

Company Registration No: SC141822

WEST REGISTER (LAND) LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

31 December 2008

**Group Secretariat
The Royal Bank of Scotland Group plc
Gogarburn
P.O. Box 1000
Edinburgh
EH12 1HQ**



WEST REGISTER (LAND) LIMITED

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WEST REGISTER (LAND) LIMITED

OFFICERS AND PROFESSIONAL ADVISERS

DIRECTORS:

**Paul Richard Aubrey
David Edmund Cartledge
Declan Joseph Hourican
Thomas Peter Kennedy
Martin Spencer Nicholls
Derek Stephen Sach
Stephen Brian Eighteen**

SECRETARY:

Rachel Elizabeth Fletcher

REGISTERED OFFICE:

**24/25 St Andrew Square
Edinburgh
EH2 1AF**

AUDITORS:

Deloitte LLP

Registered in Scotland.

WEST REGISTER (LAND) LIMITED

DIRECTORS' REPORT

The directors present their report and the audited financial statements for the year ended 31 December 2008.

ACTIVITIES AND BUSINESS REVIEW

Activity

The principal activity of the Company is acquiring and developing property assets.

The Company is a subsidiary of The Royal Bank of Scotland Group plc which provides the Company with direction and access to all central resources it needs and determines policies in all key areas such as finance, risk, human resources or environment. For this reason, the directors believe that performance indicators specific to the Company are not necessary or appropriate for an understanding of the development, performance or position of the business. The annual reports of The Royal Bank of Scotland Group plc review these matters on a group basis. Copies can be obtained from Group Secretariat, RBS Gogarburn, Edinburgh, EH12 1HQ, the Registrar of Companies or through the Group's website at rbs.com.

Review of the year

The directors are satisfied with the development of the Company's activities during the year. The Company will be guided by its ultimate parent company in seeking further opportunities for growth. The directors do not recommend payment of a dividend for the year (2007: £nil).

The Company's financial performance is presented in the Income Statement on Page 6. At the end of the year, the financial position showed total assets of £3,858,127 (2007: £3,093,908) and equity of £2,992,110 (2007: £2,346,923).

The Company is funded by facilities from The Royal Bank of Scotland plc. It seeks to minimise its exposure to external financial risks other than credit risk, further information is disclosed in Note 4.

The directors, having made such enquiries as they considered appropriate, including regarding the continuing availability of sufficient resources from the Group, have prepared the financial statements on a going concern basis. They considered the financial statements of The Royal Bank of Scotland Group plc for the year ended 31 December 2008, approved on 25 February 2009, which were prepared on a going concern basis.

DIRECTORS AND SECRETARY

The present directors and secretary, who have served throughout the year, except where noted below are listed on page 1.

	Appointed	Resigned
Directors		
Declan Joseph Hourican	26 January 2009	-
Thomas Peter Kennedy	20 October 2008	-
Andrew James Morris	-	20 October 2008
Philip Andrew Carraro	-	20 April 2009
Paul Richard Aubrey	5 June 2009	-
Stephen Brian Eighteen	5 June 2009	-
Secretary		
Mark Craig	-	14 August 2008
Rachel Elizabeth Fletcher	15 August 2008	

WEST REGISTER (LAND) LIMITED

DIRECTORS' REPORT (Continued)

DIRECTORS' RESPONSIBILITIES

The directors are required by the Companies Acts 1985 to prepare a directors' report and financial statements for each financial year and have elected to prepare them in accordance with International Financial Reporting Standards as adopted by the European Union. They are responsible for preparing financial statements that present

fairly the financial position, financial performance, and cash flows of the Company. In preparing these 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 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 which disclose with reasonable accuracy at any time the financial position of the Company, and to enable them to ensure that the directors' report and financial statements comply with the requirements of the Companies Acts 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.

DISCLOSURE OF INFORMATION TO AUDITORS

Each of the directors at the date of approval of this report confirms that:

- a) so far as he/she is aware there is no relevant audit information of which the Company's auditors are unaware; and
- b) the director has taken all the steps that he/she ought to have taken 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 shall be interpreted in accordance with the provisions of section 234ZA of the Companies Act 1985.

