327</u>	<u>17,146</u>
<b>Net Book Value</b>			
At 31 December 2007	<u>3,389</u>	<u>11,620</u>	<u>15,009</u>

**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**31 DECEMBER 2008**

**6. INVESTMENTS**

	Investment in Nordic Retail Fund	Investment in German Retail Fund	Total
	£	£	£
Brought forward as at 01/01/2008	2,254,566	-	2,254,566
Additions in the period	-	193,453	193,453
Disposals in the period	-	-	-
Unrealised losses in period	(162,326)	-	(162,326)
<b>Market value at 31 December 2008</b>	<b><u>2,092,240</u></b>	<b><u>193,453</u></b>	<b><u>2,285,693</u></b>

**7. DEBTORS**

	2008	2007
	£	£
Trade debtors	104,379	269,156
Amounts due from related undertakings	4,472,862	4,281,055
Other debtors	0	58,718
Prepayments and accrued income	682,243	408,766
	<b><u>5,259,484</u></b>	<b><u>5,017,695</u></b>

**8. CREDITORS:****Amounts falling due within one year:**

	2008	2007
	£	£
Trade creditors	9,530	6,703
Other taxation and social security	59,848	667
Accruals and deferred income	209,196	831,831
	<b><u>278,574</u></b>	<b><u>839,201</u></b>

**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**31 DECEMBER 2008**

**9. CREDITORS:****Amounts falling due in more than one year:**

Protego Real Estate Investors Finance LLP has a term loan with Bank of Scotland repayable on 3 October 2009. The item has been classified as payable in more than one year as it is the intention of the members to refinance this loan on expiry with another term loan of similar duration. The loan amortises at £187,500 per quarter, and as at 31 December 2008 £2,250,000 was outstanding (2007:£3,000,000). The arrangement and other set up costs associated with the loan have been capitalised and are amortised over the life of the loan. The loan has an interest rate of libor plus 1.5% for the first £650,000 and libor plus 2% for the remainder.

Protego has hedged its interest rate exposure in relation to this with an interest rate collar with Bank of Scotland. The collar has a cap of 6.5% and a floor of 5.3% and expires on 5 October 2009. The fair value of this collar as at 31 December 2008 was -£13,776.

In addition to the above, Protego has an overdraft facility with bank of Scotland for £500,000, expiring on 9 September 2009. This was not utilised at 31 December 2008.

**10. MEMBERS' INTERESTS**

	<b>Members' Capital</b>	<b>Other Reserves</b>	<b>Total</b>	<b>Loans and other debts due to members</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Members' interests at 1 January 2008	1,000,400	171,638	1,172,038	3,122,891	4,294,929
Restatement of members' interests at 1 January 2008	-	-	-	527,489	527,489
Profits for the financial year available for division amongst members	-	997,800	997,800	-	997,800
Members' interest after profit for the year	1,000,400	1,169,438	2,169,838	3,650,380	5,820,218
Allocated profits	-	(1,169,438)	(1,169,438)	1,169,438	-
Capital by members	-	-	-	-	-
Drawings	-	-	-	(214,730)	(214,730)
Amounts due to members	1,000,400	-	1,000,400	4,605,088	5,605,488
<b>Members' interests at 31 December 2008</b>	<b>1,000,400</b>	<b>-</b>	<b>1,000,400</b>	<b>4,605,088</b>	<b>5,605,488</b>



**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**31 DECEMBER 2008**

**11. NET CASH INFLOW FROM OPERATING ACTIVITIES**

	<b>2008</b>	<b>2007</b>
	<b>£</b>	<b>£</b>
Operating profit	1,929,011	3,366,211
(Increase)/decrease in debtors	(241,789)	(3,807,607)
Increase/(decrease) in creditors	(560,627)	349,614
Depreciation	23,842	12,066
Interest paid	-	95,189
Restatement of members' interests	527,489	-
Net cash inflow from operating activities	<u>1,677,926</u>	<u>15,473</u>

**12. ANALYSIS OF CHANGES IN NET FUNDS**

	<b>At 01 January, 2008</b>	<b>Cash Flows</b>	<b>Non- cash changes</b>	<b>At 31 December, 2008</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<u>Net cash:</u>				
Cash in hand and at bank	819,832	(259,676)	-	560,156
Net funds	<u>819,832</u>	<u>(259,676)</u>	<u>-</u>	<u>560,156</u>

**13. FINANCIAL INSTRUMENTS**

In addition to the interest rate collar described in note 9, Protego has also taken out forward exchange rate contracts with Bank of Scotland to hedge its currency exposure. The details of these trades and their fair value at 31 December 2008 are shown below.

