

Registered Number

1681497

Bredero Properties Plc

Financial Statements for the year ended 31 December 2009

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Bredero Properties Plc
Summary of Officers and Professional Advisors

Directors G J Osborn
 A S Gulliford
 S A Carlyon (appointed 20 April 2009)

Secretary E A Blease

Registered Office 234 Bath Road
 Slough
 SL1 4EE
 England

Registered Number 1681497

Solicitors Nabarro Nathanson
 Lacon House
 Theobald's Road
 London
 WC1X 8RW

Auditors Deloitte LLP
 Chartered Accountants
 London

Bredero Properties Plc
Directors' report and accounts for the year ended 31 December 2009

Directors' report

The directors submit their annual report together with the audited financial statements for the year ended 31 December 2009 which were approved by the board on 27 April 2010

Bredero Properties plc is exempt from Corporate Governance disclosure requirements of DTR 7.1 as it is a subsidiary of SEGRO plc which complies with these rules

Business review and principal activities

The principal activity of the Bredero Properties Plc Group (the "Group") had been property related operations. After the disposal of its shares of properties in 2004, however, the Group has not acquired any further properties. The Group has performed in line with expectations and the Directors are satisfied with the year end position.

The results for the Group show a pre-tax profit of £8.3 million (2008: £8.2 million).

The accounts have been prepared on a going concern basis, as the directors intend the Company to continue to hold its investments and it is expected that the level of activity in 2009 will be maintained during the forthcoming year.

See disclosure of principal risks and uncertainties relevant to the company below.

Principal risks and uncertainties

The Company, as a subsidiary of SEGRO plc, is managed on a unified basis as part of the SEGRO plc group. The principal risks faced by the Company reflect those of the SEGRO plc group and the table below outlines the principal risks and uncertainties faced by the SEGRO plc group in delivering its strategic priorities in 2010.

Strategic risks

- Changes in the macro-economic environment,
- Accurately evaluate and drive value from opportunities in new and existing territories,
- Recycling assets in a constantly changing economic environment, and
- Ability to innovate and adapt to changing customer needs

Financial risks

- Breaching of covenants leading to cancellation of credit facilities,
- Cost and availability of borrowing, and
- Tax risks and REIT compliance

Operational risks

- Health and safety incidents,
- Environmental damage or failure to meet sustainability targets,
- Business or IT system disruption,
- Failure to attract, retain and motivate key employees,
- Change or breach of regulatory requirements, and
- Supplier or business partner being unable or unwilling to support the Company

These risks and uncertainties are described in greater detail together with mitigating factors on pages 34 to 37 of the SEGRO plc Annual Report and Accounts.

Key performance indicators ("KPIs")

The directors are of the opinion that the only KPIs necessary for an understanding of the development, performance or position of the Group are profit before tax and debt. The results are disclosed above.

Results and dividends

The results for the year ended 31 December 2009 are set out on page 7. No dividends were paid in the year (2008: £nil).

Directors

The present directors of the Company, all of whom served throughout the year, unless otherwise stated, are as shown on page 2.

Directors' indemnities

Directors of the Company are entitled to be indemnified by the Company against any liability, loss or expenditure incurred in connection with their duties, powers or office, to the extent permitted by statute.

The contracts of employment of the Directors of the Company do not provide for compensation for the loss of office that occurs because of takeover.

Charitable, political and other donations

The company made no charitable, political or other donations during the year (2008: nil).

