

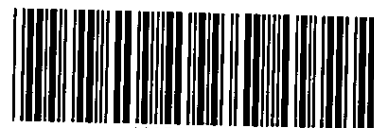
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CPPL TWICKENHAM LIMITED

REPORT AND ACCOUNTS

Year Ended 30 September 2007

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COMPANIES HOUSE

CPPL TWICKENHAM LIMITED

Registered No 4061366

DIRECTORS

Mr Bryan Ellinthorpe

APPOINTED

12/10/00

RESIGNED

18/12/06

Mr Peter Manley

12/10/00

Mr Jonathan Wood

12/10/00

Mr Richard Johnathan Debney

18/12/06

SECRETARY

Mr Sunil Patel

12/10/00

AUDITORS

Ernst & Young LLP

Apex Plaza

Reading

Berkshire

RG1 1YE

REGISTERED OFFICE

33 Cavendish Square

London

W1A 2NF

DIRECTORS' REPORT

The directors present their report and financial statements for the year ended 30 September 2007

PRINCIPAL ACTIVITY

The principal activity of the Company is to hold the freehold interest in Ivybridge Retail Park, Twickenham, Middlesex, which it ultimately holds on trust for the Mineworkers' Pension Scheme

DIRECTORS AND THEIR INTERESTS

All the directors except Peter Manley at 30 September 2007 were also directors of the holding company, Coal Pension Properties Limited. No director who held office during the period had any interest in the share capital of the company, or of other group companies at the balance sheet date

RESULTS

The Company had no transactions during the period. The expenses of the company have been met by the holding company.

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, and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

DIRECTORS' REPORT (Cont'd)

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.

DISCLOSURE OF INFORMATION TO THE AUDITORS

So far as each person who was a director at the date of approving this report is aware, there is no relevant audit information, being information needed by the auditor in connection with preparing its report, of which the auditor is unaware. Having made enquiries of fellow directors each director has taken all the steps that he / she is obliged to take as a director in order to make himself / herself aware of any relevant audit information and to establish that the auditor is aware of that information.

AUDITORS

A resolution in accordance with section 386 of the Companies Act 1985 to dispense with the obligation to appoint auditors annually was passed on 11 September 2002 and accordingly Ernst & Young LLP shall be deemed reappointed as auditors.

By order of the board



S Patel

Secretary

.....7/4..... 2008

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CPPL TWICKENHAM LIMITED

We have audited the company's financial statements for the year ended 30 September 2007 which comprise the Balance Sheet and the related notes 1 to 6. 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 directors and auditors

The directors' responsibilities for preparing the financial statements in accordance with applicable United Kingdom law and Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Directors' Responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and International Standards on Auditing (UK 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 whether in our opinion the information given in the Directors' Report is consistent with the financial statements.

In addition we 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.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF CPPL TWICKENHAM LIMITED (Cont'd)

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 judgments 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 September 2007,
- 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

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Ernst & Young LLP

Registered Auditor

Reading

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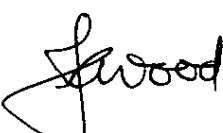
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BALANCE SHEET**at 30 September 2007**

	<u>Notes</u>	<u>2007</u>	<u>2006</u>
		£	£
<u>CURRENT ASSETS</u>			
Debtors	3	<u>1</u>	<u>1</u>
<u>CAPITAL AND RESERVES</u>			
Called up share capital	4	1	1
Profit and Loss account		<u>-</u>	<u>-</u>
		<u>1</u>	<u>1</u>

The company has not traded during the period and has incurred no expenses or earned any revenue. There are no other recognised gains and losses during the period. The company has, therefore, not presented a profit and loss account or statement of recognised gains and losses.

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


 Director
 7/4 / 2008

NOTES TO THE ACCOUNTS

at 30 September 2007

1 **ACCOUNTING POLICIES**

Accounting convention

The financial statements have been prepared under the historic cost convention and comply with the Companies Act 1985. The financial statements have been prepared in accordance with applicable accounting standards.

2 **EMPLOYEES AND DIRECTORS**

The company did not employ any staff during the period. No remuneration was paid to the directors for the year in respect of their services to the company. The expenses of the company, including the auditor's remuneration, have been met by the holding company.

3 **DEBTORS**

	<u>2007</u>	<u>2006</u>
	£	£
Amounts owed by parent undertaking	<u>1</u>	<u>1</u>

4 **SHARE CAPITAL**

	<u>2007</u>	<u>2006</u>
	£	£
Authorised		
1 ordinary shares of £1 each	<u>1</u>	<u>1</u>
Allotted and issued		
1 ordinary shares of £1 each	<u>1</u>	<u>1</u>

NOTES TO THE ACCOUNTS (Cont'd)

5 **INTEREST IN FREEHOLD PROPERTY**

The company has a freehold interest in Ivybridge Retail Park, Twickenham, Middlesex, which it holds on trust for the Mineworkers' Pension Scheme

6 **ULTIMATE PARENT UNDERTAKING**

The Company's ultimate parent undertaking is Coal Pension Properties Limited, which is registered in England and Wales