DIRECTORS' INDEMNITIES

In terms of section 236 of the Companies Act 1985, Mr P A Carraro and Mr D S Sach have been granted Qualifying Third Party Indemnity Provisions by The Royal Bank of Scotland Group plc.

AUDITORS

Deloitte LLP have expressed their willingness to continue in office as auditors.

Approved by the Board of Directors
and signed on behalf of the Board



Director

Date:

24th July 2007

Independent auditors' report to the members of West Register (Land) Limited

We have audited the financial statements of West Register (Land) Limited ('the company') for the year ended 31 December 2008 which comprise the income statement, the balance sheet, the statement of changes in equity, the cash flow statement and the related Notes 1 to 22. 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 directors and auditors

The directors' responsibilities for preparing the Annual Report and the financial statements in accordance with applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union are set out in the Statement of Directors' 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 whether the financial statements have been properly prepared in accordance with the Companies Act 1985. We also report to you whether, in our opinion, the information given in the directors' report 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 directors' remuneration and other transactions is not disclosed.

We read the directors' report for the above year and consider whether it is consistent with the audited financial statements. We consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements. Our responsibilities do not extend to any information outside the directors' report.

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 directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the circumstances of the company, consistently applied and adequately disclosed.

**Independent auditors' report to the members of West Register (Land) Limited
(Continued)**

Basis of audit opinion (Continued)

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 International Financial Reporting Standards as adopted by the European Union, of the state of the company's affairs as at 31 December 2008 and of its profit for the year then ended;
- the financial statements have been properly prepared in accordance with the Companies Act 1985; and
- the information given in the directors' report is consistent with the financial statements.



Deloitte LLP
Chartered Accountants and Registered Auditors
London, United Kingdom

Date: 24 July 2009

WEST REGISTER (LAND) LIMITED

INCOME STATEMENT

For the year ended 31 December 2008

	Notes	2008 £	2007 £
Continuing operations			
Sale of Development Properties	5	1,453,418	-
Cost of sales		(579,506)	-
Gross profit		873,912	-
Gain on sale of investment property		-	1,900,360
Other operating income	6	251,798	145,114
Administrative expenses	7	(108,234)	(203,145)
Increase in fair value of investment property		-	195,000
Operating profit		1,017,476	2,037,329
Other gains and losses	8	-	46,574
Interest receivable and similar income	10	-	152
Interest payable and similar charges	11	(23,789)	(114,149)
Profit before tax		993,687	1,969,906
Tax	12	(348,500)	(572,228)
Profit for the year		645,187	1,397,678

Notes 1 - 23 form an integral part of these financial statements.

WEST REGISTER (LAND) LIMITED

BALANCE SHEET

As at 31 December 2008

	Notes	2008 £	2007 £
ASSETS			
Current assets			
Development property	15	122,239	221,770
Trade and other receivables	16	107,596	10,665
Cash and cash equivalents		1,840,378	2,383,345
Amounts owed by group undertaking	19	1,787,914	478,128
Current tax asset		-	-
		<u>3,858,127</u>	<u>3,093,908</u>
Total assets		<u>3,858,127</u>	<u>3,093,908</u>
LIABILITIES			
Current liabilities			
Trade and other payables	17	521,600	63,608
Current tax liabilities		344,135	564,129
Bank overdrafts and loans		-	-
Provisions	18	282	119,248
Deferred tax liabilities		-	-
		<u>866,017</u>	<u>746,985</u>
NET ASSETS		<u>2,992,110</u>	<u>2,346,923</u>
EQUITY			
Share capital	20	2	2
Retained earnings		2,992,108	2,346,921
Total equity		<u>2,992,110</u>	<u>2,346,923</u>

Notes 1 - 23 form an integral part of these financial statements.