Bredero Properties Plc

Directors' report and accounts for the year ended 31 December 2009

Payment of suppliers

Payment of suppliers is the responsibility of a fellow Group company, SEGRO Administration Ltd

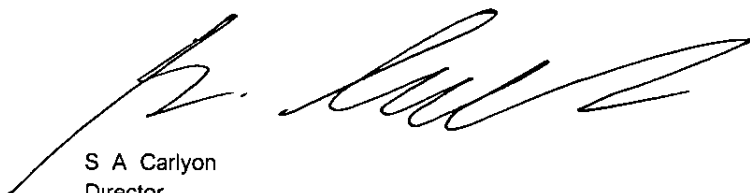
Auditors and disclosure of information to auditors

Deloitte LLP have indicated their willingness to be reappointed for another term and appropriate arrangements have been put in place for them to be deemed reappointed as auditors in the absence of an Annual General Meeting

So far as each director is aware, there is no relevant audit information (that is, information needed by the Company's auditors in connection with preparing their report) of which the Company's auditors are unaware. Each director has taken all the steps that he ought to have taken in his duty as a director in order to make himself aware of any relevant audit information and to establish that the Company's auditors are aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of S418 of the Companies Act 2006

By order of the Board

A handwritten signature in black ink, appearing to read 'S A Carlyon', is written over a horizontal line.

S A Carlyon
Director
27 April 2010

Bredero Properties Plc
Statement of the Directors' responsibilities

The directors are responsible for preparing 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 International Financial Reporting Standards (IFRSs) as adopted by the European Union. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of the affairs of the company and of the profit or loss of the company for that period. In preparing the financial statements, International Accounting Standard 1 requires that directors

- * properly select and apply accounting policies,
- * present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information,
- * provide additional disclosures when compliance with the specific requirements in IFRSs is insufficient to enable users to understand the impact of particular transactions, other events and conditions on the entity's financial position and financial performance, and
- * make an assessment of the company's ability to continue as a going concern

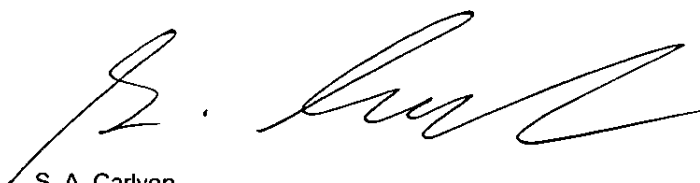
The directors are responsible for keeping proper accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. 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.

Responsibility Statement

We confirm that to the best of our knowledge

- * the financial statements, prepared in accordance with International Financial Reporting Standards, give a true and fair view of the assets, liabilities, financial position and profit or loss of the company and the undertakings included in the consolidation taken as a whole, and
- * the management report, which is incorporated into the Directors' Report, includes a fair review of the development and performance of the business and the position of the Company and the undertakings included in the consolidation taken as a whole, together with a description of the principal risks and uncertainties that they face

By order of the Board



S A Carlyon
Director
27 April 2010

Bredero Properties Plc
Independent Auditors' Report to the Members of Bredero Properties Plc

We have audited Group and Parent Company financial statements of Bredero Properties Plc (the "financial statements") for the year ended 31 December 2009 which comprise the Group Income Statement, Group and Parent Company Balance Sheet, Group and Parent Company Statement of Changes in Equity, Group and Parent Company Cash Flow Statement and the related notes 1 to 14. The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. 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 this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

As explained more fully in the Directors' Responsibilities Statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's (APB's) Ethical Standards for Auditors.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements.

Opinion on financial statements

In our opinion the financial statements

- * give a true and fair view of the state of the Group's and Parent Company's affairs as at 31 December 2009 and of the Group's profit for the year then ended,
- * the financial statements have been properly prepared in accordance with IFRSs as adopted by the European Union, and
- * have been properly prepared in accordance with the Companies Act 2006.


Opinion on other matters prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion

- * adequate accounting records have not been kept by the Parent Company, or returns adequate for our audit have not been received from branches not visited by us, or
- * the financial statements are not in agreement with the accounting records and returns, or
- * certain disclosures of directors' remuneration specified by law are not made, or
- * we have not received all the information and explanations we require for our audit.