Effective date	Transaction Type	Maturity date	Notional	CCY Pair	Valuation (£)
05/11/2008	FX Forward	20/07/2009	600,000	EUR/GBP	(87,133)
05/11/2008	FX Forward	20/10/2009	600,000	EUR/GBP	(86,246)
05/11/2008	FX Forward	20/01/2010	600,000	EUR/GBP	(85,545)
05/11/2008	FX Forward	20/04/2010	600,000	EUR/GBP	(84,615)
19/12/2008	FX Forward	20/01/2009	630,000	EUR/GBP	(13,161)
19/12/2008	FX Forward	20/04/2009	650,000	EUR/GBP	(13,734)
Total					<u>(370,434)</u>

**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**31 DECEMBER 2008**

**14. DISCLOSURE OF CONTROL**

The partnership is under the control of the members.

**15. LOANS AND OTHER DEBTS DUE TO MEMBERS**

	<b>2008</b>	<b>2007</b>
	<b>£</b>	<b>£</b>
Amounts owed to members in respect of profits	4,605,088	3,122,891

**16. RELATED PARTIES**

The LLP has taken advantage of the exemption in the financial reporting standard no. 8 ("Related Party Disclosures") and has not disclosed transactions with group undertakings.

**17. SIGNIFICANT EVENTS**

There have been no significant events since the year end.

**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**DETAILED PROFIT AND LOSS ACCOUNT**  
**31 DECEMBER 2008**

	2008		2007	
	£	£	£	£
<b>TURNOVER</b>				
Asset management fees	3,069,628		842,267	
Transaction fees	2,497,105		2,553,313	
Other income	690,623		781,304	
	<hr/>		<hr/>	
<b>Total Turnover</b>		6,257,356		4,176,884
Amounts paid to third party asset managers		(78,016)		(373,493)
		<hr/>		<hr/>
<b>Gross profit for the period</b>		<b>6,179,340</b>		<b>3,803,391</b>
<b>ADMINISTRATIVE EXPENSES</b>				
Accommodation expenses	-		357	
Audit & accountancy	25,636		10,553	
Bad debt	-		354	
Bank charges	4,667		1,964	
Capital arrangement fee	-		7,500	
Cleaning expenses	-		-	
Compliance fee	-		-	
Computer	1,632		172	
Unrealised translation losses/(gains)	(213,679)			
Depreciation	23,842		12,066	
Disposal of fixed assets	-		-	
Donations	-		100	
Entertainment	14,511		8,173	
Realised exchange losses	502,380		6,296	
Expenses - NRF, GRS & Wire	176,137		-	
FSA fees	18,494		6,624	
Fund expenses	-		-	
Heat & Light	375		-	
HR Support	-		-	
Intercompany charges	3,469,277		0	
Interest - RBS	171,025		93,938	
Insurance	-		-	
Irrecoverable VAT	-		-	
Legal	16		4,152	
European expenses	-		171,732	
Marketing	3,154		9,965	

**PROTEGO REAL ESTATE INVESTORS FINANCE LLP**  
**DETAILED PROFIT AND LOSS ACCOUNT**  
**31 DECEMBER 2008**

	2008		2007	
	£	£	£	£
Members annual rate	215,827		152,943	
Mobile telephone	11,198		2,859	
Non-exec director fees	-		-	
Other staff benefits	7,657		6,770	
Other interest	118,410		1,251	
Pension	28,394		5,491	
Printing & Postage	5,723		59	
Professional fees	29,600		-	
Rent & Rates	45,585		-	
Recruitment	-		-	
Repairs and renewals	-		-	
Research fees	-		-	
Security costs	-		-	
Setup cost - NRF	-		28,278	
Social security	34,555		6,812	
Stamp Duty	-		-	
Subscriptions	9,297		2,346	
Subsistence	134		568	
Sundry	7,275		(41)	
Telephone	21,536		-	
Training	3,487		110	
Travel	28,229		2,662	
UK Fund remuneration	-		-	
Unrealised gain on investment	(178,475)		(171,638)	
Unrealised Loss on investment	340,801		-	
Wages and salaries	279,917		46,069	
	<hr/>		<hr/>	
<b>Total Expenditure</b>		(5,206,617)		(418,483)
Bank interest received		25,077		57
		<hr/>		<hr/>
<b>Profit for the period</b>		<b>997,800</b>		<b>3,384,964</b>
		<hr/>		<hr/>