These financial statements were approved by the Board of Directors and authorised for issue on

24th July 2009

Signed on behalf of the Board of Directors


Director

WEST REGISTER (LAND) LIMITED**STATEMENT OF CHANGES IN EQUITY****For the year ended 31 December 2008**

	Share Capital	Retained Earnings	Total
	£	£	£
Balance at 1 January 2007	2	949,243	949,245
Profit for the year	-	1,397,678	1,397,678
Balance at 1 January 2008	<u>2</u>	<u>2,346,921</u>	<u>2,346,923</u>
Profit for the year	-	645,187	645,187
Balance at 31 December 2008	<u>2</u>	<u>2,992,108</u>	<u>2,992,110</u>

WEST REGISTER (LAND) LIMITED**CASH FLOW STATEMENT****For the year ended 31 December 2008**

	2008	2007
	£	£
Operating activities		
Operating profit from continuing operations	1,017,476	2,037,329
Adjustments for:		
Reversal of write-off	-	46,574
Gain on disposal of properties	-	(1,900,360)
Increase in fair value of investment property	-	(195,000)
Operating cash flows before movement in working capital	1,017,476	(11,457)
Increase in receivables	(1,406,717)	(473,950)
(Decrease) / Increase in development property	99,531	(221,770)
(Increase) / Decrease in payables	340,268	(297,825)
Cash generated by/(used in) operations	50,558	(1,005,002)
Income taxes (paid) / received	(564,451)	119,283
Net cash used in operating activities	(513,893)	(885,719)
Investing activities		
Interest receivable	-	152
Proceeds on disposal of investment assets	-	5,709,857
Net cash from investing activities	-	5,710,009
Financing activities		
Repayments of borrowings	-	(3,339,000)
Interest paid	(29,073)	(119,635)
Net cash used in financing activities	(29,072)	(3,458,635)
Net (decrease) / increase in cash and cash equivalents	(542,966)	1,365,655
Cash and cash equivalents at the beginning of the year	2,383,345	1,017,691
Cash and cash equivalents at the end of the year	1,840,378	2,383,345

WEST REGISTER (LAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2008

1. GENERAL

West Register (Land) Limited is a company incorporated in Great Britain under the Companies Act 1985. The address of the registered office is on page 1. The nature of the Company's operations and its principal activities are set out in the Directors' Report.

The accounts are prepared in accordance with International Financial Reporting Standards issued by the International Accounting Standards Board (IASB) and interpretations issued by the International Financial Reporting Interpretations Committee of the IASB (together IFRS) as adopted by the European Union (EU). The EU has not adopted the complete text of IAS 39 'Financial Instruments: Recognition and Measurement'; it has relaxed some of the standard's hedging requirements. The Company has not taken advantage of this relaxation and has adopted IAS 39 as issued by the IASB.

Accounting convention

The financial statements, which should be read in conjunction with the Directors' Report, are prepared on a going concern basis and in accordance with International Financial Reporting Standards issued by the International Accounting Standards Board (IASB) and interpretations issued by the International Financial Reporting Interpretations Committee of the IASB (together IFRS) as adopted by the European Union.

The financial statements have been prepared upon the basis of historical cost except as noted in the following accounting policies and are presented in accordance with applicable United Kingdom law.

Adoption of new accounting standards

In the current year, two Interpretations issued by the International Financial Reporting Interpretations Committee are effective for the current period. These are: IFRIC 11 IFRS 2 - Group and Treasury Share Transactions and IFRIC 14 IAS 19 - The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their interaction. The adoption of these Interpretations has not led to any changes in the Company's accounting policies.

At the date of authorisation of these financial statements, the following Standards and Interpretations which have not been applied in these financial statements were in issue but not yet effective (and in some cases had not yet been adopted by the EU)

IFRS 1 (amended)/IAS 27 (amended)	Cost of an Investment in a Subsidiary, Jointly controlled Entity or Associate
IFRS2 (amended)	Share -based Payment - Vesting Conditions and Cancellations
IFRS 8	Operating Segments
IAS 1(revised 2007)	Presentation of Financial Statements
IAS 23 (revised 2007)	Borrowing Costs
IFRIC 15	Agreements for the Construction of Real Estate

Improvements to IFRSs (May 2008)

The directors anticipate that the adoption of these Standards and Interpretations in future periods will have no material impact on the financial statements of the Group except for:

- an amendment to IAS 40 Investment Property (Improvements to IFRSs (May 2008)).