Mark Beatty (Senior Statutory Auditor)
 for and on behalf of Deloitte LLP
 Chartered Accountants and Statutory Auditors
 London, UK
 27 April 2010

Bredero Properties Plc
Group income statement for the year ended 31 December 2009

	Note	2009 £000's	2008 £000's
Other income		-	8
Administration expenses	2	(2)	(20)
Operating loss		(2)	(12)
Finance income	3	8,284	8,198
Profit before tax		8,282	8,186
Tax	4	(2,319)	(2,334)
Profit for the year		5,963	5,852

All activities during the year are derived from continuing operations

There are no other items of comprehensive income in the current or prior year and therefore no statement of comprehensive income is shown

Bredero Properties Plc
Balance sheets as at 31 December 2009

	Note	Group		Company	
		2009	2008	2009	2008
		£000's	£000's	£000's	£000's
Non-current assets					
Investment in subsidiaries	5	-	-	6	6
Amounts owed by SEGRO plc	6	125,905	119,939	125,869	119,906
Total non-current assets		125,905	119,939	125,875	119,912
Current assets					
Current tax assets		2	2	2	2
Trade and other receivables		-	3	-	-
Total current assets		2	5	2	2
Total assets		125,907	119,944	125,877	119,914
Non-current liabilities					
Provisions for liabilities and charges	8	1,000	1,000	1,000	1,000
Total non-current liabilities		1,000	1,000	1,000	1,000
Total liabilities		1,000	1,000	1,000	1,000
Net assets		124,907	118,944	124,877	118,914
Equity					
Share capital	10	9,177	9,177	9,177	9,177
Share premium account	11	42,396	42,396	42,396	42,396
Retained earnings		73,334	67,371	73,304	67,341
Total equity		124,907	118,944	124,877	118,914

The financial statements on pages 7 to 17 (registered number 1681497) were approved by the Board of directors and authorised for issue on 27 April 2010 and signed on its behalf by



S A Carlyon
 Director

Bredero Properties Plc**Statement of changes in equity for the year ended 31 December 2009**

	Balance 1 January £000's	Profit £000's	Balance 31 December £000's
Group			
2009			
Ordinary share capital	9,177	-	9,177
Share premium	42,396	-	42,396
Retained earnings	67,371	5,963	73,334
Total equity	118,944	5,963	124,907
2008			
Ordinary share capital	9,177	-	9,177
Share premium	42,396	-	42,396
Retained earnings	61,519	5,852	67,371
Total equity	113,092	5,852	118,944
	Balance 1 January £000's	Profit/(loss) £000's	Balance 31 December £000's
Company			
2009			
Ordinary share capital	9,177	-	9,177
Share premium	42,396	-	42,396
Retained earnings	67,341	5,963	73,304
Total equity	118,914	5,963	124,877
2008			
Ordinary share capital	9,177	-	9,177
Share premium	42,396	-	42,396
Retained earnings	63,837	3,504	67,341
Total equity	115,410	3,504	118,914

Bredero Properties Plc

Cash flow statements for the year ended 31 December 2009

	Note	Group		Company	
		2009 £000's	2008 £000's	2009 £000's	2008 £000's
Cash inflow/(outflow) generated from operations	13	1	(9)	(2)	(7)
Interest received		8,284	8,198	8,284	8,182
Tax paid		(2,319)	(2,334)	-	(2,334)
Net cash received from operating activities		5,966	5,855	8,282	5,841
Cash flows from investing activities					
Repayment of investment in subsidiary undertaking		-	-	-	346
Increase investment in subsidiary undertaking		-	-	-	(2,270)
Net loan (payments)/repayments		(5,966)	(3,344)	(8,282)	(3,917)
Net cash used in from investing activities		(5,966)	(3,344)	(8,282)	(5,841)
Cash flows from financing activities					
Repayment of loans		-	(2,511)	-	-
Net cash used in financing activities		-	(2,511)	-	-
Net increase in cash and cash equivalents		-	-	-	-
Cash and cash equivalents at the beginning of the year		-	-	-	-
Cash and cash equivalents at the end of the year		-	-	-	-

Bredero Properties Plc
Notes to the financial statements

1 General

Bredero Properties Plc (the "Company") is a limited company incorporated in Great Britain. The Company's ultimate holding company is SEGRO plc, which is also incorporated in Great Britain.

