

Company Registration Number:

977481

NEP (1994) LIMITED

Report and Accounts

31 March 2009

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COMPANIES HOUSE

NEP (1994) LIMITED

DIRECTORS' REPORT

Directors:

C M Turner
J L Elliott
M A Phayre-Mudge

Secretary: Capita Company Secretarial Services Limited

Registered Office: 51 Berkeley Square, London W1J 5BB

The directors present their report and accounts for the year ended 31 March 2009.

Principal Activities

During the year the Company has not traded, has not incurred any liabilities, and made neither profit nor loss.

Directors and their Interests

The directors of the Company during the year ended 31 March 2008 were those listed above. No director had any interests in the share capital of the Company.

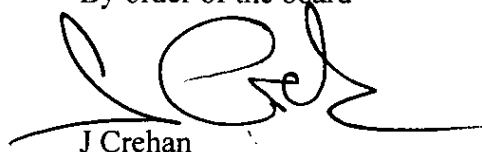
The interests of the directors in the share capital of TR Property Investment Trust plc, the ultimate holding company, at the beginning of the year and at the end of the year are shown below:

	Ordinary Shares of 25p		Sigma shares 12.5p	
	1 April 2008	31 March 2009	1 April 2008	31 March 2009
C M Turner	204,526	204,526	200,000	200,000
J L Elliott	0	0	10,500	10,500
M A Phayre-Mudge	16,456	16,456	33,800	33,800

Elective Resolutions

The Company has passed elective resolutions in accordance with the Companies Act 1985 ('the Act') to dispense with the holding of Annual General Meetings, the laying of the Annual Report and Accounts before general meetings and, pursuant to Section 252, the obligation to appoint auditors. However, pursuant to Section 253(2) of the Act, any member of the Company may require the Report and Accounts to be laid before a general meeting by depositing a notice to that effect at the registered office of the Company not later than 28 days after the despatch of the Report and Accounts to members.

By order of the board



J Crehan

For and on behalf of Capita Company Secretarial Services Limited
Secretary

27 August 2009

NEP (1994) LIMITED

BALANCE SHEET at 31 March 2009

	Note	2009 £	2008 £
CURRENT ASSETS			
Debtors - amounts due from fellow subsidiary undertakings		460,226	460,226
CREDITORS - amounts falling due within one year			
Due to fellow subsidiary undertakings		(224,723)	(224,723)
NET CURRENT ASSETS		235,503	235,503
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>235,503</u>	<u>235,503</u>
CAPITAL AND RESERVES			
Called up share capital	2	100	100
Profit and loss account		<u>235,403</u>	<u>235,403</u>
		<u>235,503</u>	<u>235,503</u>

For the year ended 31 March 2009 the Company was entitled to exemption under section 249AA(1) of the Companies Act 1985.

No members have required the Company to obtain an audit of its accounts for the year in question in accordance with section 249B(2).

The directors acknowledge their responsibility for:

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

These accounts were approved by the board on 27 August 2009.

J L Elliott - Director

The notes on page 3 form part of these accounts.

NEP (1994) LIMITED

NOTES TO THE ACCOUNTS

1. Basis of Accounting

The accounts have been prepared under the historical cost convention and in accordance with applicable accounting standards.

2. Called Up Share Capital

	<u>2009</u>	<u>2008</u>
	<u>£</u>	<u>£</u>
Authorised, issued, allotted, called up and fully paid:		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

3. Parent Undertaking

The parent undertaking of the group undertakings for which group accounts are prepared and of which the company is a member is TR Property Investment Trust PLC, which is registered in England and Wales. Copies of the accounts of TR Property Investment Trust PLC can be obtained from the Company Secretary, TR Property Investment Trust PLC, 51 Berkeley Square, London W1J 5BB.