Investment property in the course of construction will be recognised in investment property and measured at fair value. Currently investment property in the course of construction is included in property, plant and equipment.

WEST REGISTER (LAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2008 (continued)

2. ACCOUNTING POLICIES

The financial statements are prepared under the historical cost convention, except for the valuation of investment properties which are stated at their fair value. The principal accounting policies adopted are set out below.

Investment property

Investment property comprises freehold and leasehold properties that are held to earn rentals or for capital appreciation or both. It is not depreciated but is stated at fair value at the balance sheet date. Fair value is based on current prices in an active market for similar properties in same location and condition. Any gain or loss arising from a change in fair value is recognised in income statement for the year in which they arise. Costs related to the improvement of the property are capitalised as additions to the property.

Development properties

Development properties are stated at the lower of cost and net realisable value. Cost comprise direct cost of land and buildings, materials and where applicable direct labour and those overheads that have been incurred in bringing the development properties to their present location and condition. Cost is calculated at the actual amount paid or accrued. Net realisable value represents the estimated selling price less all estimate costs of completion and costs to be incurred in marketing and selling. Profit or loss on the sale of development properties is not taken until the substantial completion of each development phase. Profit is stated after the provision for known losses and contingencies.

Trade and other receivables

Trade and other receivables are measured at initial recognition at fair value, and are subsequently measured at amortised cost using the effective interest rate method. Appropriate allowances for estimated irrecoverable amounts are recognised in profit or loss when there is objective evidence that the asset is impaired. The allowance recognised is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the effective interest rate computed at initial recognition.

Cash and cash equivalents

Cash and cash equivalents are carried in the balance sheet at cost. For the purpose of cash flow statements, cash and cash equivalents comprise cash with banks on current and deposit accounts.

Trade and other payables

Trade and other payables are initially measured at fair value, and are subsequently measured at amortised cost, using the effective interest rate method.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2008 (continued)

Taxation

The tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. The Company's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profits will be available against which deductible temporary differences can be utilised, except in relation to differences arising from the initial recognition of goodwill.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised. Deferred tax is charged or credited in the income statement, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable and represents amounts receivable from rentals earned and development properties sold in the normal course of business, net of discounts, VAT and other sales related taxes.

Rental income, excluding charges for services such as insurance and maintenance, is recognised on a straight-line basis over the lease term even if the payments are not made on that basis, unless another systematic basis is more representative of the time pattern in which use benefit derived from the leased asset is diminished.

Rental income is credited to the income statement as it accrues unless there is significant doubt that it can be collected. Lease incentives granted are recognised as an integral part of the total rental income.

Interest receivable and interest payable

Interest income on financial assets that are classified as loans and receivables, available-for-sale, held-to-maturity and interest expense on financial liabilities other than those at fair value through income statement are determined using the effective interest rate method. The effective interest rate method is a method of calculating the amortised cost of a financial asset or financial liability (or group of financial assets or liabilities) and of allocating the interest income or interest expense over the expected life of the asset or liability. The effective interest rate is the rate that exactly discounts estimated cash flows to the instruments initial carrying amount. Calculation of the effective interest rate takes into account fees receivable, that are an integral part of the instruments yield, premiums or discounts on acquisition or issue, early redemption fees and transaction costs. All contractual terms of a financial instrument are considered when estimating future cash flows.

WEST REGISTER (LAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2008 (continued)

3. CAPITAL MANAGEMENT

The Company is a member of The Royal Bank of Scotland Group plc which is subject to capital requirements imposed by the Financial Services Authority (FSA). A quarterly regulatory capital return is submitted to the FSA on a Royal Bank of Scotland plc and The Royal Bank of Scotland Group plc consolidated level.

The Group's objectives when managing capital are:

- to safeguard the Company's ability to continue as a going concern, so that it can continue to provide returns for shareholders and benefits to other stakeholders; and
- to provide adequate return to shareholders by monitoring the risk level of its activities.

