

CHELSEA HARBOUR PROPERTY MANAGEMENT LIMITED

REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 MARCH 2006

Company number 5145259



CHELSEA HARBOUR PROPERTY MANAGEMENT LIMITED

REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2006

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CHELSEA HARBOUR PROPERTY MANAGEMENT LIMITED

DIRECTORS' REPORT

YEAR ENDED 31 MARCH 2006

The directors present their annual report together with the audited financial statements for the year ended 31 March 2006.

PRINCIPAL ACTIVITY AND BUSINESS REVIEW

The principal activity of the company is that of property management.

RESULTS FOR THE YEAR

No income or expenditure arose during either the current or prior year. The company has elected not to present a profit and loss account.

DIVIDENDS

The directors recommend that no dividend be paid.

DIRECTORS AND THEIR INTERESTS

The directors of the company during the year were as follows:-

T S Cole
S R Collins
M N Steinberg

None of the directors at 31 March 2006 held any interest in the shares of the company.

Details of the directors' interests in the shares of the holding company City & General Securities Limited are given in the directors' report of that company.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial year which 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 year. 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 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 directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company 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.

CHELSEA HARBOUR PROPERTY MANAGEMENT LIMITED

DIRECTORS' REPORT (continued)

YEAR ENDED 31 MARCH 2006

AUDITORS

A resolution reappointing haysmacintyre will be proposed at the AGM in accordance with S385(2) of the Companies Act 1985.

BY ORDER OF THE BOARD ON 9 AUGUST 2006



R J De Barr
Secretary

Registered office:
C2-C3 The Chambers,
Chelsea Harbour
London SW10 0XF

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDERS OF CHELSEA HARBOUR PROPERTY MANAGEMENT LIMITED

We have audited the financial statements of Chelsea Harbour Property Management Limited for the year ended 31 March 2006 which comprise the Balance Sheet and the related notes. These financial statements have been prepared under the historical cost and 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

As described in the Statement of Directors' Responsibilities the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 and whether the information given in the Directors' Report is consistent with the financial statements. We also 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 judgements 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 March 2006 and of its loss 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.

haysmacintyre
Chartered Accountants
Registered Auditors

9 August 2006

Fairfax House
15 Fulwood Place
London
WC1V 6AY

CHELSEA HARBOUR PROPERTY MANAGEMENT LIMITED

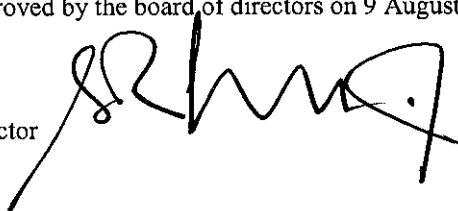
BALANCE SHEET

AT 31 MARCH 2006

	Notes	2006 £	2005 £
CURRENT ASSETS			
Debtors	2	100	100
NET ASSETS		<u>£100</u>	<u>£100</u>
CAPITAL AND RESERVES			
Called up share capital	3	100	100
Equity shareholders' funds	4	<u>£100</u>	<u>£100</u>

Approved by the board of directors on 9 August 2006 and signed on its behalf by:

Director



CHELSEA HARBOUR PROPERTY MANAGEMENT LIMITED

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2006

1. ACCOUNTING POLICIES

a) Basis of preparation

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of investment properties, and in accordance with applicable accounting standards.

b) Cashflow statement

The cashflow statement included in the consolidated financial statements of the holding company, City & General Securities Limited, complies with the conditions of Financial Reporting Standard No. 1 (revised 1996) 'Cash flow statements' (FRS1). The company therefore is exempt under FRS1 from the requirement to prepare a separate cashflow statement.

2. DEBTORS

	2006 £	2005 £
Amounts due to group undertakings	£100	£100

3. SHARE CAPITAL

	2006 £	2005 £
Authorised: 1,000 Ordinary shares of £1 each	£1,000	£1,000
Issued, allotted and fully paid: 100 Ordinary shares of £1 each	£100	£100

4. RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS

	2006 £	2005 £
Issue of share capital	-	100
Opening shareholders' funds	100	-
Closing shareholders' funds	£100	£100

5. ULTIMATE CONTROLLING PARTIES

The largest and smallest group into which the company is consolidated is City & General Securities Limited which is registered in England and Wales. Group financial statements for City & General Securities Limited are available to the public on payment of the appropriate fee, from Companies House, Crown Way, Cardiff, CF14 3UZ. The company is ultimately controlled by the directors.