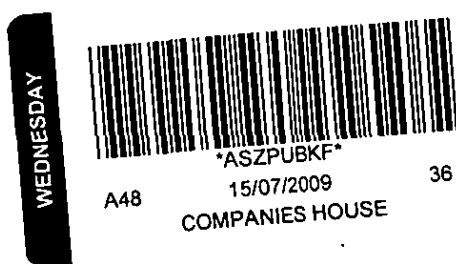


Company Registration No:6086132

DEVELOPMENT SECURITIES (No 44) LIMITED

Annual Report and Financial Statements

For the year ended 31 December 2008



DEVELOPMENT SECURITIES (No 44) LIMITED

ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2008

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DEVELOPMENT SECURITIES (No 44) LIMITED

**ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2008**

OFFICERS AND PROFESSIONAL ADVISORS

DIRECTORS

CJ Barwick
M H Marx

COMPANY SECRETARY

S A Lanes

REGISTERED OFFICE

Portland House
Bressenden Place
London SW1E 5DS

DEVELOPMENT SECURITIES (No 44) LIMITED

DIRECTORS' REPORT

For the year ended 31 December 2008

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

PRINCIPAL ACTIVITY AND REVIEW OF THE BUSINESS

The principal activity of the company during the period and for the foreseeable future is that of property investment and development. The company has not traded during the current and preceding financial year. The directors do not foresee any changes in the future activities of the company.

DIVIDENDS

The directors do not recommend the payment of a dividend (2007: £nil).

DIRECTORS

The directors who held office during the period and to date were as follows:

C J Barwick
M H Marx

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE ANNUAL REPORT AND THE 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 United Kingdom 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.

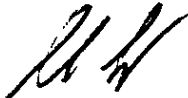
DEVELOPMENT SECURITIES (No 44) LIMITED

DIRECTORS' REPORT (continued) **For the year ended 31 December 2008**

AUDITORS

The company has been dormant during the current and preceding year and no members have required the company to obtain an audit of its accounts for the period in question in accordance with section 249b(2).

Approved by the Board of Directors
and signed by order of the Board



S A Lanes
Secretary

9 July 2009

DEVELOPMENT SECURITIES (No 44) LIMITED

BALANCE SHEET As at 31 December 2008

	Notes	2008 £	2007 £
CURRENT ASSETS			
Debtors: amounts due from group undertaking		<u>1</u>	<u>1</u>
NET CURRENT ASSETS		<u>1</u>	<u>1</u>
CAPITAL AND RESERVES			
Called up share capital	3	<u>1</u>	<u>1</u>
TOTAL SHAREHOLDERS' FUNDS		<u>1</u>	<u>1</u>

For the year ended 31 December 2008 the company was entitled to exemption under section 249a(1) of the Companies Act 1985.

No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 249b(2).

The directors acknowledge their responsibility for: (i) Ensuring the company keeps accounting records which comply with section 221; and (ii) 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 year 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.

These financial statements were approved by the Board of Directors on 9 July 2009.

Signed on behalf of the Board of Directors


M.H. Marx
Director

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2008

1 ACCOUNTING POLICY

Basis of accounting

These financial statements are prepared in accordance with the Companies Act 1985, and in accordance with applicable United Kingdom accounting standards and under the historical cost convention. The accounting policies adopted are consistent with the previous year.

2 PROFIT AND LOSS ACCOUNT

The company did not trade during the current or preceding financial year and made neither a profit nor a loss. There are no recognised gains or losses or movements in shareholders' funds for the current or preceding financial year.

None of the directors received any emoluments from the company during the year (2007: £nil) for their services as directors.

The company did not have any employees during the year (2007: £ nil).

3 CALLED UP SHARE CAPITAL

	2008 £	2007 £
Authorised:		
100 ordinary shares of £1 each	<u>100</u>	<u>100</u>
Issued, allotted and fully paid:		
1 ordinary share of £1 each	<u>1</u>	<u>1</u>

4 ULTIMATE PARENT COMPANY

The ultimate parent and controlling company of the largest group of which the company is a member and for which consolidated accounts are produced is Development Securities PLC.

The immediate parent company of the smallest group of which the company is a member and for which consolidated accounts are produced is Development Securities (Investments) PLC. Both companies are registered in England and Wales and incorporated in Great Britain.

Copies of the Annual Report and Financial Statements of Development Securities PLC and Development Securities (Investments) PLC can be obtained from Portland House, Bressenden Place, London SW1E 5DS.

5 RELATED PARTY DISCLOSURE

The company is a wholly owned subsidiary undertaking and, in accordance with the exemption provided by Financial Reporting Standard No. 8, "Related Party Disclosures," transactions with other undertakings within the Development Securities PLC group have not been disclosed within these financial statements.