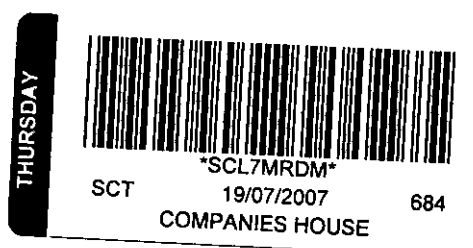


Menzies Hotels (Property) Limited

Report and Financial Statements

Year ended

31 January 2007



Menzies Hotels (Property) Limited

Annual report and financial statements for the year ended 31 January 2007

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Director

Timothy J Penter

Company Secretary

Robert Grainger

Registered office

Bakum House,
Etwall Road,
Mickleover,
Derby
DE3 0DL

Company number

138897 Registered in Scotland

Menzies Hotels (Property) Limited

Report of the director for the year ended 31 January 2007

The director presents his report together with the financial statements for the year ended 31 January 2007

Results and principal activities

The Company has not traded during the year and accordingly no profit and loss account is presented

Directors

The directors of the Company during the year and up to the date of this report were

	Appointed	Resigned
R Nicholas Menzies		30 March 2007
Timothy J Penter	16 January 2007	
James Elton	10 October 2006	16 January 2007
Mark Tagliaferri	10 October 2006	16 January 2007

R Nicholas Menzies was a director of the parent undertaking, Menzies Hotels Limited for the whole period covered by this report

Director's responsibilities

United Kingdom company law requires the director to prepare financial statements for each financial year, which give a true and fair view of the Company's state of affairs at the end of the year and the profit or loss for the year then ended. In preparing those financial statements the director is required to

Select suitable accounting policies and apply them consistently

Make judgements and estimates that are reasonable and prudent

State whether applicable accounting standards have been followed, subject to any material departure disclosed and explained in the financial statements

Prepare financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business

The director is responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the Company and to enable him to ensure that financial statements comply with the Companies Act 1985. He is 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

On behalf of the board



Robert Grainger

Secretary

9 July 2007

Menzies Hotels (Property) Limited

Balance sheet at 31 January 2007

	Note	2007 £	2006 £
Current assets			
Debtors	2	<u>2</u>	<u>2</u>
Capital and reserves			
Called up share capital	3	<u>2</u>	<u>2</u>
Equity shareholders' funds		<u>2</u>	<u>2</u>


For the year ended 31 January 2007 the company was entitled to exemption under section 249AA(1) of the Companies Act 1985

Members have not required the company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985

The director acknowledges his responsibility for

ensuring the company keeps accounting records which comply with section 221, and preparing accounts which give a true and fair view of the state of affairs of the Company as at the end of the financial year, and of its profit or loss for the financial year, in accordance with the requirements of section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the Company

The financial statements were approved by the director on 9 July 2007



Timothy J Penter

Director

The notes on page 4 form part of these financial statements

Menzies Hotels (Property) Limited

Notes forming part of the financial statements for the year ended 31 January 2007

1 Accounting policies

The financial statements have been prepared under the historical cost convention

	2007	2006
Debtors amounts falling due within one year	£	£
Amounts due from group undertakings	<u>2</u>	<u>2</u>

3 Share capital

	Authorised		Allotted, called up and fully paid	
	2007	2006	2007	2006
	£	£	£	£
Equity share capital				
Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>	<u>2</u>	<u>2</u>

4 Parent undertakings

Name	Address from where group accounts are obtainable
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Smallest group holding company preparing group accounts

Menzies Hotels Holdings Limited	Bakum House, Etwall Road, Mickleover, Derby DE3 0DL
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Largest group holding company preparing group accounts

Piccadilly Hotels 2 Limited	Bakum House, Etwall Road, Mickleover, Derby DE3 0DL
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The immediate parent company is Menzies Hotels Limited, a company registered in England and Wales. The ultimate controlling party is the Tchenguiz Family Trust.

5 Contingent liabilities

Cross guarantees exist between Group undertakings in respect of the Company's bankers. The Group had funds placed with the bank totalling £1,291,562 and therefore there was no contingent liability at 31 January 2007.