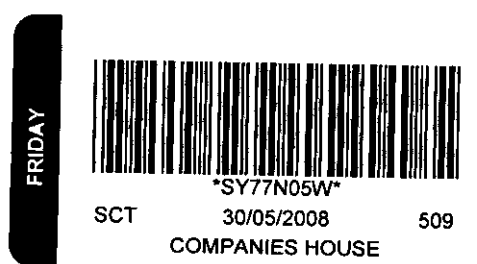


Financial Statements Park Lane Rented Homes (Glasgow Harbour) Limited

For the Year Ended 30 September 2007



Company No. SC296196

Company information

Company Registration Number	SC296196
Registered Office	87 Port Dundas Road Cowcaddens Glasgow G4 0HF
Directors	B J Clarke D S Robinson
Secretary	D S Robinson
Bankers	Bank of Scotland 56 Main Street Uddingston G71 7LS Dunfermline Building Society Caledonia House Carnegie Avenue Dunfermline KY11 8PJ
Solicitors	Anderson Fyfe 72 Gordon Street Glasgow G1 3RN Semple Fraser 130 St Vincent Street Glasgow G2 5HF
Auditor	Grant Thornton UK LLP Chartered Accountants Registered Auditors 95 Bothwell Street Glasgow G2 7JZ

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Report of the directors

The directors present their report and the financial statements of the company for the year ended 30 September 2007

Principal activities

The company is principally engaged in property acquisition and investment

There was a profit for the year, after taxation, amounting to £37,260 (2006 £5,320) The directors have not recommended a dividend

The directors and their interests in the shares of the company

The directors who served the company during the year were as follows

B J Clarke
D S Robinson

The company is a wholly owned subsidiary and the interest of the group directors are disclosed in the financial statements of the parent company

Directors' responsibilities

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 Accounting Standards (United Kingdom Generally Accepted Accounting Practice) 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 directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and estimates that are reasonable and prudent,
- prepare the financial statements 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 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

In so far as the directors are aware

- there is no relevant audit information of which the company's auditors are unaware, and
- the directors have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information

Auditor

A resolution to re appoint Grant Thornton UK LLP as auditor for the ensuing year will be proposed at the annual general meeting in accordance with section 385 of the Companies Act 1985

Small company provisions

This report has been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985

BY ORDER OF THE BOARD

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line and a loop.

D S Robinson
Secretary

15 May 2008



Report of the independent auditor to the members of Park Lane Rented Homes (Glasgow Harbour) Limited

We have audited the financial statements of Park Lane Rented Homes (Glasgow Harbour) Limited for the year ended 30 September 2007 which comprise the principal accounting policies, profit and loss account, balance sheet, statement of total recognised gains and losses and notes 1 to 14. These financial statements have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005), 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 auditor's 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 directors and auditor

The directors' responsibilities for preparing the Report of the Directors and the financial statements in accordance with United Kingdom law and Accounting Standards (United Kingdom Generally Accepted Accounting Practice) are set out in the statement of directors' 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 Report of the Directors 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 directors' remuneration and other transactions is not disclosed.

We read the Report of the Directors and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of 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 directors 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.

Report of the independent auditor to the members of Park Lane Rented Homes (Glasgow Harbour) Limited (continued)

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.

Opinion

In our opinion

- the financial statements give a true and fair view, in accordance with United Kingdom Generally Accepted Accounting Practice applicable to Smaller Entities, of the state of the company's affairs as at 30 September 2007 and of its profit 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 Report of the Directors is consistent with the financial statements

Grant Thornton UK LLP

GRANT THORNTON UK LLP
REGISTERED AUDITORS
CHARTERED ACCOUNTANTS

Glasgow

19/5/08

Accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with the Financial Reporting Standard for Smaller Entities (effective January 2005)

Turnover

The turnover shown in the profit and loss account represents amounts invoiced during the year

Rental income is received monthly in advance and recognised evenly over the month with deposits not being recognised as revenue unless the tenant defaults on the rental agreement

Fixed assets

All fixed assets are initially recorded at cost

Investment properties

Investment properties are shown at their open market value. The surplus or deficit arising from the annual revaluation is transferred to the investment revaluation reserve unless a deficit, or its reversal, on an individual investment property is expected to be permanent, in which case it is recognised in the profit and loss account for the year.

