

Preferred Mortgages Residuals One Limited

Report and Financial Statements

30 November 2011

Registered No 04958133



Preferred Mortgages Residuals One Limited

Registered No 4958133

Director

L Brandon

Auditors

Ernst & Young LLP
1 More London Place
London
SE1 2AF

Registered Office

Level 23
25 Canada Square
London
E14 5LQ

Director's report

The Director presents his report and the audited financial statements for the year ended 30 November 2011

Principal activities

The principal activity of the Company was to purchase and benefit from the residual cash flows generated by Preferred Residential Securities 05-2 plc and Preferred Residential Securities 06-1 plc. Certain bank loans and overdrafts of the Company were secured on the residual cash flows generated by Preferred Residential Securities 05-2 plc and Preferred Residential Securities 06-1 plc.

Business review and future developments

The Company is a special purpose vehicle which receives residual financing to purchase the residual income from the following securitisations: Preferred Residential Securities 05-2 plc and Preferred Residential Securities 06-1 plc. During the year, the Company received residual income of £1,402,620 (2010: £60,787) and this income was used to repay the outstanding residual financing loans from Barclays Bank plc. These loans were fully repaid during the year. See note 9.

It is the intention of the Director that the Company will continue to collect residual cash flows and use these cash flows to repay the funding provided by the immediate parent company. The Director has no immediate intention to liquidate the Company.

Results

The results for the year are shown in the profit and loss account on page 8.

Dividend

The Director does not recommend the payment of a dividend for the current year (2010: £nil).

Going concern

The Company's business activities, together with the factors likely to affect its future development, performance and position are set out in the Business review and future developments section of this report. In addition, the Company's financial risk management policies and objectives are set out in the Principal risks and uncertainties section of this report.

On 2 April 2008, Preferred Mortgages Limited, the immediate parent company, announced a suspension of their mortgage lending activities.

On 15 September 2008, the ultimate parent undertaking, Lehman Brothers Holdings Inc., filed for Chapter 11 bankruptcy protection.

On 23 September 2008, the intermediate parent company Mable Commercial Funding Limited (in administration) was placed into administration.

On 23 September 2008, a principal creditor of Preferred Mortgages Limited, Storm Funding Limited (in administration) was placed into administration.

As a result of the suspension of the immediate parent company's mortgage origination activities and the bankruptcy of its ultimate parent, it is the Director's intention to enter into an orderly wind down of its assets and operations and/or seek a disposal of its assets and business.

Director's report

Going concern (continued)

However, as at 30 November 2011, the Company is dependent on the support of group undertakings. The Company continues to have amounts owed to group and related undertakings that are payable on demand. These amounts are primarily owed to the immediate parent company, Preferred Mortgages Limited, which in turn is funded from other group undertakings, primarily Storm Funding Limited (in administration). The Director of Preferred Mortgages Limited has confirmed that he has no current intention to demand payment of the debt, however no assurance can be given that this intention will not change and all legal rights to repayment are retained by Preferred Mortgages Limited. Whilst the Director recognises there is a material uncertainty over whether Storm Funding Limited (in administration) will demand repayment of the debt in the next 12 months which could accelerate the wind down of the Company's business, the Joint Administrators for Storm Funding Limited (in administration) have confirmed they have no current intention to demand payment of the debt of Preferred Mortgages Limited in the immediate future.

The Director of Preferred Mortgages Limited has also confirmed that Preferred Mortgages Limited will continue to fund the ongoing operating expenses of Preferred Mortgages Residuals One Limited in order for the Company to continue on a going concern basis.

Whilst the Director recognises there is a material uncertainty over whether Preferred Mortgages Limited will demand repayment of the debt, the Director believes that Preferred Mortgages Limited will continue to provide the above support given that it is in a net solvent asset position and has sufficient resources to fund its operating expenses and those of its dependent subsidiaries. In addition, based on enquiries with Joint Administrators, there is a reasonable expectation that the debt that Preferred Mortgages Limited owes Storm Funding Limited (in administration) will not be called.