Capital is not managed for FSA purposes at the Company level but net equity levels are monitored and if required, support from The Royal Bank of Scotland plc, an intermediate holding company, is obtained. The adjusted net equity that is managed at 31 December 2008 and at 31 December 2007 were as follows:

	2008	2007
	£	£
Total assets	3,858,127	3,093,908
Less: Total liabilities	(866,017)	(746,985)
Less: Fair value adjustments on investment property from which distributions are not permitted	-	-
Adjusted net equity	<u>2,992,110</u>	<u>2,346,923</u>

4. FINANCIAL INSTRUMENTS AND PRINCIPAL RISKS AND UNCERTAINTIES

The Company has financial risk exposures. This section summarises these risks and the way the Company manages these.

Financial risk

The Company is a member of The Royal Bank of Scotland Group plc. As such, the Company benefits from services provided by specialist teams, risk management procedures and controls which are applied consistently across the Division.

The most important components of financial risk are market risk, credit risk and liquidity risk.

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2008 (continued)

4. FINANCIAL INSTRUMENTS AND PRINCIPAL RISKS AND UNCERTAINTIES (continued)

Market risk

Market risk encompasses any adverse movement in the value of financial instruments as a consequence of market movements such as interest rates, foreign exchange rates, equity prices and property valuations.

Interest rate risk

The Company is exposed to interest rate risk through amounts owed by/to group undertaking.

The Company manages interest rate risk by monitoring consistency in the interest rate profile of its assets and liabilities.

The following tables indicate financial liabilities that are exposed to interest rate risk together with the corresponding range of applicable interest rates:

<u>Maturity date of contractual repricing date</u>	Within five years Total 2008 £	Within five years Total 2007 £
Amounts owed by/(to) group undertaking	1,787,914	478,128
	<u>1,787,914</u>	<u>478,128</u>

<u>Interest rate</u>	% interest rate range 2008	2007
	3.5 - 5.4	3.0 - 7.5

Currency risk

The Company does not maintain material open currency positions and is not exposed to currency risk.

Market risk - Sensitivity analysis

The sensitivity analysis below has been determined based on the Company's assets and liabilities present in the balance sheet as at the balance sheet date and by reference to a movement in market interest rates reasonably possible in the Company's next financial reporting period.

If interest rates for the current year had been 50 basis points lower and this movement applied to the assets and liabilities as at the balance sheet date, the pre-tax profit for the year ended 31 December 2008 would have been £2,391 lower (2007: £16,695 higher). This would have mainly resulted from lower financing costs in respect of its loans.

The inverse is equally true for the current year if interest rates had been 50 basis points higher.

WEST REGISTER (LAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2008 (continued)

4. FINANCIAL INSTRUMENTS AND PRINCIPAL RISKS AND UNCERTAINTIES (continued)

Credit risk

Credit risk is the risk that companies, financial institutions, individuals and other counterparties will be unable to meet their obligations to the Company. Credit risk arises principally from the Company's lending activities.

The Royal Bank of Scotland Group plc risk management division sets standards for maintaining and developing credit risk management throughout The Royal Bank of Scotland Group plc. This is achieved via a combination of governance structures, credit risk policies, control processes and infrastructure collectively known as the Group's Credit Risk Management Framework ("CRMF").

The following table analyses the credit exposure of the Company by type of asset:

	Not rated 2008 £	Not rated 2007 £
Trade and other receivables (note 16)	107,596	10,665
Cash and cash equivalents (note 21)	1,840,378	2,383,345
Total assets bearing credit risk	<u>1,947,974</u>	<u>2,394,010</u>

There are no financial assets which are past due or impaired at balance sheet date.

The carrying amount of financial assets recorded in the financial statements represents the Company's maximum exposure to credit risk

WEST REGISTER (LAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2008 (continued)

4. FINANCIAL INSTRUMENTS AND PRINCIPAL RISKS AND UNCERTAINTIES - (continued)

Liquidity risk

Liquidity risk is the risk that obligations cannot be met as they fall due as a consequence of having a timing mismatch.

Liquidity risk is mitigated by the routine monitoring of key management information.

