

Broadmarsh Retail (Nominee No. 1) Limited

Report and Financial Statements

31 December 2008

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COMPANIES HOUSE

DIRECTORS

Stephen Allen
David W. Burrowes (resigned 31 January 2008)
John J. Burton
Michael J. Gutman
Peter H. Miller
Emily A. Mousley
Graham C. Pierce (appointed 31 January 2008)

SECRETARY

Leon Shelley

REGISTERED OFFICE

6th Floor
MidCity Place
71 High Holborn
London
WC1V 6EA

DIRECTORS' REPORT

The Directors present their report and financial statements for the year ended 31 December 2008.

RESULTS AND DIVIDENDS

The Company has not traded during the year. The Directors are unable to recommend the payment of a dividend.

There have been no transactions of the Company to be entered in its accounting records and accordingly no profit and loss account has been prepared.

PRINCIPAL ACTIVITY AND REVIEW OF THE BUSINESS

During the year the Company has held a legal ownership interest in investment properties. The beneficial ownership of these properties is held by The Broadmarsh Retail Limited Partnership, for which the Company's parent company, Broadmarsh Retail General Partner Limited, acts as General Partner.

Accordingly, the property and the results of the related operations are dealt with in the financial statements of The Broadmarsh Retail Limited Partnership.

FUTURE DEVELOPMENTS

The Directors anticipate that the activity of the Company will continue for the foreseeable future.

DIRECTORS, THEIR INTERESTS AND INDEMNITY ARRANGEMENTS

The present membership of the Board is set out on page 1.

None of the Directors had any interest in the share capital of the Company during the year.

Each Director of the Company shall be indemnified by the Company against all liabilities, costs and expenses incurred in the execution and discharge of their duties.

EMPLOYEE INVOLVEMENT

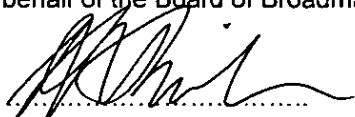
The Company has no employees (2007: nil).

POLITICAL AND CHARITABLE DONATIONS

The Company made no political or charitable donations during the year (2007: £nil).

Signed on behalf of the Board of Broadmarsh Retail (Nominee No. 1) Limited

Director



Name Peter H. Miller

Date 18 May 2009

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The Directors are responsible for preparing the Annual Report and 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 at the end of the financial period and of the profit or loss 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, subject to any material departures disclosed and explained in the financial statements; and
- 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 which 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
as at 31 December 2008

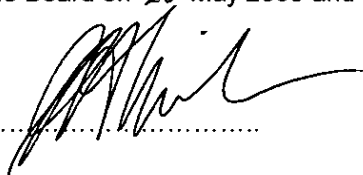
	Note	2008 £	2007 £
CURRENT ASSETS			
Debtors	4	<u>1</u>	<u>1</u>
NET ASSETS		<u><u>1</u></u>	<u><u>1</u></u>
CAPITAL AND RESERVES			
Called up share capital	5	<u>1</u>	<u>1</u>
EQUITY SHAREHOLDERS' FUNDS		<u><u>1</u></u>	<u><u>1</u></u>

For the year ended 31 December 2008, the Company was entitled to exemption under section 249AA (1) of the Companies Act 1985. Members have not required the Company to obtain an audit in accordance with section 249B (2) of the Companies Act 1985.

The Directors acknowledge their responsibility for ensuring that the Company keeps accounting records which comply with section 221, and preparing financial statements which give a true and fair view of the state of affairs of the Company at the end of the financial year, and of its profit and loss for the financial year, in accordance with the requirements of section 226, and which otherwise comply with the requirement of the Companies Act 1985 relating to financial statements, so far as applicable to the Company.

Approved by the Board on 28 May 2009 and signed on its behalf by:

Director



Name Peter H. Miller

NOTES TO THE FINANCIAL STATEMENTS
as at 31 December 2008

1. ACCOUNTING POLICIES

BASIS OF ACCOUNTING

The financial statements are prepared under the historical cost convention. They are prepared in accordance with applicable United Kingdom accounting standards and in accordance with the Companies Act 1985.

The Company holds legal ownership interest in investment properties acquired by its parent company, Broadmarsh Retail General Partner Limited. No asset is shown in these financial statements as the beneficial ownership of these properties is held by The Broadmarsh Retail Limited Partnership. Broadmarsh Retail General Partner Limited is the general partner of The Broadmarsh Retail Limited Partnership.

PROFIT AND LOSS ACCOUNT

The Company has not traded during the year. Accordingly, no profit and loss account has been presented.

STATEMENT OF CASH FLOWS

Broadmarsh Retail (Nominee No. 1) Limited is exempt under FRS 1 'Cash flow statements' from publishing its own cash flow statement as it is a small company.

2. DIRECTORS' EMOLUMENTS

The Directors did not receive any remuneration during the year in respect of their services provided to the Company (2007: £nil).

3. STAFF COSTS

The Company has no employees (2007: nil).

4. DEBTORS

	2008 £	2007 £
Amounts due from parent undertaking	<u>1</u>	<u>1</u>

5. SHARE CAPITAL

	Authorised 2008 No.	Allotted, called up and fully paid 2008 £	Authorised 2007 No.	Allotted, called up and fully paid 2007 £
Ordinary shares of £1 each	<u>1,000</u>	<u>1</u>	<u>1,000</u>	<u>1</u>

NOTES TO THE FINANCIAL STATEMENTS
as at 31 December 2008

6. RELATED PARTY TRANSACTIONS

The company has taken advantage of the exemption under FRS 8 'Related party disclosures' paragraph 3(c) and has not disclosed transactions made with other group undertakings.

7. PARENT UNDERTAKING AND CONTROLLING PARTY

The immediate parent undertaking of Broadmarsh Retail (Nominee No. 1) Limited is Broadmarsh Retail General Partner Limited, a company incorporated in the United Kingdom. The registered address of Broadmarsh Retail General Partner Limited is 6th Floor, MidCity Place, 71 High Holborn, London WC1V 6EA.

Broadmarsh Retail General Partner Limited is jointly controlled by Cavemont Pty Limited, a company incorporated in Australia, and Possfund Nominees Limited, which is incorporated in the United Kingdom.

In the Directors' opinion, there is no ultimate controlling party.