These financial statements are presented in thousands and in sterling since that is the currency in which the majority of the Group's transactions are denominated.

The financial statements have been prepared in accordance with EU Endorsed International Financial Reporting Standards (IFRS), IFRIC interpretations and the Companies Act 2006 applicable to companies reporting under IFRS and therefore the Company's financial statements comply with Article 4 of the EU IAS Regulations.

The financial statements have been prepared on a going concern basis. This is discussed in the Directors' Report on page 3.

The Directors have taken advantage of the exemption offered by Section 408 of the Companies Act 2006 not to present a separate income statement for the parent company. The financial statements have been prepared under the historical cost convention as modified by the revaluation of properties, available-for-sale investments and financial assets and liabilities held for trading.

The preparation of financial statements in conformity with IFRS requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting year. Although these estimates are based on management's best knowledge of the amount, event or actions, actual results may ultimately differ from those estimates.

The key estimates and assumptions relate to provisions.

Basis of consolidation

The consolidated statements, prepared up to 31 December 2009, comprise the financial statements of Bredero Properties Plc (the "Company") and its subsidiary (the "Group"). The Company holds investment in this undertaking at cost less provision for impairment.

A subsidiary is an entity controlled by the Company. They are consolidated under the acquisition method from the date of control and de-recognised when control ceases. Their financial statements are adjusted to align to Group accounting policies and intra-group balances and unrealised results on intra-group transactions are eliminated on consolidation.

Summary of significant accounting policies

Borrowing

Borrowings are recognised initially at fair value less attributable transaction costs. Subsequent to initial recognition, borrowings are stated at amortised cost with any difference between the amount initially recognised and redemption value being recognised in the income statement over the period of the borrowings, using the effective interest method.

Trade and other receivables and payables

Trade and other receivables are booked at fair value. An impairment provision is created where there is objective evidence that the Group will not be able to collect all amounts due in full. Trade and other payables are stated at cost since cost is a reasonable approximation of fair value.

Provisions

A provision is recognised in the balance sheet where there is an obligation from past events requiring settlement by an outflow of economic benefits. Where material, expected outflows are discounted at rates reflecting prevailing interest rates and risks. A provision for an onerous contract is recognised where the unavoidable cost of meeting contractual obligations exceeds its benefits.

Pensions - defined contribution schemes

Contributions to defined contribution schemes are expensed as incurred.

Tax

i) Current tax

The current tax charged is based on results for the year, adjusted for items that are non-assessable or disallowable. It is calculated using the rates that are enacted (or substantively enacted) by the balance sheet date.

Bredero Properties Plc
Notes to the financial statements (continued)

1 Summary of significant accounting policies (continued)

Tax (continued)

ii) Deferred tax

This is the tax expected to be paid or recovered on differences between the reported value of assets and liabilities and their tax base. The Company uses the balance sheet liability method, under which tax liabilities are usually recognised for all taxable temporary differences, but tax assets are recognised only to the extent taxable profits are expected to be available against which to utilise temporary differences.

The carrying amount of tax assets is reviewed each reporting date and reduced if full recoverability is not expected. Tax is calculated at rates expected to apply in the period the liability settles or the asset is realised, and is booked to income statement. Where it relates to items accounted for in equity, however, the tax is also dealt with in equity. Tax assets and liabilities are offset when they are levied by the same tax authority and the Company is entitled to settle net. Indexation relief on land is allowed as a reduction on the deferred tax liability, but not on buildings, unless the properties are in the process of being sold.

