

BERKELEY HOMES SPECIAL CONTRACTS PLC

FINANCIAL STATEMENTS

30 APRIL 2008



Registered Office Saltire Court, 20 Castle Terrace, Edinburgh EH1 2EN

Registered Number SC 45234

BERKELEY HOMES SPECIAL CONTRACTS PLC

BALANCE SHEET AS AT 30 APRIL 2008

	<u>Note</u>	<u>2008</u> £	<u>2007</u> £
Debtors amounts owed by shareholders		<u>100,881,331</u>	<u>100,881,331</u>
NET ASSETS		<u>100,881,331</u>	<u>100,881,331</u>
CAPITAL AND RESERVES			
Called up share capital	1	14,506,544	14,506,544
Share premium		3,981,651	3,981,651
Profit and loss account		<u>82,393,136</u>	<u>82,393,136</u>
Equity shareholders' funds		<u>100,881,331</u>	<u>100,881,331</u>

For the year ended 30 April 2008 the Company was entitled to the exemption under section 249AA(1) of the Companies Act 1985

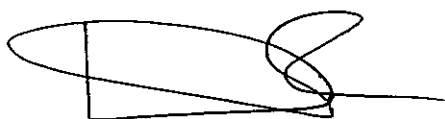
Members have not required the Company to obtain an audit in accordance with section 249B(2) of the Companies Act 1985

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 the financial year and of its profit or loss for the financial year, in accordance with the requirements of section 226 and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company

These accounts were approved by the Board of Directors on 11 July 2008

D A Fox
Director



Note HOLDING COMPANY

It is intended that the company will continue to act as an agent for Berkeley Homes plc. The ultimate holding company is The Berkeley Group Holdings plc, a company registered in England and Wales. This is the only group for which group accounts have been prepared. Copies of these group accounts are available from the Company Secretary at the Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG.

Note PROFIT AND LOSS ACCOUNT

During the financial year and the preceding financial year the company did not trade on its own account and received no income and incurred no expenditure. Consequently, during those years the company made neither a profit nor a loss.

BERKELEY HOMES SPECIAL CONTRACTS PLC

BALANCE SHEET AS AT 30 APRIL 2008

Note 1

Share Capital

	<u>2008</u> £	<u>2007</u> £
Authorised:		
52,469,516 Ordinary shares of 5p each	2,623,475	2,623,475
10,000,000 Convertible cumulative preference shares of 20p each	2,000,000	2,000,000
170,130,484 "A" Deferred shares of 5p each	8,506,525	8,506,525
30,000,000 "B" Deferred shares of 20p each	6,000,000	6,000,000
25,000,000 4 75% Preference shares of £1 each	<u>25,000,000</u>	<u>25,000,000</u>
	<u>44,130,000</u>	<u>44,130,000</u>
 5,100 Ordinary shares of US\$ 0 01	 <u>US\$51</u>	 <u>US\$51</u>
Issued and fully paid:		
170,130,484 "A" Deferred shares of 5p each	8,506,525	8,506,525
30,000,000 "B" Deferred shares of 20p each	6,000,000	6,000,000
2,906 Ordinary shares of US\$0 01(US\$29@£ US\$1 5)	<u>19</u>	<u>19</u>
	<u>14,506,544</u>	<u>14,506,544</u>

The holders of "A" and "B" Deferred Shares shall not be entitled to any participation in the profits or the assets of the Company, unless the holders of the US\$ Ordinary shares have received the sum of £10,000,000,000 in respect of each share (other than "A" and "B" Deferred Shares) held by them

None of the "A" and "B" Deferred Shares shall carry any right to receive notice of or attend and Vote at any general meeting of the Company

The Company shall have the power and authority at any time to purchase all or any of the Deferred Shares for an aggregate consideration of £1 which shall be applied for the benefit of the Company