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COURTLETS GROUP LIMITED

REPORT AND FINANCIAL STATEMENTS

24 DECEMBER 2007

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COMPANIES HOUSE

Registered No. 583380

Directors

A A Preiskel (Chairman)

A H Fletcher

W T Edgerley

Secretary

D J Nicholson

Registered Office

16 Palace Street

London SW1E 5JQ

DIRECTORS' REPORT

The Directors present their report and financial statements for the year ended 24 December 2007

Principal activity and review of business

The company's principal activity is property investment, although the company held no property at the balance sheet date

Principal risks and uncertainties

The directors do not foresee any significant risks and uncertainties

Directors

The directors of the company who held office during the year were as follows

A A Preiskel
P A Walker (resigned 24 December 2008)
P A Bignell (resigned 10 January 2007)
W T Edgerley (appointed 24 December 2007)
A H Fletcher (appointed 24 December 2007)

Secretary


B Allinson (resigned 22 March 2008)
D J Nicholson (appointed 22 March 2008)

Directors' Indemnity Insurance

All directors are entitled to contractual indemnification from the Company to the extent permitted by law against claims and legal expenses incurred in the course of their duties.

Such qualifying third party indemnity insurance is provided and remains in force as at the date of approving the directors' report

On behalf of the board



A A Preiskel
Director

2 October 2008

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Annual Report and 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 of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgments 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 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 to 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

BALANCE SHEET
AT 24 DECEMBER 2007

	Notes	2007 £	2006 £
Current assets			
Amounts owed from group undertakings		<u>104,034</u>	<u>104,034</u>
Capital and reserves			
Called up share capital	3	100,000	100,000
Share premium account		4,034	4,034
		<u>104,034</u>	<u>104,034</u>

During the financial year and the preceding financial year the company received no income and incurred no expenditure. Consequently during those years the company made neither a profit nor loss.

The directors

(a) confirm that the company was entitled to exemption under subsection (1) of section 249AA Companies Act 1985 from the requirement to have its financial statements for the financial year ended 24 December 2007 audited

(b) confirm that members have not required the company to obtain an audit of its financial statements for the financial year in accordance with sub-section (2) of section 249B of the Act.

(c) acknowledge their responsibilities for

(i) ensuring that the company keeps accounting records which comply with section 221 Companies Act 1985, and

(ii) preparing financial statements 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 requirement of section 226 of that Act, and which otherwise comply with the requirement of that Act relating to financial statements, so far as applicable to the company

The financial statements were approved by the Board of Directors and signed on its behalf by -



A A Preiskel
Director

2 October 2008

**NOTES TO THE FINANCIAL STATEMENTS
AT 24 DECEMBER 2007**

1 ACCOUNTING POLICIES

Basis of preparation

The financial statements of Courtlets Group Limited were approved for issue by the Board of Directors on 2 October 2008

The financial statements are prepared under the historical cost convention

The financial statements are prepared in accordance with applicable UK accounting standards

Cash flow statement

The company has taken advantage of the exemption available to it under FRS1 (revised) "Cash Flow Statements" not to prepare a statement of cash flows

Related party transactions

The company has taken advantage of the exemption available to it under FRS8 "Related Party Disclosures" not to disclose transactions with other group companies. There were no other related party transactions during the year.

2 OPERATING PROFIT

- (a) The company's business is organised in the United Kingdom
- (b) The directors are also directors/employees of, and were paid by, other group undertakings. The directors do not believe that it is practicable to apportion these emoluments between their services as directors of the company and their services as directors/employees of other group undertakings.

**NOTES TO THE FINANCIAL STATEMENTS
AT 24 DECEMBER 2007**

3 AUTHORISED AND ISSUED SHARE CAPITAL

Authorised	2007	2006
	£	£
100,000 ordinary shares at £1 each	100,000	100,000
Allotted, called up and fully paid	2007	2006
	£	£
100,000 ordinary shares at £1 each	100,000	100,000

4 PARENT UNDERTAKING

The immediate parent undertaking at 24 December 2007 is P&O Property Holdings Limited, a company incorporated in the United Kingdom. On 24 December 2007, the ownership of P&O Property Holdings Limited was transferred from P&O Steam Navigation Company to Istithmar P&O Estates (UK) Limited.

The smallest group of companies for which consolidated financial statements are prepared and in which the company is consolidated is Istithmar Buildings FZE, a company incorporated in Dubai.

The largest group of companies for which consolidated financial statements are prepared and in which the company is consolidated is Dubai World Corporation. The consolidated financial statements of this group are not available to the public.