

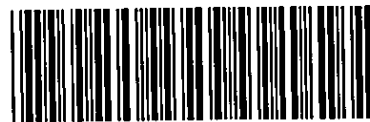
Sun CP Topco Limited

Annual Report and Financial Statements

For the year ended

31 December 2008

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COMPANIES HOUSE

Sun CP Topco Limited

Registered No. 4466962

DIRECTORS AND ADVISORS

DIRECTORS

MP Dalby
MR France

SECRETARY

MR France

INDEPENDENT AUDITORS

PricewaterhouseCoopers LLP
Donington Court
Pegasus Business Park
Castle Donington
East Midlands
DE74 2UZ

REGISTERED OFFICE

One Edison Rise
New Ollerton
Newark
Nottinghamshire
NG22 9DP

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2008

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

Principal activities and review of the business

The principal activity of the company during the year was that of an intermediate holding company. No change to the principal activity is anticipated.

The profit and loss account on page 6 shows a pre-tax profit of £nil for the year (2007: £265,660). The balance sheet on page 7 shows net assets of £49,505,528 at 31 December 2008 (2007: £49,505,528).

The Directors regard CP Cayman Holdings GP Limited to be the ultimate holding company. The ultimate controlling parties are investment funds advised by The Blackstone Group.

Future outlook

The directors believe that the Company will remain dormant for the foreseeable future.

Principal risks and uncertainties

From the perspective of the company, the principal risks and uncertainties are integrated with the principal risks of the group and are not managed separately. Accordingly, the principal risks and uncertainties of the CP Comet Holdings Limited group, which include those of the company, are disclosed in CP Comet Holdings Limited's annual report, which does not form part of this report.

Key performance indicators ("KPIs")

The directors of CP Comet Holdings Limited manage the group's operations on a per village basis. For this reason, the company's directors believe that analysis using key performance indicators for the company is not necessary or appropriate for an understanding of the development, performance and position of the business of Sun CP Topco Limited.

Financial risk management

The financing of the Company is managed together with that of all other Group Companies. As a result there is no separate analysis of the risks associated with the Company and all such risks are applicable to the CP Comet Holdings Limited group.

The Group finances its operations through a mixture of shareholders' funds, bank and other borrowings and loan notes as required. The Group has historically sought to reduce the cost of capital by refinancing and restructuring the Group funding using the underlying asset value.

The overall policy in respect of interest rates is to reduce the exposure to floating rates. The Group currently has interest rate caps and swaps in place, held by Comet Refico Limited.

Interest rate risk

The Group has in place floating rate debt as its primary funding source. In order to minimise exposure to interest rate fluctuations, the Group utilises interest rate caps and swaps to achieve a fixed interest rate.

Liquidity risk

The Group maintains sufficient cash reserves to ensure that it can meet its medium term working capital and funding obligations.

DIRECTORS' REPORT (continued)
FOR THE YEAR ENDED 31 DECEMBER 2008

Currency risk

The Group is exposed to limited currency risk through foreign currency transactions. The Group does not operate a hedging facility to manage these currency risks as they are considered to be insignificant.

Credit risk

The Group borrows from well-established institutions with high credit ratings.

Directors

The directors who served during the year and up to the date of this report were as follows:

M R France

M P Dalby

Statement of directors' responsibilities in respect of the annual report and financial statements

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, subject to any material departures disclosed and explained in the financial statements;
- 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 the above 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.

**DIRECTORS' REPORT (continued)
FOR THE YEAR ENDED 31 DECEMBER 2008**

Auditors and disclosure of information to auditors

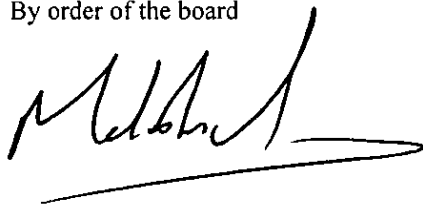
Each of the persons who is a director at the date of approval of this report confirms that:

- 1) So far as the director is aware there is no relevant audit information of which the company's auditors are unaware;
- 2) The director has taken all the steps that he/she ought to have taken as a director in order to make himself / herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s234ZA of the Companies Act 1985.