New accounting policies

During 2009 the Company has adopted the IASB's Annual Improvements of IFRSs as they relate to development properties and IAS 1 'Presentation of Financial Statements' (revised 2007).

Previously, development properties were accounted for under IAS 16, but are now accounted for under IAS 40. This change has meant that with effect from 1 January 2009, revaluation surpluses and deficits on development properties are now recognised in the income statement rather than in equity. There is no impact on previously reported figures in respect of this change, as prior year comparatives are not required to be restated.

IAS 1 (revised 2007) requires the presentation of a statement of changes in equity as a primary statement, separate from the income statement and statement of comprehensive income. As a result, a statement of changes in equity for each period is presented.

The Company also adopted IAS 23 (revised 2007), Borrowing Costs, IFRIC 15, Agreements for Construction of Real Estate, amendments to IFRS 7, Financial Instrument Disclosures and IFRS 8, Operating Segments, none of which materially impact the current or prior year reported results.

The following published standards and interpretations to existing standards that are not yet effective (and in some cases have not been adopted by the EU) have not been adopted early by the Company:

- IFRS 1 (amended)/IAS 27 (amended), Cost of an Investment in Subsidiary, Jointly Controlled Entity or Associate,
- IFRS 2 (amended), Share-based Payment - Vesting Conditions and Cancellations,
- IFRS 3 (revised 2008), Business Combinations,
- IAS 27 (revised 2008), Consolidated and Separate Financial Statements,
- IAS 28 (revised 2008), Investments in Associates,
- IAS 32 (amended), Classification of Rights Issues,
- IAS 39 (amended), Financial Instruments: Recognition and Measurement: Eligible Hedged Items,
- IFRIC 12, Service Concession Agreements,
- IFRIC 14 (amended), Prepayments of a Minimum Funding Requirement,
- IFRIC 17, Distributions of Non-cash Assets to Owners,
- IFRIC 18, Transfer of Assets from Customers,
- IFRIC 19, Extinguishing Financial Liabilities with Equity Instruments, and
- Improvements to IFRSs (April 2009)

The Directors do not expect that the adoption of these Standards and Interpretations in future periods will have a material impact on the financial statements of the Company.

2 Administration expenses

	2009	2008
	£000's	£000's
Employee expenses	2	8
Other administration costs	-	12
	2	20

A notional charge of £1,500 (2008: £3,000) per company is deemed payable to Deloitte LLP in respect of the audit of the financial statements. The actual amounts payable to Deloitte LLP are paid at group level by SEGRO plc.

Bredero Properties Plc
Notes to the financial statements (continued)

2 Administration expenses (continued)

	Total 2009 £000's	Total 2008 £000's
Employees' staff costs were		
Wages and salaries	28	46
Social security costs	3	5
Pension costs - defined contribution scheme	22	3
Recovered under an insurance scheme	(51)	(46)
Total	2	8

Average number of employees of the Group	1	1
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Directors' remuneration

G J Osborn, A S Gulliford and S A Carlyon received no remuneration in respect of their services to the Company during the year (2008 £nil)

3 Finance income

	2009 £000's	2008 £000's
Interest received from SEGRO plc	8,284	8,198

4 Tax charge

	2009 £000's	2008 £000's
Current tax		
Provision for UK Corporation taxation based on profits for the year		
Corporation tax at 28 per cent (2008 28.5 per cent)*	2,319	2,852
Adjustment in respect of prior years	-	3,244
Total current tax charge	2,319	6,096

Factors affecting tax charge for year

The tax charge for the year is equal (2008 higher) than the standard rate of corporation tax in the UK. The differences are explained below

	2009 £000's	2008 £000's
Profit on ordinary activities before tax	8,282	8,186
Profit on ordinary activities multiplied by the standard rate of UK corporation 28 per cent (2008 28.5 per cent)*	2,319	2,334
Effects of Adjustment in respect of prior years	2,319	2,334

* The UK corporation tax rate is 28 per cent for the year to 31 December 2009. The UK corporation tax rate changed from 30 per cent to 28 per cent on 1 April 2008 and a blended rate applied the full year to 31 December 2008.

