

Winsford Cross Developments Limited
Abbreviated financial statements
for the period ended 31 December 2006



Winsford Cross Developments Limited

Abbreviated financial statements for the period ended 31 December 2006

	Pages
Independent auditors' report	1
Abbreviated balance sheet	2
Notes to the abbreviated financial statements	3 4

Independent auditor's report to Winsford Cross Developments Limited under section 247B of the Companies Act 1985

We have examined the abbreviated financial statements set out on pages 2 to 4, together with the financial statements of Winsford Cross Developments Limited for the period ended 31 December 2006 prepared under section 226 of the Companies Act 1985

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated financial statements in accordance with section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated financial statements prepared in accordance with sections 246(5) and (6) of the Act to the Registrar of Companies and whether the abbreviated financial statements have been properly prepared in accordance with those provisions and to report our opinion to you.

This report, including the opinion, has been prepared for and only for the company's directors for the purpose of Section 247B of the Companies Act 1985 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Basis of opinion

We conducted our work in accordance with Bulletin 2006/3 "The Special Auditor's Report on abbreviated accounts in the United Kingdom" issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated financial statements and that the abbreviated financial statements to be delivered are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated financial statements prepared in accordance with sections 246(5) and (6) of the Companies Act 1985, and the abbreviated financial statements have been properly prepared in accordance with those provisions.



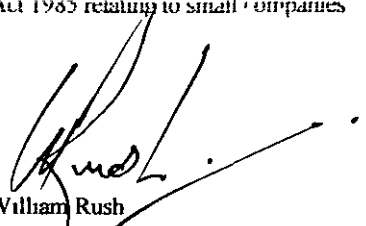
PricewaterhouseCoopers LLP
Chartered Accountants and Registered Auditors
Belfast


24/06/08

Abbreviated balance sheet at 31 December 2006

	Notes	31 December 2006 £	31 May 2006 £
Current assets			
Stock		51,778,683	51,778,683
Debtors		1,435,685	179,554
Cash at bank and in hand			1,142,970
		53,214,368	53,101,207
Creditors: amounts falling due within one year	2	(53,518,331)	(53,343,724)
Net liabilities		(303,963)	(242,517)
Capital and reserves			
Called up share capital	3	2	2
Profit and loss account		(303,965)	(242,519)
Equity shareholders' funds		(303,963)	(242,517)

The abbreviated financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies


William Rush
Director
24 June 2008


Christopher Walsh
Director

Notes to the abbreviated financial statements for the period ended 31 December 2006

1 Accounting policies

These financial statements are prepared on the going concern basis under the historical cost convention, and in accordance with the Companies Act 1985 and applicable accounting standards. The principal accounting policies are set out below.

Going concern

These financial statements have been prepared on a going concern basis as the two entities that each hold a 50% interest in the company have indicated their willingness to provide financial support to the company for a period of at least 12 months from the date these financial statements were approved.

Cash flow statement

The company is a small company and consequently has taken advantage of the exemption from preparing a cash flow statement under the terms of FRS1.

Work in progress

Work in progress is carried at the lower of cost and net realisable value. Cost comprises development sites, materials, direct wages and other direct costs.

Turnover

Turnover excludes value added tax and trade discounts, and represents the sale value of development properties sold and rental income on properties held for resale or awaiting development. Sales are made entirely in the United Kingdom. Revenue is recognised upon completion of contracts, which is when the title to the property is transferred to the customer.

Rental income

In accordance with Urgent Issues Task Force (UITF) Abstract 28 (Operating Lease Incentives), all incentives given for lessees to enter into leases are treated as revenue costs. Rental income is accounted for from the commencement of a lease rather than from the expiry date of any rent free periods. The cost of all incentives which do not enhance the property is offset against the total rent due and allocated to the profit and loss account on a straight line basis over the period from the rent commencement date (or rent free date if sooner) to the date of the next rent review (or lease end date if sooner). Lease incentives which enhance the property generally are added to the cost of properties.

Deferred taxation

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events that result in an obligation to pay more tax in the future or a right to pay less tax in the future have occurred at the balance sheet date. Timing differences are differences between the company's taxable profit and its results as stated in the financial statements. Deferred tax assets and liabilities recognised have not been discounted.

2 Creditors

Creditors include bank loans of £46,743,401 (31 May 2006 £46,915,597) secured by the following

- An all monies mortgage debenture over Winsford Cross Developments Limited to specifically incorporate:
 - i) A first legal charge over Winsford Cross Shopping Centre, ("the Property") incorporating the adjoining 2.4 acre car park, and
 - ii) A first floating charge over the assets of Winsford Cross Developments Limited
- Unlimited Inter Company Guarantee of MAR Properties Limited,
- Joint and several personal guarantees of Messrs Bill Rush, Adam Armstrong and Noel Murphy in respect of all liabilities of Winsford Cross Developments Limited to Anglo Irish Bank incorporating an interest shortfall guarantee, in the amount of £11,500,000 plus interest and costs,
- Personal guarantee of Mr Christopher Walsh in respect of all liabilities of Winsford Cross Developments Limited to Anglo Irish Bank, incorporating an interest shortfall guarantee, in the amount of £11,500,000 plus interest and costs,
- An assignment of rent roll arising from the Property,
- A lien over deposit account to be held by Winsford Cross Developments Limited with Anglo Irish Bank from which interest payments in respect of the loans are to be taken,
- A lien over deposit account to be held by Winsford Cross Developments Limited with Anglo Irish Bank into which full rent roll in respect of the Property is to be remitted; and
- Adequate insurance cover on the Property against fire and all other such risks as required by Anglo Irish bank with the bank's interest noted as sole or joint loss payee

Amounts owed to related parties are unsecured, interest free and are repayable on demand

3 Called up share capital

	31 December 2006 £	31 May 2006 £
Authorised		
1,000 ordinary shares of £1 each	1,000	1,000
Allotted and called up		
2 ordinary shares of £1 each	2	2