PricewaterhouseCoopers LLP have expressed their willingness to continue in office and a resolution to reappoint them will be proposed at the forthcoming Annual General Meeting.

By order of the board



M R France
Director
17 June 2009

Independent auditors' report

to the members of Sun CP Topco Limited

We have audited the financial statements of Sun CP Topco Limited for the year ended 31 December 2008 which comprise the Profit and Loss Account, the Balance Sheet and the related notes. These financial statements have been prepared under the accounting policies set out therein.

Respective responsibilities of directors and auditors

The directors' responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom 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). 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.

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.

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 31 December 2008 and of its result 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
East Midlands
18 June 2009

Sun CP Topco Limited

PROFIT AND LOSS ACCOUNT for the year ended 31 December 2008

		<i>Year ended 31 December 2008</i>	<i>Year ended 31 December 2007</i>
	<i>Note</i>	<i>£</i>	<i>£</i>
Administrative expenses		-	(1)
Operating loss	2	-	(1)
Release of provision held against investments		-	263,222
Interest receivable and similar income	5	-	2,439
Profit on ordinary activities before & after taxation		-	265,660

The result for the year is derived from continuing operations.

There is no difference between the profit on ordinary activities before taxation and the profit for the year stated above and their historical cost equivalents.

There are no recognised gains and losses other than the profit for the year of £nil (2007: £265,660) attributable to the shareholders for the year ended 31 December 2008, and therefore no separate statement of total recognised gains and losses has been presented.

Sun CP Topco Limited

BALANCE SHEET as at 31 December 2008

	Notes	2008 £	2007 £
FIXED ASSETS			
Investments	4	49,505,528	49,505,528
NET ASSETS		<u>49,505,528</u>	<u>49,505,528</u>
CAPITAL AND RESERVES			
Called up share capital	7	51,558,606	51,558,606
Share Premium account	8	190,036	190,036
Profit and loss account	8	(2,243,114)	(2,243,114)
TOTAL SHAREHOLDERS' FUNDS	8	<u>49,505,528</u>	<u>49,505,528</u>

The financial statements on pages 6 to 11 were approved by the board of directors on 17 June 2009 and were signed on its behalf by:



M R France
Director
17 June 2009

Notes to the financial statements

for the year ended 31 December 2008

1. ACCOUNTING POLICIES

Basis of preparation

The financial statements have been prepared on the going concern basis, under the historic cost convention and in accordance with applicable UK Accounting Standards and the Companies Act 1985.

Basis of consolidation

The company is not required to prepare group accounts under s.228 of the Companies Act 1985. The company is included in the consolidated accounts of CP Comet Holdings Limited. The accounts show information relating to the company as an individual undertaking and not as a group.

Cash flow statement

The directors have taken advantage of the exemption in Financial Reporting Standard No 1 (Revised 1996) from including a cash flow statement in the financial statements on the grounds that the company is a wholly owned subsidiary of an ultimate parent company which itself publishes a consolidated cash flow statement.

Related parties transactions

The company has taken advantage of the exemption in Financial Reporting Standard 8 "Related Party Disclosures" from disclosing related party transactions between companies which are 90% owned by the ultimate UK parent company CP Comet Holdings Limited.

Fixed asset investments

Investments held as fixed assets are stated at cost and reviewed for impairment if events or changes in circumstances indicate that the carrying value may not be recoverable.

Dividends received from investments are brought to account in the profit and loss account when received.

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more, tax, with the following exceptions:

- provision is made for tax on gains arising from the revaluation (and similar fair value adjustments) of fixed assets only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned;
- deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

Notes to the financial statements (continued)

for the year ended 31 December 2008

2. OPERATING RESULT

The auditors' remuneration for the year ended 31 December 2008 is borne by CP Comet Holdings Limited, the ultimate UK parent company. Of this fee £500 (2007: £500) relates to the audit of Sun CP Topco Limited.

3. STAFF COSTS

The company has no employees (2007: nil) other than the directors. No salaries or wages have been paid to the directors, during the year (2007: £nil).

