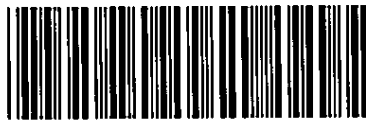


MINERVA PROPERTY SERVICES LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30th JUNE 2007

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MINERVA PROPERTY SERVICES LIMITED
Financial statements for the year ended 30th June 2007

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Directors

I H Ezekiel
T C Garnham
S Hasan
E R W Moody

Secretary

I H Ezekiel

Registered office

42 Wigmore Street, London W1U 2RY

Registered number

3160344

Auditors

PricewaterhouseCoopers LLP
1 Embankment Place
London
WC2N 6RH

MINERVA PROPERTY SERVICES LIMITED
Report of the directors

The directors submit their report and the audited financial statements of the Company for the year ended 30th June 2007

Principal activity

The principal activities of the Company are the holding of investments and the provision of development services

Results and dividends

The financial statements on pages 4 to 8 set out the results for the year ended 30th June 2007 and reflect the state of the Company's affairs at that date

No dividend was paid, proposed or declared in the year (2006 £nil)

The results are as expected. No significant changes to the Company's business are planned for the foreseeable future

Business environment, strategy and principal risks

The Company's activities support the aims and objectives of the wider Group, which is to create shareholder wealth through the investment and development of real estate in the UK. Consequently the business environment, strategy and principal risks faced by the Company are contained within those detailed in the annual report of Minerva plc, the ultimate parent company

Key performance indicators

The key performance indicators, both financial and non-financial, disclosed in the annual report of Minerva plc, the ultimate parent company, are equally applicable to the Company given its activity supports the aims and objectives of the wider Group

Directors

The directors of the Company during the year and at the year-end were

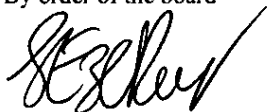
I H Ezekiel
T C Garnham
S Hasan
E R W Moody

Auditors and disclosure of information to auditors

So far as the directors are aware, there is no relevant audit information of which the Company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a 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

A resolution to reappoint PricewaterhouseCoopers LLP as auditors of the Company will be proposed at the next annual general meeting

By order of the board



I H Ezekiel
Secretary

30 November 2007

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 those financial statements, the directors are required to select suitable accounting policies and then apply them consistently, make judgements and estimates that are reasonable and prudent, state whether applicable UK Accounting Standards have been followed and prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business, in which case there should be supporting assumptions or qualifications as necessary. The directors confirm that they have complied with these requirements in preparing the financial statements.

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.

MINERVA PROPERTY SERVICES LIMITED

Report of the independent auditors to the members of Minerva Property Services Limited

We have audited the financial statements of Minerva Property Services Limited for the year ended 30 June 2007 which comprise the profit and loss account, the balance sheet, the statement of total recognised gains and losses, the reconciliation of movements in shareholders' deficit and the related notes. These financial statements have been prepared under the accounting policies set out therein.

Respective responsibilities of directors and auditors

As described in the Statement of Directors' Responsibilities 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 (UK and Ireland). This report, including the opinion, has been prepared for and only for the Company's members as a body in accordance with Section 235 of the Companies Act 1985 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

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. We also 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 other 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

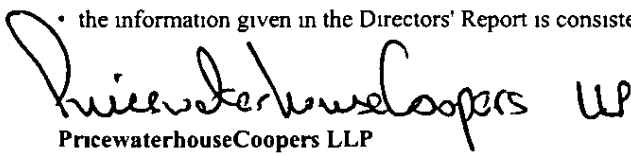
We conducted our audit in accordance with International Standards on Auditing (UK and Ireland) issued by the Auditing Practices Board. An audit includes examination, on a test basis of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and 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 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 30 June 2007 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.


