

SUNDIAL PROPERTIES LTD

FINANCIAL STATEMENTS

As at 31 December 2006



SUNDIAL PROPERTIES LTD

DIRECTORS' REPORT

The Directors present their report and financial statements for the year ended 31 December 2006

Principal activities and review of business

The principal activity of the company during the year was that of a holding company. During the year the company received a dividend from its subsidiary undertaking, Sundial Properties (Edinburgh).

The directors have recommended the following dividends

	2006 £	2005 £
Dividends paid on ordinary shares	380,000 =====	255,643 =====

Directors and their interests

The directors who served the company during the year and their beneficial interests in the share capital of the company were as follows

Ordinary shares of £1 each
2006 2005

A Gray Muir
A M Gray Muir

The Directors are also directors of Sundial Holdings Limited, the parent company. Their interests in the share capital of Sundial Holdings Limited are disclosed in the financial statements of that company.

Statement of directors' responsibilities

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

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the state of affairs of the company and the profit or loss for that period. In preparing these financial statements the directors are required to

- select suitable accounting policies and apply them consistently,
- make judgements and estimates that are reasonable and prudent, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors confirm that

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

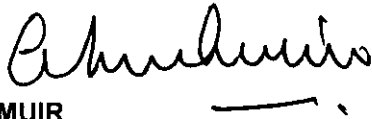
SUNDIAL PROPERTIES LTD

DIRECTORS' REPORT *(continued)*

Auditors

The company has passed a resolution to dispense with the requirement to re appoint auditors annually

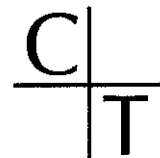
BY ORDER OF THE BOARD



ANDREW GRAY MUIR
Secretary

25th April 2007

**INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF
SUNDIAL PROPERTIES LTD**



We have audited the financial statements of Sundial Properties Ltd for the year ended 31 December 2006 set out on pages 4 to 7. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the company's shareholders, 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 shareholders 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 shareholders 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 United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) 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 are 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 transactions is not disclosed.

We read the Directors' 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 judgments made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion

In our opinion:

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice, of the state of the company's affairs as at 31 December 2006 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.

Chiene + Tait

CHIENE + TAIT
Chartered Accountants and Registered Auditors
61 Dublin Street
Edinburgh EH3 6NL

13 July 2007

SUNDIAL PROPERTIES LTD

PROFIT AND LOSS ACCOUNT

For the year ended 31 December 2006

	Notes	2006 £	2005 £
Investment income			
Dividend received from subsidiary undertaking		380,000	255,643
Profit on ordinary activities before taxation		380,000	255,643
Tax on profit on ordinary activities	2		
Profit for the financial year		380,000 =====	255,643 =====

The notes on pages 6 and 7 form part of these financial statements

SUNDIAL PROPERTIES LTD

BALANCE SHEET

As at 31 December 2006

	Notes	2006 £	2005 £
Fixed assets			
Investments in related undertakings	4	107	107
Creditors amounts falling due within one year	5	96	96
Total assets less current liabilities		11 =====	11 =====
Capital and reserves			
Called up share capital	6	11 =====	11 =====

Approved by the Board on 25th April 2007


A Gray Muir

Director

The notes on pages 6 and 7 form part of these financial statements

SUNDIAL PROPERTIES LTD

NOTES to the BALANCE SHEET

As at 31 December 2006

1. Accounting policies

Investments

Fixed asset investments are stated at cost less provision for diminution in value

2. Tax on profit on ordinary activities

(a) Analysis of charge in the year

	2006 £	2005 £
Current tax		
In respect of the year		
UK corporation tax based on the results for the year		
Tax on profit on ordinary activities	=====	=====

(b) Factors affecting current tax charge

The tax assessed on the profit on ordinary activities for the year is lower than the standard rate of corporation tax in the UK of 19% (2005 19%)

	2006 £	2005 £
Profit on ordinary activities before taxation	380,000	255,643
	=====	=====
Profit on ordinary activities by rate of tax	72,200	48,572
UK dividends received not subject to tax	(72,200)	(48,572)
Total current tax (note 2(a))	=====	=====

3 Dividends

	2006 £	2005 £
Amounts recognised as distributions to equity holders in the period		
2006 interim dividend paid of £3,584 91 (2005 £2,411 73)	380,000	255,643
	=====	=====

4 Fixed assets

The subsidiary undertaking of Sundial Properties Ltd and related investments are as follows

	Nature of Business	Incorporated	Ordinary shares %	Value £
Sundial Properties (Edinburgh) Unlimited	Non trading	Scotland	100	106
Sundial Properties (Gilmerton) Limited	Property investment and development	Scotland		1

The financial statements present information about the company as an individual undertaking and not about its group. The company and its subsidiary undertaking comprise a small sized group. The company has therefore taken advantage of the exemptions provided by section 248 of the Companies Act 1985 not to prepare group financial statements.

SUNDIAL PROPERTIES LTD

NOTES to the BALANCE SHEET

As at 31 December 2006

4. Fixed assets (Contd)

The aggregate amount of capital and reserves and the results of the subsidiary undertaking for the last relevant financial year were as follows

	Capital and Reserves £	Profit for the Year £
Sundial Properties (Edinburgh)	765,617 =====	=====

The company did not trade throughout the year

5. Creditors

	2006 £	2005 £
Due to directors	96 =====	96 =====

6 Called up share capital

Authorised

1,000 shares of 10p each	100 =====	100 =====
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Allotted, called up and fully paid

106 shares of 10p each	11 =====	11 =====
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6 Reconciliation of movement in shareholders' funds

Profit for the financial year	380,000	255,643
Dividends	(380,000)	(255,643)
Opening shareholders' funds	11	11
Closing shareholders' funds	11 =====	11 =====

7. Ultimate parent undertaking

The ultimate parent undertaking is Sundial Holdings Limited, a company incorporated in Scotland. Copies of the financial statements of that company are available from 89 Ravenscroft Street, Edinburgh, EH17 8QS