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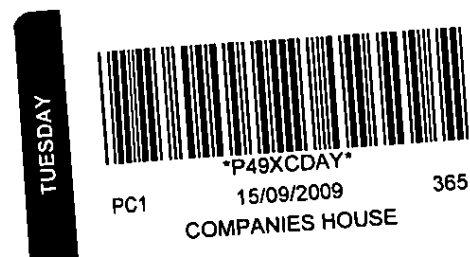
TESCO PROPERTY (NOMINEES) (No.3) LIMITED
ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE PERIOD ENDED

28 FEBRUARY 2009

Registered Number:

05349394



TESCO PROPERTY (NOMINEES) (No.3) LIMITED

BALANCE SHEET AS AT 28 FEBRUARY 2009

	Note	2009 £'000	2008 £'000
CURRENT ASSETS			
Debtors - Amounts owed by group undertakings		100	100
NET CURRENT ASSETS		100	100
CAPITAL AND RESERVES			
Called up share capital	3	100	100
Share premium		-	-
Profit and loss reserve		-	-
EQUITY SHAREHOLDERS' FUNDS		100	100


For the period ended 28 February 2009 the company was entitled to exemption under section 249AA(1) of the Companies Act 1985.

No members have required the company to obtain an audit of its accounts for the period in question in accordance with section 249B(2) of the Companies Act 1985.

The Directors acknowledge their responsibility for :

- a) Ensuring the company keeps accounting records which comply with section 221.
- b) Preparing accounts which give a true and fair view of the state of affairs of the company as at the end of its financial year, and of its profit and loss for the financial period in accordance with section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.

Approved by the Board on 9th September 2009


Jonathan Lloyd
Director
Tesco Property (Nominees) (No.3) Limited
Registered Number: 05349394

The notes on pages 3 to 4 form part of these financial statements.

TESCO PROPERTY (NOMINEES) (No.3) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 28 FEBRUARY 2009

1. PRINCIPAL ACCOUNTING POLICIES

The financial statements are prepared on the going concern basis in accordance with applicable accounting standards, under the historical cost convention, and in accordance with the Companies Act 1985. These have been applied consistently during the period.

In accordance with FRS 2 "Accounting for subsidiary Undertakings" and section 228 of the Companies Act 1985, group financial statements have not been prepared because the company is a wholly owned subsidiary of a body corporate, incorporated in England and Wales.

In accordance with paragraph 5 of FRS1 (revised), the company, being the wholly owned subsidiary of another company which prepares a cash flow statement including the cash flows of this company, has not prepared such a statement itself.

2. ACTIVITY AND DIRECTORS

During the year the company has not traded and consequently a profit and loss account has not been disclosed.

The directors received no emoluments for their services to the company (2008: £nil).

The company had no employees during the period (2008: nil).

3. CALLED UP SHARE CAPITAL

	2009	2008
	£'000	£'000
Authorised:		
1,000 Ordinary shares of £1 each	1,000	1,000
	<hr/>	<hr/>
Allotted, called up and fully paid	1,000	1,000
100 Ordinary shares of £1 each	100	100

TESCO PROPERTY (NOMINEES) (No.3) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE PERIOD ENDED 28 FEBRUARY 2009 (Continued)

4. ULTIMATE PARENT UNDERTAKING

The company's immediate parent undertaking is Tesco Property (Sparta Nominees)

Tesco Property (Sparta Nominees) Limited is wholly owned by Tesco Property Partner (GP No.2) Limited. Tesco Property Partner (GP No.2) Limited is a joint venture owned by Tesco Property Holdings Limited and Parijude Limited.

5. RELATED PARTY DISCLOSURES

Transactions with other companies within the group are not disclosed as the company has taken advantage of the exemption under Financial Reporting Standard 8 "Related Party Disclosures", as the consolidated financial statements of Tesco PLC, in which the company is included, are available at the address noted above.