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pwc

The Directors
Europa Property Company (Northern) Limited
Europa House
20 Esplanade
North Yorkshire
YO11 2AQ

21 March 2012

Dear Sirs

Statement of Circumstances connected with our ceasing to hold office as Auditors

In accordance with Section 519 of the Companies Act 2006, we confirm that there are no circumstances connected with our ceasing to hold office as auditors of Europa Property Company (Northern) Limited (the "Company"), registered no: 02875450, and its registered subsidiaries listed within the appendix effective from 21 March 2012, which we consider should be brought to the notice of the Company's shareholders or creditors.

Yours faithfully


PricewaterhouseCoopers LLP

THURSDAY



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RM

12/04/2012

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COMPANIES HOUSE

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Appendix – Registered subsidiaries:

Doncaster Bus Station Holdings Limited
Doncaster Bus Station Limited