The table below details the expected maturity of the Company's material liabilities as at the balance sheet date. The table has been drawn up based on the undiscounted net cash outflows.

2008	Up to 3 months	3 months - 1 year	1- 5 years	Over 5 years
	£	£	£	£
Trade and other payables	-	521,600	-	-
Provisions	-	-	282	-
	<u>-</u>	<u>521,600</u>	<u>282</u>	<u>-</u>
2007	Up to 3 months	3 months - 1 year	1- 5 years	Over 5 years
	£	£	£	£
Trade and other payables	-	63,608	-	-
Provisions	-	-	119,248	-
Amounts owed to group undertaking	-	-	-	-
	<u>-</u>	<u>63,608</u>	<u>119,248</u>	<u>-</u>

5. SALE OF DEVELOPMENT PROPERTIES	2008	2007
	£	£
Proceeds on sale of development assets net of agents fees	1,453,418	-
	<u>1,453,418</u>	<u>-</u>
6. OTHER OPERATING INCOME	2008	2007
	£	£
Rental income	-	145,114
Other income	251,798	-
	<u>251,798</u>	<u>145,114</u>

WEST REGISTER (LAND) LIMITED**NOTES TO THE FINANCIAL STATEMENTS**

For the year ended 31 December 2008 (continued)

7. ADMINISTRATIVE EXPENSES	2008	2007
	£	£
Legal and professional fees	64,741	123,468
Management fees	19,200	48,317
Other operating expenses	24,293	31,360
	<u>108,234</u>	<u>203,145</u>

8. OTHER GAINS AND LOSSES	2008	2007
	£	£
Write-offs	-	46,574
	<u>-</u>	<u>46,574</u>

9. OPERATING PROFIT

The auditors' remuneration of £5,000 (2007: £5,000) is borne by an intermediate company, The Royal Bank of Scotland plc for both the current and prior years.

The directors received no emoluments from the Company during the current year (2007:£nil).

The Company has no employees (2007: none).

10. INTEREST RECEIVABLE AND SIMILAR INCOME	2008	2007
	£	£
Interest received during the year	-	152
	<u>-</u>	<u>152</u>

11. INTEREST PAYABLE AND SIMILAR CHARGES	2008	2007
	£	£
Interest payable relates to transactions with the parent entity	23,789	114,149
	<u>23,789</u>	<u>114,149</u>

WEST REGISTER (LAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2008 (continued)

12. TAX

	2008 £	2007 £
Current taxation		
Tax charge for the year	344,457	572,229
Adjustments in respect of prior periods	4,043	(70,869)
Current tax expense for the year	<u>348,500</u>	<u>501,360</u>
Deferred taxation		
Charge for the year	-	-
Adjustments in respect of prior periods	-	70,868
	<u>-</u>	<u>70,868</u>
Tax charge for the year	<u>348,500</u>	<u>572,228</u>

The actual tax charge differs from the expected tax charge computed by applying the standard UK corporation tax rate of 28.5% (2007: 30%) as follows:

	2008 £	2007 £
Expected tax charges	283,174	590,972
Non-deductible items	61,683	85,043
Non-taxable items	(400)	(103,786)
Adjustments in respect of prior periods	4,043	(1)
Actual tax charge	<u>348,500</u>	<u>572,228</u>

13. INVESTMENT PROPERTY

	2008 £	2007 £
At 1 January 2008	-	3,614,497
Additions	-	-
Fair value adjustment	-	195,000
Capital expenditure	-	-
Disposals	-	(3,809,497)
At 31 December 2008	<u>-</u>	<u>-</u>

WEST REGISTER (LAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2008 (continued)

14. DEFERRED TAX

Provision for deferred taxation has been made as follows:

	Disallowed Expenses £	Total £
At 1 January 2008	-	90,359
Charge to income statement	-	(19,491)
At 1 January 2008	-	70,868
Charge to income statement	-	(70,868)
As at 31 December 2008	-	-

15. DEVELOPMENT PROPERTY

	2008 £	2007 £
At 1 January 2008	221,770	-
Capital expenditure	479,975	99,531
Disposals	(579,506)	-
Transfers into account	-	122,239
At 31 December 2008	122,239	221,770

The cost of assets on the income statement are determined with inclusion of ancillary expenses relating to the sale transactions.

