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THE TEACHERS & GENERAL INVESTMENT COMPANY LIMITED

DIRECTORS' REPORT

and

ACCOUNTS

31ST MARCH 2006



REPORT OF THE DIRECTORS

*The Directors submit their Annual Report and the Audited Accounts of the Company for the year ended 31st March 2006.*

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company Law requires the directors to prepare accounts for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these accounts, the directors are 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 departures disclosed and explained in the accounts;
- prepare the accounts 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 accounts 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.

ACTIVITIES

The principal activities of the company in the course of the year are property investment and security investment.

REPORT OF THE DIRECTORS (Continued)DIRECTORS AND THEIR SHARE INTERESTS

- a) The directors who served during the year and their interests in the shares of the company and other group companies at the beginning and at the end of the year were as follows:

	<u>H.A.Watts</u>	<u>L.G.Hicks</u>	<u>C.W.Watts</u>	<u>Q.G.Hicks</u>
<u>Teachers &amp; General Investment Company Limited</u>				
£1 Ordinary Shares -				
Beneficial	11095	10105	1095	1085
Non-Beneficial	-	-	-	1000
<u>Teachers Finance Company Limited</u>				
Non-Beneficial				
£1 Ordinary Shares	10	10	-	-
<u>Fosters Imperial Steam Laundry Company Limited</u>				
Non-Beneficial				
£5 Ordinary Shares	1	1	-	-

The directors interests in the parent company are shown in the Directors Report of the parent company.

- b) In accordance with the Articles of Association, the Director retiring by rotation is Mr. L.G. Hicks.

AUDITORS

The present auditors, Alliotts, have expressed their willingness to continue in office and a resolution will be proposed at the Annual General Meeting to re-appoint them.

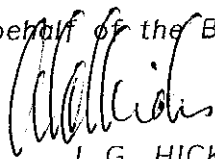
So far as each of the directors in office, at the time of approval of this report, is aware:

- (a) there is no relevant audit information of which the company's auditor is unaware; and
- (b) the directors 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.

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

On behalf of the Board

Registered Office,  
105 Mitcham Lane,  
Streatham,  
LONDON SW16 6LY.



L.G. HICKS

Secretary

Company Number 29745

Date: 05.09.2006

We have audited the financial statements of Teachers & General Investment Company Limited for the year ended 31st March 2006 on pages 5 to 15. 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 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 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 THE DIRECTORS AND AUDITORS

As described in the Statement of Directors' Responsibilities on page 11 the Company's Directors are responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (United Kingdom 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 if, in our opinion, the Directors' Report is not consistent with the financial statements, if 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 with the company is not disclosed.

We read the Directors' Report and consider implications for our report if we become aware of any apparent misstatement within it.

BASIS OF OPINION

We conducted our audit in accordance with International Standards on Auditing (United Kingdom 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 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 consider 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 31st March 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.



ALLIOTTS  
Chartered Accountants  
Registered Auditors

Friary Court,  
13-21 High Street,  
Guildford,  
SURREY GU1 3DL.

Date: 05 September 2006

PROFIT AND LOSS ACCOUNTYEAR ENDED 31ST MARCH 2006

	<u>Notes</u>	<u>2006</u> <u>£</u>	<u>2005</u> <u>£</u>
<u>TURNOVER</u>	1g	507,536	381,048
<u>COST OF SALES</u>		119,956	103,884
<u>GROSS PROFIT</u>		387,580	277,164
Administrative Expenses		(123,586)	(102,686)
Other Operating Income -			
Premiums on Long Lease extensions		17,000	33,000
Property Dealing Profit		352,518	449,264
Profit on disposal of Investment Property		4,487	36,226
Income from Fixed Assets Investments		23,866	24,818
Interest receivable and similar income		588	3,938
Interest payable on Loans		(164,517)	(162,324)
<u>PROFIT ON ORDINARY ACTIVITIES</u>			
<u>BEFORE TAXATION</u>	2	497,936	559,400
Tax on Profit on Ordinary Activities	3	161,652	176,394
<u>PROFIT FOR THE FINANCIAL YEAR</u>		336,284	383,006
		=====	=====

The results for the year and the previous year as set out above are derived entirely from continuing operations.