This is in accordance with the FRSSSE which, unlike Schedule 4 to the Companies Act 1985, does not require depreciation of investment properties. Investment properties are held for their investment potential and not for use by the company and so their current value is of prime importance. In the opinion of the directors, the departure from the provisions of the Act is required in order to give a true and fair view.

Financial instruments

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the entity after deducting all of its financial liabilities.

Where the contractual obligations of financial instruments (including share capital) are equivalent to a similar debt instrument, those financial instruments are classed as financial liabilities. Financial liabilities are presented as such in the balance sheet. Finance costs and gains or losses relating to financial liabilities are included in the profit and loss account. Finance costs are calculated so as to produce a constant rate of return on the outstanding liability.

Where the contractual terms of share capital do not have any terms meeting the definition of a financial liability then this is classed as an equity instrument. Dividends and distributions relating to equity instruments are debited direct to equity.

Profit and loss account

		Year to 30 Sep 07	Period from 26 Jan 06 to 30 Sep 06
	Note	£	£
Turnover		60,237	6,990
Cost of sales		(3,011)	(116)
Gross profit		57,226	6,874
Other operating charges	1	(13,235)	(394)
Operating profit	2	43,991	6,480
Interest receivable		1,846	88
Profit on ordinary activities before taxation		45,837	6,568
Tax on profit on ordinary activities	3	(8,577)	(1,248)
Profit for the financial year	13	37,260	5,320

Balance sheet

	Note	2007 £	2006 £
Fixed assets			
Tangible assets	4	<u>1,760,000</u>	<u>1,172,910</u>
Current assets			
Debtors	5	—	1
Cash at bank		<u>112,140</u>	<u>18,067</u>
		<u>112,140</u>	<u>18,068</u>
Creditors: amounts falling due within one year	6	<u>(915,711)</u>	<u>(1,185,657)</u>
Net current liabilities		<u>(803,571)</u>	<u>(1,167,589)</u>
Total assets less current liabilities		<u>956,429</u>	<u>5,321</u>
Creditors: amounts falling due after more than one year	7	<u>(850,000)</u>	<u>—</u>
		<u>106,429</u>	<u>5,321</u>
Capital and reserves			
Called up equity share capital	11	1	1
Revaluation reserve	12	63,848	—
Profit and loss account	13	<u>42,580</u>	<u>5,320</u>
Shareholders' funds		<u>106,429</u>	<u>5,321</u>

These financial statements have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985 and with the Financial Reporting Standard for Smaller Entities (effective January 2005)

These financial statements were approved by the directors on 15 May 2008 and are signed on their behalf by



B J Clarke
 Director

Other primary statements

Statement of total recognised gains and losses

	Year to 30 Sep 07	Period from 26 Jan 06 to 30 Sep 06
	£	£
<i>Profit for the financial year</i>	37,260	5,320
Unrealised profit on revaluation of certain fixed assets	63,848	—
Total gains and losses recognised for the year	<u>101,108</u>	<u>5,320</u>

Notes to the financial statements

1 Other operating charges

	Year to 30 Sep 07	Period from 26 Jan 06 to 30 Sep 06
	£	£
Administrative expenses	<u>13,235</u>	<u>394</u>

2 Operating profit

Operating profit is stated after charging

	Year to 30 Sep 07	Period from 26 Jan 06 to 30 Sep 06
	£	£
Auditor's fees	<u>1,200</u>	<u>—</u>

3 Taxation on ordinary activities

(a) Analysis of charge in the year

	Year to 30 Sep 07	Period from 26 Jan 06 to 30 Sep 06
	£	£
Current tax		
UK Corporation tax based on the results for the year at 30% (2006 30%)	<u>8,577</u>	<u>1,248</u>
Total current tax	<u>8,577</u>	<u>1,248</u>