The Director has concluded that there is a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern and, therefore, to continue realising its assets and discharging its liabilities in an orderly manner. Nevertheless, after making enquiries and considering the uncertainties described above, the Director has a reasonable expectation that the Company has adequate funding to continue in operational existence for the foreseeable future and therefore continues to prepare the financial statements on a going concern basis. The financial statements do not include the adjustments that would result if the Company were unable to continue as a going concern. The financial statements have been prepared in accordance with the accounting policies adopted in the prior year, as set out in note 1 'Accounting Policies'.

Director

The Director who held office during the year and after the year end was as follows:

L Brandon

Policy and practice on payment of creditors

The Company does not follow any stated code on payment practice. It is the Company's policy to agree terms of payment with suppliers when agreeing the terms of each transaction and to abide by those terms. Standard terms provide for payment of all invoices within 30 days after the date of the invoice, except where different terms have been agreed with the supplier at the outset. It is the policy of the Company to abide by the agreed terms of payment. There are no creditor days of suppliers' invoices outstanding at the year end (2010: nil days).

Director's report

Principal risks and uncertainties

Financial instrument risk

The financial instruments held by the Company comprise borrowings and an investment in the cash flows of Preferred Residential Securities 05-2 plc and Preferred Residential Securities 06-1 plc. It is, and has been throughout the year under review, the Company's policy that no trading in financial instruments shall be undertaken.

Liquidity risk

Liquidity risk is the risk that the cash flows from Preferred Residential Securities 05-2 plc and Preferred Residential Securities 06-1 plc will not arise in a timely manner to meet the Company's obligations as they fall due. The ongoing liquidity risk arising from the Preferred Residential Securities 05-2 plc and Preferred Residential Securities 06-1 plc cash flows is closely monitored by the Director.

The Director of Preferred Mortgages Limited has confirmed that he has no active intention to demand payment of the debt as of 22 August 2012; however, no assurance can be given that this intention will not change and all legal rights are retained by Preferred Mortgages Limited. The Director of Preferred Mortgages Limited has confirmed that Preferred Mortgages Limited will continue to fund the ongoing operating expenses of Preferred Mortgages Residuals One Limited.

Credit risk

Credit risk is the risk that intercompany undertakings will be unable to meet their obligations as they fall due. The ongoing credit risk arising from intercompany undertakings is closely monitored by the Director.

Disclosure of information to the auditors

So far as the 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 previous directors and the Company's auditor, the Director has taken all the steps that he is obliged to take as a director in order to make himself aware of any relevant audit information and to establish that the auditor is aware of that information.

Auditors

A resolution to reappoint Ernst & Young LLP as auditors will be put to the members at the Annual General Meeting in accordance with the provisions of Section 485 of the Companies Act 2006.



L. Brandon

Director

Date *28 August 2012*

Statement of director's responsibilities

The Director is responsible for preparing the Director's Report and the financial statements in accordance with applicable law and regulations

Company law requires the Director to prepare financial statements for each financial year. Under that law the Director has elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the Director must not approve the financial statements unless he is satisfied that they 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 Director is required to

- select suitable accounting policies and then apply them consistently,
- make judgments and accounting 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.

The Director is responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable him to ensure that the financial statements comply with the Companies Act 2006. He is 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.

Independent auditors' report

to the members of Preferred Mortgages Residuals One Limited

We have audited the financial statements of Preferred Mortgages Residuals One Limited for the year ended 30 November 2011 which comprise the Profit and Loss Account, the Balance Sheet and the related notes 1 to 13. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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 director and auditors

As explained more fully in the Director's Responsibilities Statement set out on page 5, the Director is responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit and express an opinion on the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the Company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the Director, and the overall presentation of the financial statements. In addition, we read all the financial and non-financial information in the Director's report and financial statements to identify material inconsistencies in the audited financial statements. If we become aware of any apparent material misstatements or inconsistencies we consider the implications for our report.

