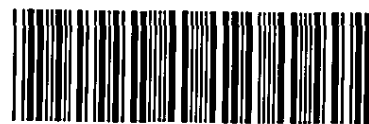


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PREK LIMITED
DIRECTOR'S REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2008
Company Registration No. 06222186 (England and Wales)

FRIDAY



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30/10/2009

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COMPANIES HOUSE

SHELLEY STOCK HUTTER LLP
Chartered Accountants
1st Floor
7 - 10 Chandos Street
London
W1G 9DQ

PREK LIMITED

COMPANY INFORMATION

Director	Mr T W Andrews
Secretary	Rock Group Secretaries Limited
Company number	06222186
Registered office	5th Floor 20 North Audley Street Mayfair London W1K 6HX
Auditors	Shelley Stock Hutter LLP 1st Floor 7 - 10 Chandos Street London W1G 9DQ

PREK LIMITED

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PREK LIMITED

DIRECTOR'S REPORT

FOR THE YEAR ENDED 31 DECEMBER 2008

The director presents his report and financial statements for the year ended 31 December 2008.

Principal activities and review of the business

The principal activity of the company continued to be that of property development.

The results for the year and the financial position at the year end were considered satisfactory by the director.

The company is taking advantage of small company exemptions in order not to disclose the company's use of financial instruments, key performance indicators and non-financial key performance indicators.

Results and dividends

The results for the year are set out on page 5.

The director does not recommend payment of an ordinary dividend.

Directors

The following directors have held office since 1 January 2008:

Mr T W Andrews

Mr P Z Kemsley

Mr N Fox

(Resigned 28 May 2009)

(Resigned 13 August 2009)

Creditor payment policy

The company's current policy concerning the payment of trade creditors is to:

- settle the terms of payment with suppliers when agreeing the terms of each transaction;
- ensure that suppliers are made aware of the terms of payment by inclusion of the relevant terms in contracts;
- and
- pay in accordance with the company's contractual and other legal obligations.

Auditors

The auditors, Shelley Stock Hutter LLP, are deemed to be reappointed under section 487(2) of the Companies Act 2006.

PREK LIMITED

DIRECTOR'S REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2008

Statement of director's responsibilities

The director is responsible for preparing 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). 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 these financial statements, the director is required to:

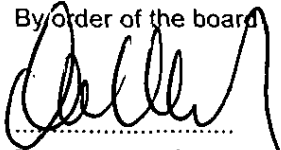
- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare 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 proper accounting records that 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 1985. 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.

Statement of disclosure to auditors

So far as the director is aware, there is no relevant audit information of which the company's auditors are unaware. Additionally, the director has taken all the necessary steps that he ought to have taken as director in order to make himself aware of all relevant audit information and to establish that the company's auditors are aware of that information.

By order of the board



Rock Group Secretaries Limited
Secretary

18/9/2009

Date

PREK LIMITED

INDEPENDENT AUDITORS' REPORT

TO THE SHAREHOLDERS OF PREK LIMITED

We have audited the financial statements of PREK Limited for the year ended 31 December 2008 set out on pages 5 to 13. These financial statements have been prepared under 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 auditors' 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

The director's responsibilities for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the Statement of Director's Responsibilities.

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. We also report to you whether in our opinion the information given in the director's report is consistent with the financial statements.

In addition we 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 director's remuneration and other transactions is not disclosed.

We read the director's 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 director 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.

PREK LIMITED

INDEPENDENT AUDITORS' REPORT (CONTINUED) TO THE SHAREHOLDERS OF PREK LIMITED

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 December 2008 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 Director's Report is consistent with the financial statements.

Emphasis of matter

In forming our opinion, we have considered whether the company has the ability to continue as a going concern. This is because, as at the balance sheet date, the company's liabilities exceeded assets by £2,937. Details of the circumstances relating to this matter are described in Note 1.1 to the accounts. Our opinion is not qualified in this respect, as the company has the support of its principal creditor, Rock Joint Ventures Limited (in administration). However, Rock Joint Ventures Limited (in administration) is itself dependent on the continued support of its own principal creditor, Bank of Scotland, and negotiations regarding continued support are ongoing. At the present time there is very significant doubt if this company can continue as a going concern.

Shelley Stock Hutter LLP

Shelley Stock Hutter LLP

Chartered Accountants

Registered Auditor

1st Floor

7 - 10 Chandos Street

London

W1G 9DQ

18/9/2009

Date

PREK LIMITED

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2008

	Notes	2008 £	2007 £
Administrative expenses		(1,938)	(1,000)
Loss on ordinary activities before taxation	2	(1,938)	(1,000)
Tax on loss on ordinary activities	3	-	-
Loss for the year	8	(1,938)	(1,000)

The profit and loss account has been prepared on the basis that all operations are continuing operations.

There are no recognised gains and losses other than those passing through the profit and loss account.

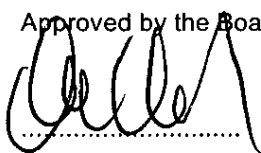
PREK LIMITED

BALANCE SHEET

AS AT 31 DECEMBER 2008

	Notes	2008 £	£	2007 £	£
Fixed assets					
Investments	4		1		1
Current assets					
Debtors	5	-		1	
Creditors: amounts falling due within one year	6	(2,938)		(1,001)	
Net current liabilities			(2,938)		(1,000)
Total assets less current liabilities			(2,937)		(999)
Capital and reserves					
Called up share capital	7		1		1
Profit and loss account	8		(2,938)		(1,000)
Shareholders' funds	9		(2,937)		(999)

Approved by the Board and authorised for issue on 18/9/2009



Mr T W Andrews

Director

06222186

Company Registration No

PREK LIMITED

CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2008

	2008	2007
	£	£
Net cash outflow from operating activities	-	-
	<hr/>	<hr/>
Net cash outflow before management of liquid resources and financing	-	-
Financing		
Net cash (outflow)/inflow from financing	-	-
	<hr/>	<hr/>
(Decrease)/increase in cash in the year	-	-
	<hr/>	<hr/>

PREK LIMITED

NOTES TO THE CASH FLOW STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2008

1	Reconciliation of operating loss to net cash outflow from operating activities	2008	2007
		£	£
	Operating loss	(938)	(1,000)
	Decrease/(increase) in debtors	2	(1)
	Increase in creditors within one year	936	1,001
	Net cash outflow from operating activities	-	-

2	Analysis of net debt	1 January 2008	Cash flow	Other non-cash changes	31 December 2008
		£	£	£	£
	Net cash:				
	Bank deposits	-	-	-	-
	Net debt	-	-	-	-

3	Reconciliation of net cash flow to movement in net debt	2008	2007
		£	£
	Decrease in cash in the year	-	-
	Movement in net debt in the year	-	-
	Opening net debt	-	-
	Closing net debt	-	-

- 4 **Liquid resources**
For the purposes of the cash flow statement, cash and liquid resources are defined as cash at bank and in hand.

PREK LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2008

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention.

As at the balance sheet date, liabilities exceeded assets by £2,937. On 28th May 2009 the company's ultimate parent company and principal creditor entered administration and negotiations are ongoing with the company's bankers for continuing support. There is therefore uncertainty as to whether the company can continue as a going concern. However the financial statements have been prepared on a going concern basis and the directors are satisfied that there would be no significant differences if prepared on a break up basis, other than the costs associated with the break up of the company.

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), which have been applied consistently (except as otherwise stated).

1.3 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

1.4 Deferred taxation

Deferred taxation is provided in full in respect of taxation deferred by timing differences between the treatment of certain items for taxation and accounting purposes. The deferred tax balance has not been discounted.

1.5 Group accounts

The financial statements present information about the company as an individual undertaking and not about its group. The company and its subsidiary undertaking comprise a small-sized group. The company has therefore taken advantage of the exemptions provided by section 248 of the Companies Act 1985 not to prepare group accounts.

2 Operating loss

2008

2007

£

£

Operating loss is stated after charging:

Auditors' remuneration

Fees payable to the company's auditor for the audit of the company's annual accounts

1,706

882

Other non-audit services in relation to taxation

232

118

1,938

1,000

PREK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2008

3	Taxation	2008	2007
	Current tax charge	-	-
	Factors affecting the tax charge for the year		
	Loss on ordinary activities before taxation	(1,938)	(1,000)
	Loss on ordinary activities before taxation multiplied by standard rate of UK corporation tax of 28.00% (2007 - 30.00%)	(543)	(300)
	Effects of:		
	Tax losses	543	180
	Group relief surrender	-	120
		543	300
	Current tax charge	-	-

On the basis of these financial statements no provision has been made for corporation tax.

PREK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2008

4 Fixed asset investments

	Shares in subsidiary undertakings £
Cost	
At 1 January 2008 & at 31 December 2008	1
Net book value	
At 31 December 2008	1
At 31 December 2007	1

Holdings of more than 20%

The company holds more than 20% of the share capital of the following companies:

Company	Country of registration or incorporation	Shares held Class	%
Subsidiary undertakings			
Rock JV (Number 2) Ltd	England and Wales	Ordinary	100.00

The aggregate amount of capital and reserves and the results of these undertakings for the last relevant financial year were as follows:

		Capital and reserves 2008 £	Profit/(loss) for the year 2008 £
	Principal activity		
Rock JV (Number 2) Ltd	Property development	(20,221,820)	(17,605,000)

5 Debtors

	2008 £	2007 £
Amounts owed by parent and fellow subsidiary undertakings	-	1

PREK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2008

6	Creditors: amounts falling due within one year	2008	2007
		£	£
	Amounts owed to parent and fellow subsidiary undertakings	1,468	-
	Other creditors	1	1
	Accruals and deferred income	1,469	1,000
		<u>2,938</u>	<u>1,001</u>
7	Share capital	2008	2007
		£	£
	Authorised		
	1,000 Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
	Allotted, called up and fully paid		
	1 Ordinary shares of £1 each	<u>1</u>	<u>1</u>
8	Statement of movements on profit and loss account		Profit and loss account £
	Balance at 1 January 2008		(1,000)
	Loss for the year		<u>(1,938)</u>
	Balance at 31 December 2008		<u>(2,938)</u>
9	Reconciliation of movements in shareholders' funds	2008	2007
		£	£
	Loss for the financial year	(1,938)	(1,000)
	Proceeds from issue of shares	<u>-</u>	<u>1</u>
	Net depletion in shareholders' funds	(1,938)	(999)
	Opening shareholders' funds	<u>(999)</u>	<u>-</u>
	Closing shareholders' funds	<u>(2,937)</u>	<u>(999)</u>

PREK LIMITED

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) **FOR THE YEAR ENDED 31 DECEMBER 2008**

10 Contingent liabilities

Cross guarantees have been provided by the company for bank facilities utilised by fellow group companies. The bank facilities utilised as at 31 December 2008 are £263,241,163 (2007: £242,036,972). Subsequently to the year end, the group's bankers have formally demanded all facilities be repaid.

11 Employees

Number of employees

There were no employees during the year apart from the directors.

12 Control

PREK Limited is a wholly owned subsidiary of Rock Joint Ventures Limited (in administration). On 17 April 2008 Rock Joint Ventures Limited (in administration) became a subsidiary of PK One Limited. From that date Mr PZ Kemsley was the ultimate controlling party, prior to that date there was no ultimate controlling party. Rock Joint Ventures Limited (in administration) entered administration on 28th May 2009 and since that date there has been no ultimate controlling party of the company.

13 Related party transactions

During the year Rock Joint Ventures Limited (in administration), the company's parent company, made payments on behalf of the company of £1,469 (2007 - £Nil). At the year end the company owed Rock Joint Ventures Limited (in administration) £1,468 (2007 - the company was owed £1).

14 Post balance sheet events

On 28 May 2009 Rock Joint Ventures Limited (in administration) entered administration.