4. INVESTMENTS

*Investments in
subsidiary
undertakings
£*

Cost and Valuation:

At 1 January 2008 and at 31 December 2008

49,505,528

Investments relate to 100% of the ordinary shares of Sun CP Midco Limited, registered in England and Wales and 50% of the ordinary shares of Sun CP Asset Management Limited, also registered in England and Wales.

Sun CP Midco Limited made a profit of £nil for the year ended 31 December 2008 and had net assets at that date of £49,242,650.

Sun CP Asset Management Limited made a profit of £nil for the year ended 31 December 2008 and had net assets at that date of £77.

5. INTEREST RECEIVABLE AND SIMILAR INCOME

<i>Year ended 31 December 2008</i>	<i>Year ended 31 December 2007</i>
<i>£</i>	<i>£</i>

Interest receivable from group undertakings

-	2,439
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During the previous year, Sun CP Newmidco Limited assigned loan notes of £190,037 due from Sun CP Newportco Limited to Sun CP Topco Limited. These loan notes accrued interest at Libor + 1.22%. As part of a simplification of group balances, these loan notes were repaid during the previous year.

Notes to the financial statements (continued)

for the year ended 31 December 2008

6. Tax on profit on ordinary activities

(a) Tax on profit on ordinary activities

The tax charge is made up as follows:

	<i>Year ended 31 December 2008</i>	<i>Year ended 31 December 2007</i>
	<i>£</i>	<i>£</i>
<i>Current tax:</i>		
UK Corporation tax	-	-
Total tax charge	-	-

(b) Factors affecting the current tax charge

The tax assessed for the year is the same as (2007: lower than) that resulting from applying the standard rate of corporation tax in the UK of 28% (2007: 30%). The difference is reconciled below:

	<i>Year ended 31 December 2008</i>	<i>Year ended 31 December 2007</i>
	<i>£</i>	<i>£</i>
Profit on ordinary activities before taxation	-	265,660
Profit on ordinary activities multiplied by the standard rate of corporation tax in the UK of 28% (2007: 30%)	-	79,698
Income not chargeable to tax	-	(78,966)
Group relief surrendered for nil payment	-	(732)
Current tax charge for the year (note 6(a))	-	-

Notes to the financial statements (continued)

for the year ended 31 December 2008

7. SHARE CAPITAL

Authorised

	<i>2008 No.</i>	<i>2007 No.</i>	<i>2008 £</i>	<i>2007 £</i>
Ordinary shares of £1 each	<u>52,600,000</u>	<u>52,600,000</u>	<u>52,600,000</u>	<u>52,600,000</u>

Allotted, called up and fully paid

	<i>2008 No.</i>	<i>2007 No.</i>	<i>2008 £</i>	<i>2007 £</i>
Ordinary shares of £1 each	<u>51,558,606</u>	<u>51,558,606</u>	<u>51,558,606</u>	<u>51,558,606</u>

8. RESERVES AND RECONCILIATION OF MOVEMENT IN TOTAL SHAREHOLDERS' FUNDS

	<i>Share capital £</i>	<i>Share premium account £</i>	<i>Profit and loss account £</i>	<i>Total share- holders' (deficit)/funds £</i>
At 31 December 2006	2,318,738	-	(2,508,774)	(190,036)
Issue of share capital	49,239,868	190,036	-	49,429,904
Result for the year	-	-	265,660	265,660
At 31 December 2007	<u>51,558,606</u>	<u>190,036</u>	<u>(2,243,114)</u>	<u>49,505,528</u>
Result for the year	-	-	-	-
At 31 December 2008	<u>51,558,606</u>	<u>190,036</u>	<u>(2,243,114)</u>	<u>49,505,528</u>

9. RELATED PARTY TRANSACTIONS

No transactions with related parties were undertaken such as are required to be disclosed under Financial Reporting Standard 8 "Related Party Disclosures".

10. ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

The immediate parent company is Sun CP Newmidco Limited, registered in England & Wales. The Directors regard CP Cayman Holdings GP Limited, registered in the Cayman Islands, to be the ultimate holding company. The ultimate controlling parties are funds advised by The Blackstone Group. The largest and smallest group of which the company is a member and for which group accounts are drawn up is CP Comet Holdings Limited. Copies of the accounts of CP Comet Holdings Limited are available from the Registered Office detailed on page 1.