

KILMARTIN HOLDINGS LIMITED
REPORT and FINANCIAL STATEMENTS
For the year ended 30 April 2007



| Contents | Page |
|---|-------------|
| Company Information | 2 |
| Directors' Report | 3 4 |
| Independent Auditors' Report | 5 |
| Profit and Loss Account Consolidated | 6 |
| Statement of Total Recognised Gains and Losses Consolidated | 7 |
| Note of Historic Cost Profits and Losses – Consolidated | 7 |
| Balance Sheet Consolidated | 8 |
| Balance Sheet Company | 9 |
| Cash Flow – Consolidated | 10 |
| Notes to the Financial Statements | 11 25 |

KILMARTIN HOLDINGS LIMITED

COMPANY INFORMATION

Directors

Robert J Wotherspoon
Neil S McGuinness
Alistair J H Hepburn
Pamela S Dickson

Secretary

Roderick M Urquhart, WS
16 Heriot Row
Edinburgh
EH3 6HR

Registered Office

7 Castle Street
Edinburgh
EH2 3AH

Bankers

Bank of Scotland
The Mound
Edinburgh
EH1 1YZ

Auditors

Chiene + Tait
Chartered Accountants and Registered Auditors
61 Dublin Street
Edinburgh
EH3 6NL

DIRECTORS' REPORT

The directors submit their report and the audited financial statements for the year ended 30 April 2007

Principal activities and business review

On the 31 May 2007 Uberior Ventures Limited, a subsidiary of HBOS plc, subscribed for 2,000 shares in Kilmartin Holdings Limited. The directors believe this will enable the company to continue with its expansion plans and confirms the strong relationship which has always existed between the Group and HBOS.

The principal activity of the Group continues to be property development and property investment trading located mainly in the UK.

We are delighted to show another significant increase in profits for the group over 2006 largely driven by a strong performance from our Joint Ventures.

Despite maintaining a significant level of property disposals, work in progress and our forecast portfolio end value continue to increase. We are confident that the portfolio will deliver strong results throughout the coming year and beyond.

We constantly monitor opportunities within the investment and development sectors throughout the UK and our flexible approach and willingness to participate in a variety of sectors has allowed us to acquire a number of interesting projects during these difficult market conditions.

We are of course aware of the risks associated with property development and continue to manage these risks through pre letting or pre sale of investment where this can be done to minimise risk and still generate a fair value for the assets being sold.

We continue to strengthen our team, with additional staff in all our offices and we believe we are well placed to identify more opportunities throughout the UK on an ongoing basis.

The key economic risks that we are facing at present are interest rate movements which have already started to have an effect in the secondary market. We therefore continually monitor our portfolio and any acquisitions we buy to ensure that we are not overexposed to any one sector of the market should a downturn occur at any stage. We remain confident that rather than a severe downturn in the market there could be a flattening out of property values as higher interest rates begin to bite.

We remain confident that we are ideally placed as a private property company within the UK market to take an entrepreneurial and opportunistic approach to property development to deliver sustained growth and shareholder value for many years to come.

Results and dividends

The group profit for the year after taxation and minority interests was £7,954,000 (2006 £5,122,000). The directors paid an interim dividend of £1,500 per share (2006 £Nil). The directors do not recommend the payment of a final dividend (2006 Nil).

Donations

During the year the group made charitable donations of £5,450 (2006 £6,530).

KILMARTIN HOLDINGS LIMITED

DIRECTORS' REPORT (Contd.)

Directors

The directors of the company during the year were as follows

Robert J Wotherspoon
Neil S McGuinness

Subsequent to the year end, on 31 May 2007, Alistair J H Hepburn and Pamela S Dickson were appointed as directors

Robert J Wotherspoon's interest in the share capital of the company is as follows

| | Ordinary Shares | |
|----------------------|-----------------|----------------|
| | 2007 No | 2006 No |
| Robert J Wotherspoon | 2,000 ===== | 2,000 ===== |

No other director had any interest in the shares of the company

Statement of directors' responsibilities

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the group and of the profit or loss of the group for that year. In preparing those 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,
state whether applicable United Kingdom accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements,
prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group 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 of the group and to 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 of the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities

Disclosure of information to auditors

The directors confirm that

as far as they are aware, there is no relevant audit information of which the company's auditors are unaware, and
each director has taken all the steps he ought to have taken 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

Auditors

Chiene + Tait have signified their willingness to continue in office and a resolution to reappoint them as auditors will be proposed at the Annual General Meeting

BY ORDER OF THE BOARD



Roderick M Urquhart, WS
Secretary

18 2007

INDEPENDENT AUDITORS' REPORT TO THE SHAREHOLDER OF

KILMARTIN HOLDINGS LIMITED



We have audited the financial statements of Kilmartin Holdings Limited for the year ended 30 April 2007 set out on pages 6 to 25. These financial statements have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets and the accounting policies set out therein.

This report is made solely to the company's shareholder 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 shareholder 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 shareholder, for our audit work, for this report, or for the opinion we have formed.

Respective responsibilities of directors and auditors

As described in the Statement of Directors' Responsibilities the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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 report to you whether, in our opinion, the information given in the Directors' Report is consistent with the financial statements. We also 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 transactions with the company and other members of the group is not disclosed.

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

Basis of audit 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.

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, of the state of the company and the group's affairs as at 30 April 2007 and of the company and the group's profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985, and
- the information given in the Directors' Report is consistent with the financial statements.

Chiene + Tait

CHIENE + TAIT

Chartered Accountants and Registered Auditors

61 Dublin Street

Edinburgh EH3 6NL

10 August 2007

KILMARTIN HOLDINGS LIMITED
CONSOLIDATED PROFIT and LOSS ACCOUNT
For the year ended 30 April 2007

| | Notes | 2007 £'000 | 2006 £'000 |
|--|--------------|-----------------------|-----------------------|
| Turnover | | | |
| Group and share of joint ventures | | | |
| Continuing operations | | 127,813 | 48,237 |
| Acquisitions | | 4,216 | 30,139 |
| Discontinued operations | | | 1,027 |
| Less share of joint ventures' turnover | | (38,932) | (4,115) |
| | | --- | |
| Group turnover | 2,3 | 93,097 | 75,288 |
| Cost of sales | 3 | (74,713) | (62,008) |
| | | --- | --- |
| Gross profit | 3 | 18,384 | 13,280 |
| Administrative expenses | 3 | (8,176) | (4,047) |
| | | --- | --- |
| Group operating profit | 3,4 | 10,208 | 9,233 |
| Share of operating profit in | | | |
| Joint ventures | | 9,773 | 2,386 |
| Associates | | 3 | 55 |
| Amortisation of goodwill on acquisitions | 14 | (383) | (474) |
| | | | --- |
| | | | |
| Continuing operations | | 12,091 | 5,896 |
| Acquisitions | | 7,510 | 5,431 |
| Discontinued operations | | | (127) |
| Operating profit of the group, joint ventures and associates | 3 | 19,601 | 11,200 |
| Profit on disposal of fixed assets | 6 | 2,709 | 6,199 |
| Profit on disposal of fixed asset investments | 7 | 1,896 | 2,007 |
| Interest receivable | 8 | 2,620 | 959 |
| Interest payable | 9 | (16,751) | (12,594) |
| | | --- | --- |
| Profit on ordinary activities before tax | | 10,075 | 7,771 |
| Tax on profit on ordinary activities | 10 | (2,117) | (1,909) |
| | | --- | --- |
| Profit on ordinary activities after tax | | 7,958 | 5,862 |
| Minority interests – Equity | | (4) | (740) |
| | | --- | --- |
| Profit for the financial year | 23, 25 | 7,954 | 5,122 |
| | | ===== | ===== |

The notes on pages 11 to 25 form part of these financial statements

KILMARTIN HOLDINGS LIMITED

CONSOLIDATED STATEMENT of TOTAL RECOGNISED GAINS and LOSSES

For the year ended 30 April 2007

| | Notes | 2007 £'000 | 2006 £'000 |
|---|--------------|-----------------------|-----------------------|
| Profit for the financial year | | 7,954 | 5,122 |
| Net surplus on revaluation of investment property group | 24 | | 821 |
| Charge to current tax provision | 10 | (8) | (23) |
| Total recognised gains and losses relating to the year | | <u>7,946</u> | <u>5,920</u> |

CONSOLIDATED NOTE of HISTORIC COST PROFITS and LOSSES

For the year ended 30 April 2007

| | Notes | 2007 £'000 | 2006 £'000 |
|---|--------------|-----------------------|-----------------------|
| Profit on ordinary activities before taxation | | 10,075 | 7,771 |
| Realisation of revaluation gains of previous years | 24 | 452 | 265 |
| Historical cost profit on ordinary activities before taxation | | <u>10,527</u> | <u>8,036</u> |
| Historical cost profit for the year after taxation, equity minority interests and dividends | | <u>5,406</u> | <u>5,387</u> |

The notes on pages 11 to 25 form part of these financial statements

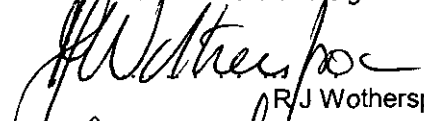
KILMARTIN HOLDINGS LIMITED


CONSOLIDATED BALANCE SHEET

As at 30 April 2007

| | Notes | £'000 | 2007 £'000 | 2006 £'000 |
|--|-------|-----------|---------------|---------------|
| Fixed assets | | | | |
| Intangibles | 14 | | 2,017 | 4,321 |
| Tangible fixed assets | 13 | | 50 | 23,105 |
| Investments | 15 | | 1,262 | 572 |
| Investments in joint ventures | | | | |
| Share of Gross Assets | | 29,746 | | 61,948 |
| Share of Gross Liabilities | | (24,776) | | (58,652) |
| Share of Net Assets | 15 | 4,970 | | 3,296 |
| Loans to Joint Ventures | 15 | 10,206 | | 12,453 |
| | | | -- | -- |
| Investments in associates | 15 | 15,176 | | 15,749 |
| | 15 | 2,778 | | 3,261 |
| | | | 17,954 | 19,010 |
| | | | 21,283 | 47,008 |
| Current assets | | | | |
| Stocks and work in progress | 17 | 121,344 | | 116,276 |
| Debtors | 18 | 85,229 | | 53,116 |
| Cash at bank and in hand | | 717 | | 673 |
| | | 207,290 | | 170,065 |
| Creditors amounts falling due within one year | 19 | (216,000) | | (209,329) |
| Net current liabilities | | | (8,710) | (39,264) |
| Total assets less current liabilities | | | 12,573 | 7,744 |
| Creditors amounts falling due after one year | 20 | | (1,393) | - |
| Provision for liabilities and charges | 21 | | | (975) |
| Minority interests – Equity interests | | | (252) | (787) |
| Net assets | | | 10,928 | 5,982 |
| | | | ===== | ===== |
| Capital and reserves | | | | |
| Share capital | 22 | | 2 | 2 |
| Profit and loss account | 23 | | 9,831 | 4,433 |
| Revaluation reserve | 24 | | 1,095 | 1,547 |
| Equity shareholder's funds | 25 | | 10,928 | 5,982 |
| | | | ===== | ===== |

Approved by the Board of Directors and signed on its behalf by


 R J Wotherspoon Director


 N S McGuinness Director

27 July 2007

The notes on pages 11 to 25 form part of these financial statements


KILMARTIN HOLDINGS LIMITED


COMPANY BALANCE SHEET

As at 30 April 2007

| | Notes | £'000 | 2007 £'000 | £'000 | 2006 £'000 |
|--|-------|----------|---------------|---------|---------------|
| Fixed assets | | | | | |
| Investments | 16 | | 5,990 | | 4,402 |
| Current assets | | | | | |
| Debtors | 18 | 6,745 | | 4,710 | |
| Creditors amounts falling due within one year | 19 | (11,854) | | (9,149) | |
| Net current liabilities | | | (5,109) | | (4,439) |
| Net assets/(liabilities) | | | 881 | | (37) |
| | | | ===== | | ===== |
| Capital and reserves | | | | | |
| Share capital | 22 | | 2 | | 2 |
| Profit and loss account | 23 | | 879 | | (39) |
| Equity shareholder's funds/(deficit) | 25 | | 881 | | (37) |
| | | | ===== | | ===== |

Approved by the Board of Directors and signed on its behalf by


 R J Wotherspoon Director


 N S McGuinness Director

27 July 2007

The notes on pages 11 to 25 form part of these financial statements

KILMARTIN HOLDINGS LIMITED

CONSOLIDATED CASH FLOW STATEMENT

For the year ended 30 April 2007

| | Notes | £'000 | 2007 £'000 | £'000 | 2006 £'000 |
|---|-------|----------|---------------|---------|---------------|
| Net cash outflow from operating activities | 28 | | (11,065) | | (3,310) |
| Dividends received from joint ventures and associates | | 7,205 | | 334 | |
| | | | 7,205 | | 334 |
| Returns on investments and servicing of finance | | | | | |
| Interest received | | 2,423 | | 760 | |
| Interest paid | | (13,266) | | (9,638) | |
| | | | (10,843) | | (8,878) |
| Taxation | | | | | |
| Tax paid | | | (2,549) | | (397) |
| Capital expenditure and financial investment | | | | | |
| Payments to acquire tangible fixed assets | | (988) | | (9,804) | |
| Receipts from disposals of tangible fixed assets | | 24,059 | | 10,855 | |
| Loans advanced to associates | | (98) | | (444) | |
| Loans advanced to joint ventures | | (5,840) | | (8,096) | |
| | | | 17,133 | | (7,489) |
| Acquisitions and disposals | | | | | |
| Payments to acquire investments | | (426) | | (572) | |
| Payments to acquire interests in joint ventures | | (2,038) | | (3,001) | |
| Payments to acquire interests in subsidiaries | | (50) | | | |
| Receipts from disposals of investments | | 149 | | | |
| Receipts from disposals of subsidiaries | | 1,707 | | 1,681 | |
| Receipts from disposals of joint ventures | | 8,642 | | 386 | |
| Net cash balance acquired/disposed of with subsidiary undertaking | | (17) | | (4,306) | |
| | | | 7,967 | | (5,812) |
| Equity dividends paid | | | (3,539) | | |
| Increase/(decrease) in cash | 29 | | 4,309 | | (25,552) |
| | | | ===== | | ===== |

The notes on pages 11 to 25 form part of these financial statements

KILMARTIN HOLDINGS LIMITED

NOTES to the FINANCIAL STATEMENTS

For the year ended 30 April 2007

1. Principal accounting policies

Basis of accounting

The financial statements have been prepared under the historical cost convention as modified to include the revaluation of certain fixed assets and in accordance with applicable accounting standards

Basis of consolidation

The group financial statements consolidate the financial statements of the company and its subsidiary undertakings and its share of the results and post acquisition reserves of associated undertakings and joint ventures. No profit and loss account is presented for Kilmartin Holdings Limited as provided by s230 of the Companies Act 1985

Profit recognition

Profit is included in the financial statements in connection with property developments when a legally binding contract for the sale of the development has been entered into and legal conclusion has taken place before the year end. When legally binding contracts exist, profits on the construction and refurbishment elements of the development are determined only when the outcome can be assessed with reasonable certainty. Provisions are made in full for foreseeable losses. Other profits arising from developments are included in the financial statements only when legal completion of the sale of the development has been effected.

Investments

Investments in subsidiary and associated undertakings are shown at the lower of cost and net realisable value in the company balance sheet.

In the consolidated financial statements, shares in associated undertakings and joint ventures are accounted for using the equity method. The consolidated profit and loss account includes the group's share of the pre tax profits and attributable taxation of the associated undertakings based on audited financial statements for the financial year or management accounts. In the consolidated balance sheet the investment in associated undertakings and joint ventures is shown as the group's share of net assets of the associated undertakings and joint ventures.

Accounting for acquisitions and disposals

The profits and losses of subsidiary and associated undertakings and joint ventures are consolidated from the date of acquisition to the date of disposal. The difference between the cost of acquisition of shares in subsidiaries, associates and joint ventures and the fair value of the separable net assets acquired is amortised through the profit and loss account in equal instalments over its estimated useful life.

The goodwill on Tinsley Park Holdings Limited and Bloc Limited is being amortised on a straight line basis over 10 years. The goodwill on Kilmartin Properties (No. 2) Limited is being amortised on a straight line basis over 2 years and that on Wynyrd Park Limited over 20 years.

Deferred taxation

Deferred tax is provided on the liability method to take account of timing differences between the treatment of certain items for accounts purposes and their treatment for tax purposes. Tax deferred is accounted for in respect of all material timing differences. Deferred taxation is not provided on timing differences arising from the revaluation of fixed assets where there is no commitment to sell the asset. Deferred tax assets are only recognised to the extent that they are regarded as recoverable.

Pension costs

The group contributes to a group money purchase pension scheme and the pension charge in the profit and loss account represents the amounts payable by the group to the fund in respect of the year.

NOTES to the FINANCIAL STATEMENTS (Contd)

For the year ended 30 April 2007**1 Principal accounting policies (Contd)****Stocks and work in progress**

Development properties and stocks are valued at the lower of cost and net realisable value. Cost is computed on the total consideration paid. Net realisable value is based on estimated selling price less the estimated cost of disposal.

Tangible fixed assets and depreciation

Investment properties are included at valuation on completion of a development. Investment properties under development are included at cost together with construction and/or refurbishment costs. The company has not provided for depreciation on investment properties in accordance with SSAP 19 "Investment Properties". In complying with SSAP 19 the Directors have not fully complied with the Companies Act 1985 but consider that this departure is necessary to provide a "true and fair" view.

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

| | |
|----------------------------------|-----------------------|
| Computer equipment | 2 years straight line |
| Leasehold buildings improvements | 2 years straight line |
| Plant and machinery | 2 years straight line |
| Office equipment | 2 years straight line |

2 Turnover

Turnover represents the amounts derived from the provision of services which fall within the company's ordinary activities within the United Kingdom stated net of value added tax.

Turnover of development properties which are not held for the long term is recorded when a sale is completed in accordance with the profit recognition criteria above. Turnover includes sales of directly held work in progress.

3 Analysis of continuing, acquired and discontinued operations

| | 2007 Con- tinuing £'000 | 2007 Acquired £'000 | 2007 Total £'000 | 2006 Con- tinuing £'000 | 2006 Acquired £'000 | 2006 Dis- continued £'000 | 2006 Total £'000 |
|--|----------------------------------|---------------------------|------------------------|----------------------------------|---------------------------|------------------------------------|------------------------|
| Turnover | 86,697 | 6,400 | 93,097 | 46,218 | 28,043 | 1,027 | 75,288 |
| Cost of sales | (74,715) | 2 | (74,713) | (38,232) | (22,709) | (1,067) | (62,008) |
| Gross profit | 11,982 | 6,402 | 18,384 | 7,986 | 5,334 | (40) | 13,280 |
| Administrative expenses | (8,168) | (8) | (8,176) | (3,280) | (680) | (87) | (4,047) |
| Group operating profit | 3,814 | 6,394 | 10,208 | 4,706 | 4,654 | (127) | 9,233 |
| Share of operating profit in Joint Ventures and Associates | 8,660 | 1,116 | 9,776 | 1,545 | 896 | | 2,441 |
| Amortisation of goodwill | (383) | | (383) | (355) | (119) | | (474) |
| | 12,091 | 7,510 | 19,601 | 5,896 | 5,431 | (127) | 11,200 |
| | ===== | ===== | ===== | ===== | ===== | ===== | ===== |

Discontinued operations relate to the Group's interest in All Terrain Clothing Limited which was disposed of during 2006.

KILMARTIN HOLDINGS LIMITED**NOTES to the FINANCIAL STATEMENTS (Contd)****For the year ended 30 April 2007**

| | | |
|--|--------------|--------------|
| 4. Group operating profit | 2007 | 2006 |
| | £'000 | £'000 |
| This is stated after charging | | |
| Auditors' remuneration – audit fee | 62 | 60 |
| Auditors' remuneration – other services relating to taxation | 56 | 66 |
| Amortisation of goodwill (note 14) | 383 | 474 |
| Depreciation (note 13) | 43 | 30 |
| | ===== | ===== |
| 5 Directors and employees | 2007 | 2006 |
| | £'000 | £'000 |
| Staff costs including directors' emoluments | | |
| Wages and salaries | 1,297 | 233 |
| Social security costs | 84 | 18 |
| Pension | 19 | 2 |
| | – | |
| | 1,400 | 253 |
| | ===== | ===== |
| Average number of employees during the year | 51 | 22 |
| | ===== | ===== |
| 6. Profit on disposal of fixed assets | 2007 | 2006 |
| | £'000 | £'000 |
| Profit on disposal of fixed assets – group | 1,767 | 4,850 |
| Profit on disposal of fixed assets – joint ventures | 936 | |
| Profit on disposal of fixed assets – associates | 6 | 1,349 |
| | 2,709 | 6,199 |
| | ===== | ===== |
| 7. Profit on disposal of fixed asset investments | 2007 | 2006 |
| | £'000 | £'000 |
| Profit on disposal of investments – group | 1,094 | 2,007 |
| Profit on disposal of investments – joint ventures | 802 | |
| | 1,896 | 2,007 |
| | ===== | ===== |
| 8 Interest receivable | 2007 | 2006 |
| | £'000 | £'000 |
| Group | 2,424 | 760 |
| Associates | 5 | 19 |
| Joint ventures | 191 | 180 |
| | – | |
| | 2,620 | 959 |
| | ===== | ===== |

KILMARTIN HOLDINGS LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd)

For the year ended 30 April 2007

| 9 Interest payable | 2007 £'000 | 2006 £'000 |
|---|--------------------------|--------------------------|
| Bank interest payable and similar charges – group | 13,266 | 10,421 |
| Bank interest payable and similar charges – associates | 383 | 203 |
| Bank interest payable and similar charges – joint ventures | 3,102 | 1,970 |
| | -- | -- |
| | 16,751 | 12,594 |
| | ===== | ===== |
| 10. Taxation | 2007 £'000 | 2006 £'000 |
| Group – current year recognised in the Profit and Loss account | 1,475 | 1,147 |
| Group – current year recognised in the STRGL | 8 | 23 |
| Group – overprovision in previous years | (3) | (145) |
| Group Relief | (139) | |
| Payments for group relief recognised in the Profit and Loss account | 111 | |
| | -- | -- |
| | 1,452 | 1,025 |
| Associates– current year | 455 | (7) |
| Joint ventures – current year | 729 | 222 |
| | -- | -- |
| Total Current taxation | 2,636 | 1,240 |
| Deferred tax – origination and reversal of timing differences | | |
| Group (note 21) | (590) | 692 |
| Adjustments in respect of previous periods | 79 | |
| | -- | -- |
| Tax on profit on ordinary activities | 2,125 | 1,932 |
| | ===== | ===== |

The tax assessed for the period is lower (2006 lower) than the expected tax charge (2006 charge) as explained below

| | 2007 £'000 | 2006 £'000 |
|--|----------------------|----------------------|
| Profit on ordinary activities before tax | 10,075 | 7,771 |
| Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 30% (2006 30%) | 3,023 | 2,331 |
| Effects of | | |
| Differences in tax rates | (7) | |
| Expenses not deductible for tax purposes | 1,162 | |
| Taxable income | 372 | 3 |
| Other timing differences | 418 | 10 |
| Capital allowances | 925 | (281) |
| Utilisation of tax losses | (609) | (322) |
| Tax losses carried forward | 474 | 1,660 |
| Tax losses carried back | 73 | 170 |
| Capital losses carried forward | | (110) |
| Non taxable income | (1,190) | (971) |
| Group relief surrendered/(surrendered) | 673 | (101) |
| Gain exempt for tax purposes | (2,536) | (1,004) |
| Adjustments to tax charge in respect of previous periods | (142) | (145) |
| | -- | -- |
| Current tax charge for the period | 2,636 | 1,240 |
| | ===== | ===== |

KILMARTIN HOLDINGS LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd)

For the year ended 30 April 2007

10 Taxation (Contd)

The group, including its share of joint ventures and associates, has an unrecognised deferred tax asset of £2,029,473 (2006 £1,933,988) This has arisen from tax losses carried forward Its recoverability is dependent upon future taxable profits arising, the likelihood of which cannot at this stage be determined with reasonable certainty

No provision has been made for deferred tax or gains recognised on revaluing properties to their market value The group share of the amount unprovided is £nil (2006 £419,727)

No payment is made for group tax losses relieved between subsidiary undertakings

11 Profit/(Loss) for the financial year

The profit for the financial year dealt with in the financial statements of the holding company was £3,918,000 (2006 loss £123,000)

| 12 Dividends | 2007 £'000 | 2006 £'000 |
|--|----------------|---------------|
| Interim dividend paid £1,500 (2006 £Nil) per share | 3,000 ===== | ===== |

13 Tangible fixed assets

| | Leasehold Buildings £'000 | Office Equipment £'000 | Plant & Investment Machinery £'000 | Properties £'000 | Computer Equipment £'000 | Total £'000 |
|---------------------------|---------------------------------|------------------------------|--|---------------------|--------------------------------|----------------|
| Cost | | | | | | |
| At 1 May 2006 | 24 | 1 | 62 | 23,034 | 9 | 23,130 |
| Additions during the year | | 8 | 20 | 955 | 5 | 988 |
| Disposals | (5) | | (6) | (21,075) | | (21,086) |
| Re classification | | | | (2,914) | | (2,914) |
| At 30 April 2007 | 19 | -- | 9 | 76 | 14 | 118 |
| Depreciation | | | | | | |
| At 1 May 2006 | 11 | | 13 | | 1 | 25 |
| Charge for the year | 5 | 1 | 31 | | 6 | 43 |
| At 30 April 2007 | 16 | 1 | 44 | | 7 | 68 |
| Net book value | | | | | | |
| At 30 April 2007 | 3 | 8 | 32 | | 7 | 50 |
| At 30 April 2006 | 13 | 1 | 49 | 23,034 | 8 | 23,105 |

KILMARTIN HOLDINGS LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd)

For the year ended 30 April 2007

13 Tangible fixed assets (Contd)

**Investment
Properties
£'000**

Historic cost

At 30 April 2007

At 30 April 2006

=====

22,233

=====

14 Intangibles

| | Goodwill on Subsidiaries £'000 | Goodwill on Associates £'000 | Goodwill on Joint Ventures £'000 | Other intangibles | Total £'000 |
|-----------------------------------|---|---|---|------------------------------|------------------------|
| Cost | | | | | |
| At 1 May 2006 | 262 | 2,496 | 2,618 | | 5,376 |
| On acquisitions in year (note 27) | 78 | | | | 78 |
| Additions | | | | 74 | 74 |
| Disposals | (190) | | (2,000) | | (2,190) |
| At 30 April 2007 | 150 | 2,496 | 618 | 74 | 3,338 |
| | -- | -- | | | |
| Amortisation | | | | | |
| At 1 May 2006 | (9) | 827 | 237 | | 1,055 |
| Charge for the year | 101 | 222 | 60 | | 383 |
| Disposals | (17) | | (100) | | (117) |
| At 30 April 2007 | 75 | 1,049 | 197 | -- | 1,321 |
| | -- | -- | -- | -- | |
| Net book value | | | | | |
| At 30 April 2007 | 75 | 1,447 | 421 | 74 | 2,017 |
| | ===== | ===== | ===== | ===== | ===== |
| At 30 April 2006 | 271 | 1,669 | 2,381 | | 4,321 |
| | ===== | ===== | ===== | ===== | ===== |

15 Fixed asset investments – Group

| | Interests in associated under- takings £'000 | Loans to associated under- takings £'000 | Total £'000 | Interest in joint ventures £'000 | Loan to joint ventures £'000 | Total £'000 |
|-------------------------------|---|---|------------------------|---|---|------------------------|
| Value at 1 May 2006 | 2,342 | 919 | 3,261 | 3,296 | 12,453 | 15,749 |
| Additions in year | | 247 | 247 | 2,038 | 7,810 | 9,848 |
| Share of results for the year | 436 | | 436 | 7,332 | | 7,332 |
| Disposals in year | | (149) | (149) | (7,696) | (10,057) | (17,753) |
| Reclassification | | (1,017) | (1,017) | | | |
| Value at 30 April 2007 | 2,778 | | 2,778 | 4,970 | 10,206 | 15,176 |
| | ===== | ===== | ===== | ===== | ===== | ===== |

Cost of interests in associates and joint ventures at 30 April 2007 was £8,559,179 (2006 £6,939,229)

KILMARTIN HOLDINGS LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd)

For the year ended 30 April 2007

15 Fixed asset investments – Group (Contd)

Additional disclosures required for joint ventures which in aggregate exceed the 15% threshold

| | Joint Ventures £'000 |
|-----------------------------|--|
| Share of turnover | 38,932 ===== |
| Share of assets | |
| Current assets | 29,746 |
| | 29,746 |
| Share of liabilities | |
| Due within one year or less | (24,776) |
| Share of net assets | 4,970 ===== |
| | Other investments Total £'000 |
| Cost at 1 May 2006 | 572 |
| Additions in year | 73 |
| Disposals in year | (400) |
| Reclassification | 1,017 |
| Cost at 30 April 2007 | 1,262 ===== |

16 Fixed asset investments – Company

| | Loans to Associated Under- takings £'000 | Interests in Associated Under- takings £'000 | Shares in Subsidiary Under- takings £'000 | Total £'000 |
|------------------|---|---|--|------------------------|
| Cost | | | | |
| At 1 May 2006 | 28 | 4,374 | | 4,402 |
| Additions | | 2,001 | 50 | 2,051 |
| Disposals | (28) | (435) | | (463) |
| | | -- | | |
| At 30 April 2007 | | 5,940 | 50 | 5,990 |
| | ===== | ===== | ===== | ===== |

17 Stock and work in progress

| | 2007 £'000 | