

Anchor Developments Limited

Annual report and accounts
for the 47 week period ended 30 January 2005

SL

Registered number 158323



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DIRECTORS AND ADMINISTRATION

Country of Registration	Scotland
Registered Number	158323
Registered Office	152 Bath Street, Glasgow, G2 4TB.
Directors	Safeway Limited Wm Morrison Supermarkets PLC
Company Secretary	J.J. Burke
Solicitors	Gordons

REPORT OF THE DIRECTORS

FOR THE 47 WEEK PERIOD ENDED 30 JANUARY 2005

The directors present their annual report on the affairs of the Company together with the accounts for the 47 week period ended 30 January 2005.

Principal activity

In the opinion of the directors, the Company is a property investment company.

Results and dividends

The accounts for 47 week period ended 30 January 2005 are set out on pages 4 to 7. The profit for the financial period was £nil (2004 - £nil).

The directors do not recommend the payment of a final dividend in respect of the period ended 30 January 2005 (2004 - £Nil).

Directors

The directors who served during the period were as follows:-

Wm Morrison Supermarkets PLC	- appointed 11 March 2004
Safeway PLC	- appointed 11 March 2004
M.E. Collins	- resigned 11 March 2004
G. Ellis	- resigned 11 March 2004
F. Garcia-Valencia	- resigned 11 March 2004
S.T. Laffin	- resigned 8 March 2004

On 8 May 2004 Safeway plc was re-registered as a private company, Safeway Limited.

Directors' interests

The Company is a wholly-owned subsidiary of Wm Morrison Supermarkets PLC.

With effect from 5 April 2004, all outstanding Safeway Executive Share Option Scheme options lapsed and are no longer exercisable.

Anchor Developments Limited,
152 Bath Street,
Glasgow,
G2 4TB



BY ORDER OF THE BOARD
J.J. Burke
Secretary
24 August 2005

DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Company and of the profit for that year. In preparing the accounts 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 accounts; and
- * prepare the accounts 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 and to enable them to ensure that the accounts comply with the Companies Act 1985. They have general responsibility for safeguarding the assets of the Company and to prevent and detect fraud and other irregularities.

PROFIT AND LOSS ACCOUNT

FOR THE 47 WEEK PERIOD ENDED 30 JANUARY 2005

The Company did not trade during the financial period and the preceding financial period.

The Company did not earn income nor incur expenditure during these periods.

Consequently the Company made neither a profit nor a loss during the financial period and the preceding financial period.

BALANCE SHEET AT 30 JANUARY 2005

	<u>Notes</u>	<u>30 January</u> <u>2005</u> £	<u>7 March</u> <u>2004</u> £
TANGIBLE FIXED ASSETS			
Freehold property	2	502,500	502,500
CURRENT ASSET			
Amount due from group undertaking	3	<u>2</u>	<u>2</u>
NET ASSETS		<u>502,502</u>	<u>502,502</u>
CAPITAL AND RESERVES			
Called-up share capital	4	2	2
Revaluation reserve		502,500	502,500
Profit and loss account		<u>-</u>	<u>-</u>
EQUITY SHAREHOLDERS' FUNDS		<u>502,502</u>	<u>502,502</u>

For the period ended 30 January 2005 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).


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 period, 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, as far as applicable to the company.

Approved by the Board of Directors on 24 August 2005 and signed on its behalf by:



For and on behalf of Safeway Limited



For and on behalf of Wm Morrison Supermarkets PLC

NOTES TO THE ACCOUNTS

1. ACCOUNTING POLICIES

The principal accounting policies are summarised below. They have all been applied consistently throughout the period and the preceding period.

Basis of accounting

The accounts have been prepared under the historical cost convention, as modified to include the revaluation of fixed assets, and in accordance with applicable accounting standards. These accounts are for the 47 week period to 30 January 2005 compared with the 49 week period to 7 March 2004.

Tangible fixed assets

Freehold development land was originally stated at directors' valuation, which was retained as deemed cost under the transitional rules of FRS 15 and is not depreciated.

2. FREEHOLD PROPERTY

The Company owns land which has been valued by the directors based on the future development use.

3. AMOUNT DUE FROM GROUP UNDERTAKING

The amount due from group undertaking is non interest bearing.

4. CALLED-UP SHARE CAPITAL

	<u>2005 and 2004</u>	
	<u>Authorised</u>	<u>Allotted, called-up and fully paid</u>
	<u>£</u>	<u>£</u>
Ordinary shares of £1 each	<u>5,000,000</u>	<u>2</u>

5. CASH FLOW STATEMENT AND RELATED PARTY TRANSACTIONS

Under the provisions of Financial Reporting Standard No.1 (Revised), the Company has not presented a cash flow statement because its ultimate holding company has prepared consolidated accounts which include the Company and which contain a cash flow statement.

Under the provisions of Financial Reporting Standard No.8, the Company has not disclosed details of inter-group transactions because its ultimate holding company has prepared consolidated accounts which include the Company and are available to the public.

6. ULTIMATE HOLDING COMPANY

The smallest group in which the results of the company are consolidated is that headed by Safeway Limited which is incorporated in Great Britain and registered in England and Wales. Copies of the financial statements of Safeway Limited are available from the address below.

The largest group in which the results of the company are consolidated is that headed by Wm Morrison Supermarkets PLC which is incorporated in Great Britain and registered in England and Wales.

Copies of the financial statements of Wm Morrison Supermarkets PLC are available from:

The Company Secretary
Wm Morrison Supermarkets PLC
Hilmore House
Thornton Road
Bradford
BD8 9AX