16. TRADE AND OTHER RECEIVABLES

	2008 £	2007 £
Prepayments and accrued income	-	7
Other debtors	107,596	-
VAT	-	10,658
	107,596	10,665

The fair value of all receivables approximate to their carrying amount in the balance sheet.

WEST REGISTER (LAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2008 (continued)

17. TRADE AND OTHER PAYABLES

	2008	2007
	£	£
VAT	2,050	-
Accruals and deferred income	283	1,525
Other payables	519,267	62,083
	<u>521,600</u>	<u>63,608</u>

The fair value of all payables approximate to their carrying amount in the balance sheet.

18. PROVISIONS

	2008	2007
	£	£
At 1 January 2008	119,248	183,732
Increase in provision for the year	-	-
Decrease in provision for the year	(118,966)	(64,484)
At 31 December 2008	<u>282</u>	<u>119,248</u>

The provision relates to costs which we remain liable for on properties which have been sold in previous years.

19. AMOUNTS OWED BY GROUP UNDERTAKING

	2008	2007
	£	£
Loan to/(from) ultimate parent company	<u>1,787,914</u>	<u>478,128</u>

The amounts are repayable as follows:

after five years	1,787,914	478,128
	<u>1,787,914</u>	<u>478,128</u>

20. SHARE CAPITAL

	2008	2007
	£	£
Authorised:		
1,000 ordinary shares of £1 each	1,000	1,000
	<u>1,000</u>	<u>1,000</u>
Issued and fully paid:		
2 ordinary shares of £1 each		
At the beginning of the year	2	2
At the end of the year	<u>2</u>	<u>2</u>

WEST REGISTER (LAND) LIMITED

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2008 (continued)

21. RELATED PARTY TRANSACTIONS

Related parties comprise group companies, companies with common directorships and directors of the Company. Details of transactions with related parties during the year are as follows:

	Opening Balance	Receipts/ (Payments)	Income/ (Expenses)	Closing Balance
	£	£	£	£
2008				
Accounts with				
Banking members of the group	2,383,345	(542,966)	-	1,840,378
Loan to parent company	478,128	1,309,787	-	1,787,914
Payable to KUC Properties Ltd	(74,740)	74,740	-	-
	<u>2,786,733</u>	<u>841,559</u>	<u>-</u>	<u>3,628,292</u>

Income statement transactions during the year:

Interest paid on loan	(23,789)
Management fees	(19,200)

2007

Accounts with				
Banking members of the group	1,017,691	1,365,654	-	2,383,345
Loan to parent company	(3,339,001)	3,817,129	-	478,128
Payable to KUC Properties Ltd	(74,740)	-	-	(74,740)
	<u>(2,396,050)</u>	<u>5,182,783</u>	<u>-</u>	<u>2,786,733</u>

Income statement transactions during the year:

Interest received on bank deposits	-
Interest paid on loan	(114,148)
Management fees	(48,317)

Management fees are charges by the Royal Bank of Scotland plc for administrative services performed during the year.

On 1 December 2008, the UK Government through HM Treasury became the ultimate controlling party of The Royal Bank of Scotland Group plc. The UK Government's shareholding is managed by UK Financial Investments Limited, a company wholly owned by the UK Government.

The Group's ultimate holding company is The Royal Bank of Scotland Group plc and its immediate parent company is The Royal Bank of Scotland plc. Both companies are incorporated in Great Britain and registered in Scotland.

As at 31 December 2008, The Royal Bank of Scotland Group plc heads the largest group in which the Group is consolidated and The Royal Bank of Scotland plc heads the smallest group in which the Group is consolidated. Copies of the consolidated accounts of both companies may be obtained from The Secretary, The Royal Bank of Scotland Group plc, Gogarburn, PO Box 1000, Edinburgh EH12 1HQ.

22. EVENTS AFTER THE BALANCE SHEET DATE

There have been no significant events between the year end and the date of approval of the accounts which would require a change or additional disclosure in the accounts.