PricewaterhouseCoopers LLP
Chartered Accountants and Registered Auditors
London

3 November 2007

MINERVA PROPERTY SERVICES LIMITED
Year ended 30th June 2007

Profit and loss account	Note	2007	2006
		£	£
Turnover	1	27,757,426	25,965,479
Cost of sales		(27,482,600)	(25,708,395)
		274,826	257,084
Administrative expenses		(119,622)	(657,272)
Operating profit/(loss)	2	155,204	(400,188)
Interest receivable	3	15,098	26,289
Profit/(loss) on ordinary activities before taxation		170,302	(373,899)
Taxation	4	(40,820)	40,820
Profit/(loss) for the year		129,482	(333,079)

All of the Company's activities during the year related to continuing operations

There is no difference between the profit/(loss) on ordinary activities before tax and the profit/(loss) for the year as stated above and their historical cost equivalents

The company has no recognised gains and losses other than those included in the results shown above and therefore, no separate statement of total recognised gains and losses has been presented

Reconciliation of movements in shareholders' deficit	2007	2006
	£	£
Profit/(loss) for the year	129,482	(333,079)
Net movement in shareholders' deficit	129,482	(333,079)
Opening shareholders' deficit	(4,144,863)	(3,811,784)
Closing shareholders' deficit	(4,015,381)	(4,144,863)

MINERVA PROPERTY SERVICES LIMITED

Balance sheet as at 30th June 2007

	Note	2007	2006
		£	£
Fixed assets			
Tangible fixed assets	5	-	-
Investment in subsidiary undertaking	6	1	1
		<u>1</u>	<u>1</u>
Current assets			
Stock	7	-	22,660,634
Debtors	8	-	374,560
Cash at bank and in hand		-	598,473
		-	23,633,667
Creditors amounts falling due within one year	9	(4,015,382)	(27,778,531)
Net current liabilities		<u>(4,015,382)</u>	<u>(4,144,864)</u>
Net liabilities		<u>(4,015,381)</u>	<u>(4,144,863)</u>
Capital and reserve			
Called up share capital	10	2	2
Profit and loss account	11	(4,015,383)	(4,144,865)
Total shareholders' deficit		<u>(4,015,381)</u>	<u>(4,144,863)</u>

Approved by the board of directors on 30 November 2007 and signed on its behalf by

Salmaan Hasan
Director



Ivan H Ezekiel
Director



The notes on pages 6 to 8 form part of these financial statements

1 Accounting policies

Accounting convention

The financial statements have been prepared in accordance with the historical cost convention, as modified by the inclusion of investment properties at valuation, in accordance with accounting standards currently applicable in the United Kingdom and the Companies Act 1985. There have been no new accounting policies in the year which have had an impact on the financial statements. A summary of the more important accounting policies is set out below.

Measurement convention

Areas requiring the use of estimates and critical judgement that may impact on the Company's earnings include depreciation of tangible fixed assets, where the Board estimates the useful life of the asset and provides depreciation on a straight-line basis. This depreciation charge represents the Board's estimate of the amount of the asset consumed in the year.

Going concern

The Company has received a letter of support from its ultimate parent, Minerva plc, stating that it is its current intention to make available such funds as may be necessary by the Company to meet its day-to-day expenses as they fall due for a period of 12 months from the date of approval of the financial statements.

Stock

Stocks and work in progress are valued at the lower of cost and net realisable value.

Deferred taxation

Deferred tax is provided in respect of all timing differences that have originated, but not reversed, at the balance sheet date that may give rise to an obligation to pay more or less tax in the future. A deferred tax asset is recognised when its recoverability is considered to be reasonably certain. Deferred tax is measured on a non-discounted basis at the tax rates which apply at the balance sheet date. No provision is made for tax liabilities on unrealised revaluation gains at the balance sheet date.

Following the substantive enactment on 26 June 2007 of tax law to reduce the UK corporation tax rate from 30 per cent to 28 per cent, the reduced rate has been applied to all timing differences due to be settled or realised after the change in legislation takes effect.

Depreciation

Fixtures and fittings and office equipment are depreciated over their expected lives of between three and five years.

Cash flow statement

The Company is a wholly owned subsidiary of Minerva plc and the cash flows of the Company are included in the consolidated cash flow statement of that company. Consequently the Company is exempt under the terms of FRS 1 from publishing its own cash flow statement.