3 Taxation on ordinary activities (continued)

(b) Factors affecting current tax charge

The tax assessed on the profit on ordinary activities for the year is lower than the standard rate of corporation tax in the UK of 30% (2006 30%)

	Year to 30 Sep 07 £	Period from 26 Jan 06 to 30 Sep 06 £
Profit on ordinary activities before taxation	<u>45,837</u>	<u>6,568</u>
Profit on ordinary activities by rate of tax	9,167	1,970
Capital allowances for period in excess of depreciation	(371)	—
Marginal relief	—	(722)
Tax chargeable at lower rates	<u>(219)</u>	<u>—</u>
Total current tax (note 3(a))	<u>8,577</u>	<u>1,248</u>

4 Tangible fixed assets

	Freehold Property £
Cost or valuation	
At 1 October 2006	1,172,910
Additions	523,242
Revaluation	63,848
At 30 September 2007	<u>1,760,000</u>
Depreciation	
At 1 October 2006 and 30 September 2007	<u>—</u>
Net book value	
At 30 September 2007	<u>1,760,000</u>
At 30 September 2006	<u>1,172,910</u>

The company's investment properties were valued on 3 October 2007 by Allied Surveyors, independent surveyors and valuers registered with the Royal Institute of Chartered Surveyors. The directors consider this valuation to be appropriate at 30 September 2007. The basis of the valuation used was open market value and the surplus has been transferred to the revaluation reserve. No other assets have been revalued.

The net book value of property determined under the historical cost convention is £1,696,152 (2006 £1,172,910)

5 Debtors

	2007	2006
	£	£
Called up share capital not paid	<u>—</u>	<u>1</u>

6 Creditors: amounts falling due within one year

	2007	2006
	£	£
Trade creditors	3,319	39
Amounts owed to group undertakings	894,999	1,180,000
Corporation tax	8,577	1,248
Other creditors	8,816	4,370
	<u>915,711</u>	<u>1,185,657</u>

7 Creditors: amounts falling due after more than one year

	2007	2006
	£	£
Bank loans and overdrafts	<u>850,000</u>	<u>—</u>

The bank loans and overdrafts are secured by a standard security over the investment properties held by the company

8 Capital commitments

The company has no capital commitments at 30 September 2007 and 2006

9 Contingent Liabilities

The company has no contingent liabilities at 30 September 2007 and 2006

10 Related party transactions

The company has taken advantage of the exemption contained in Financial Reporting Standard 8 "Related Parties" in not disclosing transactions with other companies in the PL Holdings Limited group

11 Share capital

Authorised share capital

	2007	2006
	£	£
1,000 Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>

Allotted and called up

	2007		2006	
	No	£	No	£
Ordinary shares of £1 each	<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

The amounts of paid up share capital for the following categories of shares differed from the called up share capital stated above due to unpaid calls and were as follows

	2007	2006
	£	£
Ordinary shares	<u>—</u>	<u>1</u>

12 Revaluation reserve

	Year to 30 Sep 07	Period from 26 Jan 06 to 30 Sep 06
	£	£
Revaluation of fixed assets	<u>63,848</u>	—
Balance carried forward	<u>63,848</u>	<u>—</u>

13 Profit and loss account

	Year to 30 Sep 07	Period from 26 Jan 06 to 30 Sep 06
	£	£
Balance brought forward	5,320	—
Profit for the financial year	<u>37,260</u>	<u>5,320</u>
Balance carried forward	<u>42,580</u>	<u>5,320</u>

14 Ultimate parent company

The directors consider that the ultimate parent undertaking of the company is Park Lane Developments (Glasgow Harbour) Limited, a company registered in Scotland. At the balance sheet date the registered office of Park Lane Developments (Glasgow Harbour) Limited was 87 Port Dundas Road, Cowcaddens, Glasgow, G4 0HF. Copies of the Park Lane Developments (Glasgow Harbour) Limited accounts can be obtained from this address.