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSESYEAR ENDED 31ST MARCH 2006

	<u>2006</u> £	<u>2005</u> £
Profit for the financial year	336,284	383,006
Unrealised surplus(deficit)on revaluation of properties	(26,356)	1,316,611
Total gains and losses recognised since last annual report	<u>£ 309,928</u> =====	<u>£ 1,699,617</u> =====

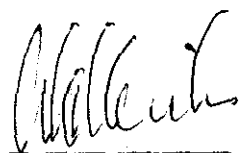
NOTE OF HISTORICAL COST PROFITS AND LOSSES

	<u>2006</u> £	<u>2005</u> £
Reported profit on ordinary activities before taxation	497,936	559,400
Realisation of property revaluation gains in previous years	74,449	58,785
Historical cost profit on ordinary activities before taxation	<u>£ 572,385</u> =====	<u>£ 618,185</u> =====
Historical cost profit for the year retained after taxation and dividends	<u>£ 330,733</u> =====	<u>£ 392,791</u> =====

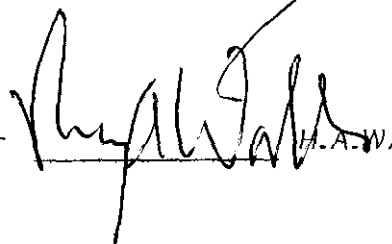
BALANCE SHEET31ST MARCH 2006

	Notes	2006	2005
		£	£
<u>FIXED ASSETS</u>			
Tangible Assets	5	6,607,000	6,725,000
Investments	6	254,888	254,888
		<u>6,861,888</u>	<u>6,979,888</u>
<u>CURRENT ASSETS</u>			
Stocks -			
Dealing Property	1d & 14	1,009,327	1,034,777
Debtors	7	-	176,917
Cash at Bank		327,636	41,613
		<u>1,336,963</u>	<u>1,253,307</u>
<u>CREDITORS</u>			
Amounts falling due within one year	8	(1,838,150)	(2,102,422)
<u>NET CURRENT (LIABILITIES)</u>		<u>(501,187)</u>	<u>(849,115)</u>
<u>TOTAL ASSETS LESS CURRENT LIABILITIES</u>		<u>6,360,701</u>	<u>6,130,773</u>
<u>CAPITAL RESERVES</u>			
Called-Up Share Capital	9	100,000	100,000
Revaluation Reserve	10	3,983,818	4,084,623
Profit & Loss Account	10	2,276,883	1,946,150
<u>SHAREHOLDERS FUNDS' - equity 11</u>		<u>6,360,701</u>	<u>6,130,773</u>

These accounts set out on Pages 5 to 15 were approved by the Board on 05. 09. 2006 and were signed on its behalf by:



L.G. HICKS, Director



H.A. WATTS, Director



NOTES THE THE ACCOUNTSYEAR ENDED 31ST MARCH 20061. ACCOUNTING POLICIESa) Basis of Accounting

The Accounts of the Company are prepared under the historical cost convention with the exception of investment properties included at valuation, and in accordance with applicable accounting standards.

b) Investment Property

Investment properties are revalued annually and the aggregate surplus or deficit is transferred to the revaluation reserve. The surplus or deficit over valuation arising on disposal of investment properties is included in the Profit & Loss Account. The realised valuation surplus corresponding to properties sold is transferred to the Profit and Loss Account. Depreciation is not provided in respect of investment properties. The Directors consider that this accounting policy results in the Accounts giving a true and fair view. Investment properties as at 31st March 2006 are shown in the company's Balance Sheet at the valuation of the Directors on the basis of the open market value for investment properties.

c) Other Tangible Fixed Assets

Other tangible fixed assets are shown at cost less depreciation calculated to write-off the assets on a reducing balance basis over their useful lives as follows:

Office Equipment

15-20% per annum

d) Stocks - Dealing Property

These are valued at the lower of cost and net realisable value.

e) Taxation

No provision is made for potential liability to Corporation Tax on any Capital Gains which would arise on the disposal of the properties at the value stated in the Balance Sheet.

f) Deferred Tax

Deferred tax balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date except that:

- deferred tax is not recognised on timing differences arising on revalued properties unless the company has entered into a binding sale agreement; and
- the recognition of deferred tax assets is limited to the extent that the company anticipates to make sufficient taxable profits in the future to absorb the reversal of the underlying timing differences.

Deferred tax balances are not discounted.

NOTES TO THE ACCOUNTS (Continued)YEAR ENDED 31ST MARCH 20061. ACCOUNTING POLICIES (Continued)g) Turnover

Turnover is the amounts received in the ordinary course of business from rents, interest and fees.

h) Group Accounts

These accounts represent information about the company as an individual undertaking and not about its group. Group accounts are not presented. The company and its subsidiaries qualify as a small group under Section 249 of the Companies Act 1985 and the company is exempt from the requirement to prepare group accounts under Section 248 of the Act.

2. PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

	<u>2006</u> £	<u>2005</u> £
After Charging:		
Interest payable to parent undertaking	81,850	77,437
Interest payable to subsidiary undertaking	80,000	80,000
Interest payable on other loans	2,667	4,887
Auditors' Remuneration	7,569	7,480
Depreciation on Fixtures and Fittings	1,000	1,000
Directors' Emoluments (Note 12)	41,000	41,000
Employee Staff Costs		
Wages and Salaries	7,500	7,500
Social Security Costs	3,717	3,717
Average weekly Staff 11 (2005-11)	=====	=====

3. TAX ON PROFIT ON ORDINARY ACTIVITIES

	<u>2006</u> £	<u>2005</u> £
Current Tax		
UK Corporation Tax on Profits for the Year	154,000	176,000
Adjustments in respect of prior years	7,652	394
	<u>161,652</u> =====	<u>176,394</u> =====

NOTES TO THE ACCOUNTS (Continued)YEAR ENDED 31ST MARCH 20063. TAX ON PROFIT ON ORDINARY ACTIVITIES (Continued)

	<u>2006</u> £	<u>2005</u> £
<u>Factors affecting the tax charge for the year</u>		
Profit on ordinary activities before taxation	497,936 =====	559,400 =====
Profit on ordinary activities multiplied by the standard rate of 30% (2005 - 30%)	149,381	167,820
Effects of:		
Realised valuation surplus	22,335	17,635
Reliefs available against capital gains	(10,980)	(2,360)
(Over) Underprovision in previous years	7,652	394
Other tax adjustments	424	351
Dividends and distributions	(7,160)	(7,446)
	<u>12,271</u> =====	<u>8,574</u> =====
Current Tax	161,652 =====	176,394 =====

4. DIVIDENDS PAID

	<u>2006</u> £	<u>2005</u> £
Final Dividend for previous year of 50p per share (2005 - 29p per share)	50,000	29,000
First Dividend for current year of 30p per share (2005 - 20p per share)	30,000	20,000
	<u>80,000</u> =====	<u>49,000</u> =====

NOTES TO THE ACCOUNTS (Continued)YEAR ENDED 31ST MARCH 20065. TANGIBLE FIXED ASSETS

<u>Cost or Valuation</u>	<u>Freehold Investment Properties at Valuation £</u>	<u>Furniture, Office Equipment at Cost £</u>	<u>Total £</u>
At 1st April 2005	6,718,000	20,041	6,738,041
Additions during the year	25,356	-	25,356
Disposals during the year	(116,000)	-	(116,000)
	<u>6,627,356</u>	<u>20,041</u>	<u>6,647,397</u>
Surplus(Deficit)on revaluation as at 31st March 2006	(26,356)	-	(26,356)
At 31st March 2006	<u>6,601,000</u>	<u>20,041</u>	<u>6,621,041</u>
<u>Depreciation</u>			
At 1st April 2005	-	13,041	13,041
Charge for Year	-	1,000	1,000
At 31st March 2006	-	<u>14,041</u>	<u>14,041</u>
Net book value			
At 31st March 2005	<u>6,718,000</u>	<u>7,000</u>	<u>6,725,000</u>
At 31st March 2006	<u>6,601,000</u>	<u>6,000</u>	<u>6,607,000</u>
		<u>2006</u>	<u>2005</u>
		<u>£</u>	<u>£</u>
<u>Historical Cost of Investment Properties</u>		<u>2,617,182</u>	<u>2,633,377</u>

No provision has been made in the financial statements for the liability to corporation tax of £1,200,000 (2005 - £1,200,000) that would arise if all the investment properties were disposed of at the revalued amounts as it is not the intention of the directors to make substantial property disposals in the foreseeable future.

## NOTES TO THE ACCOUNTS (Continued)

YEAR ENDED 31ST MARCH 2006

6. FIXED ASSET INVESTMENTS

	<u>Shares in Subsidiary Undertakings</u>	<u>Other Investments</u>	<u>Total</u>
<u>Cost</u>			
At 31st March 2005	£ 39,600	£ 215,288	£ 254,888
Disposals	-	-	-
At 31st March 2006	39,600	215,288	254,888
	=====	=====	=====
<u>Subsidiary Undertakings</u>			
	<u>Capital &amp; Reserves</u>	<u>Interest</u>	<u>Activity</u>
Teachers Finance Company Limited			
12,000 £1 Ordinary Shares	£ 805,093	100%	Finance Company
(Registered in England and Wales)	=====		
Profit for the Year Ended 31.03.06	£ 57,303		
	=====		
Fosters Imperial Steam Laundry Company Limited			
3,733 £5 Ordinary Shares	£ 276,131	77.77%	Property
(Registered in England and Wales)	=====		
Profit for the Year Ended 31.03.06	£ 9,057		
	=====		
Teagen Securities Limited			
2 £1 Ordinary Shares	-	100%	Not Trading
(Registered in England and Wales)			

In the opinion of the directors the value of the shares in the subsidiaries is not less than their book value.