Consolidation

As permitted by the Companies Act 1985, the Company has not prepared group financial statements as it is a wholly owned subsidiary of Minerva plc, which is incorporated in Great Britain and registered in England.

Turnover

The Company's turnover is derived wholly in the UK from its principal activity.

MINERVA PROPERTY SERVICES LIMITED

Notes to the financial statements for the year ended 30th June 2007

2 Operating loss

Audit and filing fees amounting to £1,200 (2006 £1,200) are borne by a fellow subsidiary company. The fees are reflective of the fact the Company is part of a large Group.

The directors are remunerated in respect of their services to the Group as a whole. It is not practicable to allocate their remuneration between the services they provide to the Company and the various other group companies and therefore no information in respect of their remuneration is disclosed below. The remuneration received by these individuals is disclosed in the financial statements of Minerva plc (the ultimate parent company) or Minerva Property Holdings plc (a fellow group company). The directors were the sole employees of the Company during the year.

The operating loss is stated after charging depreciation of £nil (2006 £nil).

3 Interest receivable

	2007	2006
	£	£
Bank interest	15,098	26,289

4 Taxation

	2007	2006
	£	£
UK corporation tax	-	-
Deferred tax - prior periods	40,820	(40,820)
	40,820	(40,820)

No liability to UK corporation tax arises as explained below.

	2007	2006
	£	£
Profit/(loss) on ordinary activities before taxation	170,302	(373,899)
Tax on profit/(loss) on ordinary activities at 30 per cent	51,091	(112,170)
Tax losses, timing differences and other adjustments	(50,703)	(649,636)
Capital allowances	(388)	(518)
Group relief	-	762,324
UK corporation tax charge	-	-

5 Tangible fixed assets

	Office equipment	Fixtures and fittings	Total
	£	£	£
Cost			
At 1 July 2006 and 30 June 2007	27,581	9,125	36,706
Depreciation			
At 1 July 2006 and 30 June 2007	27,581	9,125	36,706
Net book value at 30 June 2007	-	-	-
Net book value at 30 June 2006	-	-	-

6 Investment in subsidiary undertaking

	£
At 1 July 2006 and 30 June 2007	1

The Company owns 100% of the ordinary shares of Minerva Property Services (Wigmore Street) Limited, whose main activity is the provision of property, design and development services, and which is registered and operates in England and Wales.

7 Stock

	2007	2006
	£	£
Work in progress	-	22,660,634

MINERVA PROPERTY SERVICES LIMITED

Notes to the financial statements for the year ended 30th June 2007

8 Debtors	2007 £	2006 £
Deferred tax	-	40,820
Other debtors	-	36,773
Prepayments and accrued income	-	296,967
	<u>-</u>	<u>374,560</u>

Deferred tax comprises	2007 £	2006 £
Losses available to offset	-	40,820

9 Creditors amounts falling due within one year	2007 £	2006 £
Amounts owed to group companies	3,957,043	21,720,342
Other taxes and social security	2,293	4,149,587
Trade creditors	1,645	9,767
Other creditors	54,401	33,072
Accruals and deferred income	-	1,865,763
	<u>4,015,382</u>	<u>27,778,531</u>

Amounts due to group companies are unsecured, interest free and repayable on demand

10 Called up share capital	2007 £	2006 £
Authorised		
1,000 Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
Issued and fully paid		
2 Ordinary shares of £1 each	<u>2</u>	<u>2</u>

11 Reserves	Profit and loss account £
At 1 July 2006	(4,144,863)
Profit for the year	129,482
At 30 June 2007	<u>(4,015,381)</u>

12 Capital commitments

Capital expenditure commitments contracted, but not provided for at 30th June 2007 were £nil (2006 £500,000)

13 Parent and ultimate holding company

The Company is a wholly owned subsidiary of Minerva Corporation plc and the ultimate holding company is Minerva plc. Copies of the financial statements of Minerva plc are available from their registered office at 42 Wigmore Street, London, W1U 2RY.

14 Related party transactions

The Company is a subsidiary undertaking of which 100% of the voting rights are controlled within the Group and it has taken advantage of the exemption in FRS8 not to disclose any transactions or balances with entities that are part of the Group.