Bredero Properties Plc
Notes to the financial statements (continued)

5 Investment in subsidiaries

Company	2009 £000's	2008 £000's
Cost at 1 January	6	415
Increased investment in subsidiary	-	2,270
Reduction	-	(346)
Write down investment	-	(2,333)
Cost at 31 December	6	6

All investments in subsidiaries is in the form of share capital

6 Amounts by SEGRO plc

Intercompany loans have no fixed repayment terms and are interest bearing at the Group UK weighted average cost of funds plus a margin of 0.5%, amounting to 6.75% (2008: 6.75%). The Company and Group will not require repayment of their loans made to SEGRO plc within the next twelve months.

7 Financial instruments and fair value

Financial assets and liabilities

Financial assets in the Group comprise amounts owed by SEGRO plc and trade and other receivables, both of which are categorised as loans and receivables, and tax balances, which are categorised as other financial assets. Financial liabilities comprise inter-company debt which is categorised as financial liabilities and measured at amortised cost, and trade and other payables and provisions, both of which are categorised as other financial liabilities. The carrying value of these financial assets and liabilities approximate their fair values.

Capital risk management

The capital structure of the Group is managed by SEGRO plc's Treasury function as part of the overall SEGRO plc position, which is monitored on an ongoing basis by the Treasury Risk Committee and reported quarterly to the SEGRO plc Board. SEGRO plc manages its capital to ensure that subsidiaries will be able to continue as going concerns and as such it aims to maintain a prudent mix between debt and equity financing. The current capital structure of the Company and the Group is considered appropriate.

The Group do not have a net debt position and therefore have no gearing. The Group is not subject to externally imposed capital requirements.

Financial risk management objectives

SEGRO plc's Treasury function procures all external funding required for its UK operations. It aggregates the total requirements and funds this from the capital markets or banks as and when necessary. Where necessary it finances UK subsidiary companies, including the Company and the Group, on inter-company current account and manages net financial exposures on an aggregated basis.

Bredero Properties Plc
Notes to the financial statements (continued)

7 Financial instruments and fair value (continued)

Foreign currency risk management

The Group does not have any foreign currency exposures or financial instruments denominated in a foreign currency

Interest rate risk management

The Group's aggregate interest rate risk is managed by SEGRO plc's Treasury function. The Group is charged interest at 0.5% above SEGRO plc's weighted average cost of sterling, most of which is held at long term fixed interest, as the Group's policy states that around 60 to 100 per cent of borrowings should be at fixed interest rates. Short term interest rate movements thus have little or no effect on the Group profits.

Interest rate swap contracts

The Company and the Group have no interest rate swap contracts.

Credit risk management

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Group. Potential customers are evaluated for creditworthiness and where necessary collateral is secured, which might be in the form of a cash rental security deposit, parent company guarantee or a bank rental guarantee.

At SEGRO plc group level, there is no concentration of credit risk within the lease portfolio as there is a well spread diverse customer base. The directors are of the opinion that the quantum of outstanding debtors compared to the net assets and operating profit of SEGRO plc is small and hence credit risk associated with unpaid rent is low. Generally 95% of rent due is collected within 21 days of the due date.

Liquidity risk management

Liquidity risk is managed on an aggregate basis for all UK operations (including the Company and the Group) by SEGRO plc's Treasury function. The Company and the Group relies on the provision of credit through inter-company funding from its parent, SEGRO plc.

Liquidity and interest risk tables

The following tables detail the Company and the Group's remaining contractual maturity profile for its financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company and the Group can be required to pay. The tables include both interest and principal cash flows.

