REPORT AND FINANCIAL STATEMENTS

COVERING THE YEAR

ENDED 30 JUNE 2006



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REPORT AND FINANCIAL STATEMENTS COVERING THE YEAR ENDED 30 JUNE 2006

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OFFICERS AND PROFESSIONAL ADVISORS

DIRECTORS

T P Dowd (resigned 30 August 2005)

M R France (resigned 31 August 2006)

M Hennebry (appointed 30 August 2005)

G McKenna (resigned 24 March 2006)

SECRETARY

Ms Sara Edwards (appointed 24 July 2006) M R France (resigned 24 July 2006)

Since the year-end, Mr France has been replaced by Mr Clive A Gibbons, as Company Secretary, with effect from 8 February 2007.

REGISTERED OFFICE

30 Old Burlington Street London W1S 3AR

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DIRECTORS' REPORT

The directors present their annual report and financial statements for the year ended 30 June 2006.

REVIEW OF DEVELOPMENTS

The Company exists as a holding company. It has been dormant within the meaning of Section 249AA of the Companies Act 1985 throughout the year. It is anticipated that the Company will remain dormant for the foreseeable future.

PROFIT AND LOSS ACCOUNT

No profit and loss account is presented with these financial statements because the Company has not received income, incurred expenditure or recognised any gains or losses during either the year under review or the preceding accounting period. There have been no movements in shareholders funds during the year under review or the preceding accounting period.

DIRECTORS

The directors who served throughout this period were as follows:

T P Dowd (resigned 30 August 2005)
M R France (resigned 31 August 2006)
M Hennebry (appointed 30 August 2005)
G McKenna (resigned 24 March 2006)

Since the year-end, Mr Malcolm France resigned as a Director with effect from 31 August 2006. Mr Stephen Alden, Ms Sara Edwards and Mr Paul Reynolds were appointed directors with effect from 24 July 2006. Mr Clive A. Gibbons was appointed a director with effect from 8 February 2007.

DIRECTORS' INTERESTS

At 30 June 2006 the directors held no beneficial interests in the shares of the Company or any other group company.

Approved by the Board of Directors and signed on behalf of the Board

Clive A. Gilibons

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BALANCE SHEET 30 June 2006

		30 June 2006	30 June 2005
	Note	£	£
FIXED ASSETS Investments	2	2	2
Net assets		2	2
CAPITAL AND RESERVES Called up share capital	5	2	2
EQUITY SHAREHOLDERS' FUNDS		2	2

The annual accounts have not been audited because the Company is entitled to the exemption provided by section 249AA(1) of the Companies Act 1985 relating to dormant companies and its members have not required the company to obtain an audit of these accounts in accordance with 249B(2).

The directors acknowledge their responsibilities for ensuring that the Company keeps accounting records that comply with Section 221 of the Companies Act 1985. The directors also acknowledge their responsibilities for 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 section 226 of the Companies Act 1985 and which otherwise comply with the requirements of that Act relating to accounts, so far as applicable to the Company.

These financial statements were approved by the Board of Directors on $\frac{29/03}{2007}$.

Signed on behalf of the Board of Directors.

Clive A. Gibbons

29/01/2007

NOTES TO THE ACCOUNTS (continued) For the year ended 30 June 2006

1. ACCOUNTING POLICY

Basis of accounting

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

2. INVESTMENTS

	30 June 2006 £	30 June 2005
		£
Shares in group undertakings	2	2

The Company holds one £1 ordinary share in Raglan Real Estate Acquisitions Company (Company Registration No. 3558968) and one £1 ordinary share in Westone Hotel Acquisitions Company (Company Registration No 3543429)

3. PROFIT AND LOSS ACCOUNT

No profit and loss account is presented with these financial statements because the Company has not received income, incurred expenditure or recognised any gains or losses during either the year under review or the preceding accounting period. There have been no movements in shareholders funds during the year under review or the preceding financial period.

4. INFORMATION REGARDING DIRECTORS AND EMPLOYEES

No emoluments were payable to the directors, who were the only employees, of the Company during the current year and the preceding financial period.

5. CALLED UP SHARE CAPITAL

	30 June 2006 £	30 June 2005 £
Authorised 100 ordinary shares of £1 each	100	100
Allotted, called up and fully paid 2 ordinary shares of £1	2	2

NOTES TO THE ACCOUNTS (continued) For the year ended 30 June 2006

6. ULTIMATE PARENT ENTITY

At 30 June 2006, the company's immediate parent company was Westark Properties Limited, a company incorporated in Great Britain and registered in England and Wales.

The company's ultimate parent company is Coroin Limited, a company incorporated in Great Britain and registered in England and Wales. This is the smallest and the largest group in which the results of the company are consolidated. Copies of those statutory accounts will be available from its registered office, 30 Old Burlington Street, Mayfair, London, W1S 3AR.

7. RELATED PARTY TRANSACTIONS

The cost of the annual return fee was borne by another Group Company without any right of reimbursement.