Opinion on the financial statements

In our opinion the financial statements

- give a true and fair view of the state of the Company's affairs as at 30 November 2011 and of its profit for the year then ended,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006.

Emphasis of Matter – going concern

In forming our opinion on the financial statements, which is not modified, we have considered the adequacy of the disclosure made in note 1 to the financial statements concerning the Company's ability to continue as a going concern. The conditions explained in note 1 to the financial statements indicate the existence of a material uncertainty which may cast significant doubt about the Company's ability to continue as a going concern. The financial statements do not include the adjustments that would result if the company was unable to continue as a going concern.

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Director's Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

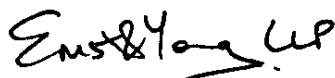
Independent auditors' report

to the members of Preferred Mortgages Residuals One Limited (continued)

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of Director's remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit



Amarjit Singh (Senior Statutory Auditor)

for and on behalf of Ernst & Young LLP, Statutory Auditor

London

Date 28 AUG 2012

Profit and loss account

for the year ended 30 November 2011

	Notes	2011 £	2010 £
Income from investments		1,402,620	60,787
Operating expenses		<u>(1,437,334)</u>	<u>(163,152)</u>
Operating loss		(34,714)	(102,365)
Interest receivable and similar income	2	5,505	208,741
Interest payable and similar charges	3	(60,731)	(81,479)
Income from non recourse finance loan balance		<u>836,491</u>	<u>-</u>
Profit on ordinary activities before taxation	4	746,551	24,897
Tax (charge)/ credit on profit on ordinary activities	6	<u>(24,015)</u>	<u>1,190</u>
Profit on ordinary activities after taxation	11	<u>722,536</u>	<u>26,087</u>

The profit for the year was derived from continuing operations

There are no recognised gains or losses other than the profit attributable to the shareholders of the Company of £722,536 in the year ended 30 November 2011 (2010 £26,087)

The notes on pages 10 to 14 form part of these financial statements

Preferred Mortgages Residuals One Limited

Balance sheet

at 30 November 2011

	Notes	2011 £	2010 £
Current assets			
Debtors	7	-	1,775,260
Investment	8	1,362,559	2,765,179
Cash at bank and in hand		<u>20,000</u>	<u>4,877,883</u>
		1,382,559	9,418,322
Creditors , amounts falling due within one year	9	<u>(1,738,711)</u>	<u>(10,497,010)</u>
Net liabilities		<u>(356,152)</u>	<u>(1,078,688)</u>
Capital and reserves			
Called up share capital	10	1	1
Profit and loss account	11	<u>(356,153)</u>	<u>(1,078,689)</u>
Shareholder's deficit	12	<u>(356,152)</u>	<u>(1,078,688)</u>

These financial statements were approved and signed by the Director



L. Brandon
Director

Date 28 AUGUST 2012

The notes on pages 10 to 14 form part of these financial statements

Notes to the financial statements

at 30 November 2011

1. Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the Company's financial statements

Basis of preparation

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

Going concern

The Company's business activities, together with the factors likely to affect its future development, performance and position are set out in the Business review and future developments section of the Director's Report. In addition, the Company's financial risk management policies and objectives are set out in the Principal risks and uncertainties section of the Director's Report.

On 2 April 2008, Preferred Mortgages Limited, the immediate parent company, announced a suspension of their mortgage lending activities.

On 15 September 2008, the ultimate parent undertaking, Lehman Brothers Holdings Inc., filed for Chapter 11 bankruptcy protection.

On 23 September 2008, the intermediate parent company Mable Commercial Funding Limited (in administration) was placed into administration.

On 23 September 2008, a principal creditor of Preferred Mortgages Limited, Storm Funding Limited (in administration) was placed into administration.

As a result of the suspension of the immediate parent company's mortgage origination activities and the bankruptcy of its ultimate parent, it is the Director's intention to enter into an orderly wind down of its assets and operations and/or seek a disposal of its assets and business.