	Under 1 year £000's	Between 1-2 years £000's	Between 2-5 years £000's	Over 5 years £000's	Total £000's
Group and Company					
2009					
Provisions for liabilities and charges (non-interest bearing)		1,000			1,000
Total	-	1,000	-	-	1,000
2008					
Provisions for liabilities and charges (non-interest bearing)	-	1,000	-	-	1,000
Total	-	1,000	-	-	1,000

Derivative financial instruments

The Group is not party to any derivative financial instruments.

Bredero Properties Plc
Notes to the financial statements (continued)

8 Provisions for liabilities and charges

	Group	Company
	Property sales £000's	Property sales £000's
Balance at 31 December 2009 and 31 December 2008	1,000	1,000

The provision relates to possible claims against the Group in respect of a property disposed of in earlier years. The provision has been retained as timing of the claim is unspecified and the Group retains certain contractual obligations.

9 Retirement benefit scheme

The Group operates a defined contribution scheme. The total cost for the scheme for the year and fully expensed in the income statement (see note 2) amounted to £nil (2008 £3,000).

10 Share capital

Group and Company	Authorised		Issued and fully paid	
	Shares 000's	£000's	Shares 000's	£000's
Ordinary shares of 25p each				
At 31 December 2009 and 31 December 2008	48,000	12,000	36,709	9,177

11 Share premium account

Group and Company	2009 £000's	2008 £000's
Balance at 1 January and 31 December	42,396	42,396

12 Related party transactions

The transactions between the Group and its subsidiaries, which are related parties, have been eliminated on consolidation and are not disclosed in this note.

During the year, Group companies entered into the following transactions with related parties who are not members of the Group.

Related party		2009 £000's	2008 £000's
SEGRO plc	Interest received	8,284	8,198
SEGRO plc	(Increase)/repay amounts owed by SEGRO plc	(5,963)	(5,614)
SEGRO plc	Repay borrowing	-	(2,511)
SEGRO plc	Loan to subsidiary forgiven	-	2,270
Defined contribution pension scheme	Contribution	-	(3)

Company

The transactions between the Company and its ultimate parent are shown below.

Related party		2009 £000's	2008 £000's
SEGRO plc	Interest received	8,284	8,182

Significant balances outstanding between the Company and related parties are shown below.

Related party		Amounts owed by	
		2009 £000's	2008 £000's
SEGRO plc	Loans	125,869	119,906

Transactions between the Company and its subsidiaries eliminate on consolidation and are not disclosed in this note.

None of the above Group or Company balances is secured. All of the above transactions are made on terms equivalent to those that prevail in arms length transactions.

The ultimate holding company and controlling party is SEGRO plc. Copies of the consolidated accounts of SEGRO plc can be obtained from 234 Bath Road, Slough SL1 4EE, England.

Bredero Properties Plc
Notes to the financial statements (continued)

13 Notes to cash flow statements

	Group		Company	
	2009	2008	0	2008
	£000's	£000's	£000's	£000's
Reconciliation of cash generated from operations				
Net operating income/(expense)	(2)	(12)	(2)	(2,344)
Adjustments for				
Provisions (released)/created	-	-	-	2,333
	(2)	(12)	(2)	(11)
Changes in working capital.				
Decrease in debtors	3	3	-	4
Net cash (outflow)/inflow generated from operations	1	(9)	(2)	(7)

14 Group entities

Bredero Properties Plc has one remaining subsidiary which is detailed below

	Company	Country of incorporation	Subsidiaries % holding
Project, construction and property management	Bredero Projects Ltd	Great Britain	100

Unless otherwise indicated the principal country of operation is the same as the country of incorporation

To comply with the Companies Act 2006 a full list of subsidiaries will be filed with the company's next annual return

The parent company and ultimate controlling party is SEGRO plc. SEGRO plc is also the smallest and largest group of which the Company is a member to prepare group accounts. Copies of the consolidated accounts of SEGRO plc can be obtained from 234 Bath Road, Slough, SL1 4EE, England