	<u>2006 £</u>	<u>2005 £</u>
<u>Other Investments</u>		
Unlisted - at Cost	215,288	215,288
Directors' Valuation £425,000(2005 - £425,000)		
	215,288	215,288
	=====	=====

7. DEBTORS

Sundry Debtors - Property Sale	-	176,917
	-	176,917
	=====	=====

THE TEACHERS & GENERAL INVESTMENT COMPANY LIMITED

13.

NOTES TO THE ACCOUNTS (Continued)

YEAR ENDED 31ST MARCH 2006

	<u>2006</u> £	<u>2005</u> £
8. <u>CREDITORS</u>		
Amounts falling due within one year		
Loans - owed to parent undertaking	689,513	684,665
Loans - other	43,020	41,774
Bank Overdraft (see Note 16)	-	307,106
Amounts owed to subsidiary undertaking	881,709	806,994
Taxation	154,000	176,000
Sundry Creditors	69,908	85,883
	<u>1,838,150</u>	<u>2,102,422</u>

The loans are repayable at one months notice.

9. <u>CALLED-UP SHARE CAPITAL</u>		
Authorised, Allotted, Called-Up and Fully Paid		
100,000 Shares of £1 each	100,000	100,000
	<u>=====</u>	<u>=====</u>

10. <u>RESERVES</u>	<u>Non-Distributable</u>	<u>Distributable</u>		
	Investment Revaluation Reserve £	Profit & Loss Account £	2006 Total £	2005 Total £
Balance at 1st April 2005 as previously reported	4,084,623	1,896,150	5,980,773	4,351,156
Prior year adjustment (see note below)	-	50,000	50,000	29,000
Balance at 1st April 2005 as restated	4,084,623	1,946,150	6,030,773	4,380,156
Transfer on Sale of Property	(74,449)	74,449	-	-
Revaluation Surplus/ (Deficit) (Note 5)	(26,356)	-	(26,356)	1,316,611
Profits for the Year	-	336,284	336,284	383,006
Dividends paid	-	(80,000)	(80,000)	(49,000)
Balance at 31st March 2006	<u>3,983,818</u>	<u>2,276,883</u>	<u>6,260,701</u>	<u>6,030,773</u>

NOTES TO THE ACCOUNTS (Continued)31ST MARCH 200610. RESERVES (Continued)

A change in United Kingdom Generally Accepted Practice required that dividends are accounted for on the basis of payments made during the year or if there is a liability to pay a dividend at the balance sheet date. For this purpose a liability does not exist in respect of dividends proposed by the directors but not approved by the shareholders prior to approval of the financial statements. As a consequence of this change the proposed dividend accounted for in the 2005 accounts but paid during 2006 must be accounted for in the 2006 accounts. This gives rise to a prior year adjustment and restatement of reserves at 31st March 2005.

11. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	<u>2006</u> £	<u>2005</u> £
Profit for financial year	336,284	383,006
Revaluation surplus/(Deficit)	(26,356)	1,316,611
Dividends paid	(80,000)	(49,000)
	<hr/>	<hr/>
Net addition to shareholders funds	229,928	1,650,617
Opening shareholders funds	6,130,773	4,480,156
	<hr/>	<hr/>
Closing shareholders funds	6,360,701	6,130,773
	=====	=====

12. INFORMATION REGARDING DIRECTORS

Directors' Emoluments		
- payable by the company	41,000	41,000
- payable by subsidiary undertakings and charged in the respective accounts of those subsidiary companies	8,608	9,382
	<hr/>	<hr/>
	49,608	50,382
	=====	=====

13. CONTROLLING COMPANY AND CONTROLLING PARTY

The ultimate holding company and controlling party is West Streatham Building Company Limited registered in England and Wales.

14. STOCKS OF DEALING PROPERTIES

The estimated replacement cost of the stock of dealing properties in the Company at 31st March 2006 was £4,411,250 (2005 - £4,698,750) as valued by Edwin Evans Surveyors Limited on the basis of the open market value of similar properties. Corporation tax is payable on profits made on the sale of dealing properties at rates current when realised.

NOTES TO THE ACCOUNTS (Continued)

31ST MARCH 2006

15. RELATED PARTY TRANSACTIONS

The company undertakes various transactions with its parent undertaking, West Streatham Building Company Limited, and its subsidiary undertaking, Teachers Finance Company Limited. Relevant details of interest payable to and balances with the parent and subsidiary are disclosed elsewhere in these accounts. No transactions were undertaken with other group companies in the year.

Mr. L.G. Hicks is a partner of Messrs. Hyland, Riches & Raw who act as advising accountants to the Company and received fees of £8,900 + VAT for this service.

Mr. C.W. Watts is proprietor of Messrs. Avery Cole who act as advising estate agents to the Company and received fees of £10,000 + VAT for this service.

16. BANK OVERDRAFT

The Company arranged a facility with Barclays Bank plc of £500,000 secured on freehold property. The amount utilised as at 31st March 2006 was £NIL.