However, as at 30 November 2011, the Company is dependent on the support of group undertakings. The Company continues to have amounts owed to group and related undertakings that are payable on demand. These amounts are primarily owed to the immediate parent company, Preferred Mortgages Limited, which in turn is funded from other group undertakings, primarily Storm Funding Limited (in administration). The Director of Preferred Mortgages Limited has confirmed that he has no current intention to demand payment of the debt, however no assurance can be given that this intention will not change and all legal rights to repayment are retained by Preferred Mortgages Limited. Whilst the Director recognises there is a material uncertainty over whether Storm Funding Limited (in administration) will demand repayment of the debt in the next 12 months which could accelerate the wind down of the Company's business, the Joint Administrators for Storm Funding Limited (in administration) have confirmed they have no current intention to demand payment of the debt of Preferred Mortgages Limited in the immediate future.

The Director of Preferred Mortgages Limited has also confirmed that Preferred Mortgages Limited will continue to fund the ongoing operating expenses of Preferred Mortgages Residuals One Limited in order for the Company to continue on a going concern basis.

Whilst the Director recognises there is a material uncertainty over whether Preferred Mortgages Limited will demand repayment of the debt, the Director believes that Preferred Mortgages Limited will continue to provide the above support given that it is in a net solvent asset position and has sufficient resources to fund its operating expenses and those of its dependent subsidiaries. In addition, based on enquiries with Joint Administrators, there is a reasonable expectation that the debt that Preferred Mortgages Limited owes Storm Funding Limited (in administration) will not be called.

Notes to the financial statements

at 30 November 2011

1. Accounting policies (continued)

Going concern (continued)

The Director has concluded that there is a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern and, therefore, to continue realising its assets and discharging its liabilities in an orderly manner. Nevertheless, after making enquiries and considering the uncertainties described above, the Director has a reasonable expectation that the Company has adequate funding to continue in operational existence for the foreseeable future and therefore continues to prepare the financial statements on a going concern basis. The financial statements do not include the adjustments that would result if the Company were unable to continue as a going concern.

Investments

Investments represent the Company's investment in the cash flows of Preferred Residential Securities 05-2 plc and Preferred Residential Securities 06-1 plc and are stated at cost less amortisation. Amortisation is charged based upon the Director's expectation of the profile of the cash flows from the investment.

Cash Flow Statement and Related Party Disclosure

The Company has taken advantage of the exemption under Financial Reporting Standards (FRS) 1 (revised) and has not produced a cash flow statement, since it is a wholly owned subsidiary and its intermediate parent undertaking, Resefan Limited, prepares consolidated financial statements that are publicly available and include a cash flow statement. The Company is also exempt under the terms of FRS 8 from disclosing related party transactions with entities that are part of the Resefan Limited group.

Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes.

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 that result in an obligation to pay more, or a right to pay less tax in the future, have occurred at the balance sheet date.

Deferred tax assets are recognised only to the extent that the Director considers 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 a non-discounted basis at the tax rates that are expected to apply in periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

Interest

Receipts and payments of interest are accounted for on an accruals basis.

2. Interest receivable and similar income

	2011 £	2010 £
Other interest	<u>5,505</u>	<u>208,741</u>

3. Interest payable and similar charges

	2011 £	2010 £
Bank loans	<u>60,731</u>	<u>81,479</u>

Notes to the financial statements

at 30 November 2011

4. Profit on ordinary activities before taxation

This is stated after charging	2011	2010
	£	£
Impairment of current asset investment	-	57,673
Amortisation of investment	1,402,620	60,787
Auditors' remuneration	<u>28,810</u>	<u>32,489</u>

5. Information regarding director and employees

The Company has no employees (2010 none) The Director received no emoluments from the Company during the year (2010 £nil) The Director's remuneration is borne by Preferred Mortgages Limited and is disclosed in the financial statements of that company

6. Tax on profit on ordinary activities

(a) Tax on profit on ordinary activities

	2011	2010
	£	£
The tax charge is made up as follows		
Current tax		
UK corporation tax on profits for the year	191,681	-
Adjustments in respect of prior periods	<u>(167,666)</u>	<u>(1,190)</u>
Tax on profit on ordinary activities	<u>24,015</u>	<u>(1,190)</u>

(b) Factors affecting tax charge in the year

The tax assessed for the year differs from the standard rate for current corporation tax in the UK of 26.67% (2010 28%) The differences are explained below

	2011	2010
	£	£
Profit on ordinary activities before tax	<u>746,551</u>	<u>24,897</u>
Effects of		
Profit on ordinary activities multiplied by the standard rate of corporation tax of 26.67% (2010 28%)	199,105	6,971
Expenses not deductible for tax purposes	(7,424)	(5,667)
Utilisation of tax losses	-	(1,304)
Adjustment in respect of prior years	(136,141)	-
Income received in respect of losses surrendered in prior years	<u>(31,525)</u>	<u>(1,190)</u>
Current tax charge/ (credit) for the year	<u>24,015</u>	<u>(1,190)</u>

Notes to the financial statements

at 30 November 2011

6. Tax on profit on ordinary activities (continued)

Legislation was introduced in the Finance Act 2011 to reduce the main rate of corporation tax from 28% to 26% with effect from 1 April 2011. A further reduction in the UK corporation tax rate from 26% to 24% was substantively enacted in March 2012 and will be effective from 1 April 2012. In addition to this rate reduction the Government announced its intention to further reduce the UK corporation tax rate to 23% from 1 April 2013 and to 22% from 1 April 2014.

7. Debtors

	2011 £	2010 £
Other debtors	-	209,164
Corporation tax receivable	-	1,566,096
	<u>-</u>	<u>1,775,260</u>

8. Investment

	2011 £	2010 £
Investments brought forward	2,765,179	2,883,639
Impairment and amortisation of investment	<u>(1,402,620)</u>	<u>(118,460)</u>
Investment carried forward	<u>1,362,559</u>	<u>2,765,179</u>

9. Creditors: amounts falling due within one year

	2011 £	2010 £
Bank loans and overdrafts	-	3,766,270
Corporation tax payable	191,681	-
Accruals and deferred income	12,850	15,500
Amounts owed to group undertakings	<u>1,534,180</u>	<u>6,715,240</u>
	<u>1,738,711</u>	<u>10,497,010</u>

Bank loans and overdrafts repayable through the cash flows received from Preferred Residential Securities 05-2 plc and Preferred Residential Securities 06-1 plc were settled at a discount during the year. The discount of £836k was recognised in the profit and loss account.

Notes to the financial statements

at 30 November 2011

10. Issued share capital

	<i>No</i>	<i>2011</i> £	<i>No</i>	<i>2010</i> £
<i>Allotted, called up and fully paid</i>	1	<u>1</u>	1	<u>1</u>
Ordinary shares of £1 each				

11. Profit and loss account

	<i>2011</i> £	<i>2010</i> £
Retained loss brought forward	(1,078,689)	(1,104,776)
Profit for the year	<u>722,536</u>	<u>26,087</u>
Retained loss carried forward	<u>(356,153)</u>	<u>(1,078,689)</u>

12. Reconciliation of shareholder's deficit

	<i>2011</i> £	<i>2010</i> £
Opening shareholder's deficit	(1,078,688)	(1,104,775)
Profit for the year	<u>722,536</u>	<u>26,087</u>
Closing shareholder's deficit	<u>(356,152)</u>	<u>(1,078,688)</u>

13. Ultimate parent undertaking

The Company is controlled by its immediate parent undertaking, Preferred Mortgages Limited which is registered and operates in the United Kingdom

The ultimate parent undertaking of the Company is Lehman Brothers Holdings Inc, which is incorporated in the State of Delaware in the United States of America. On 15 September 2008, Lehman Brothers Holdings Inc, filed for Chapter 11 bankruptcy protection

The largest and smallest group in which the results of the Company are consolidated is that headed by Resefan Limited, registered in England and Wales. The consolidated financial statements are available at Level 23, 25 Canada Square, London, E14 5LQ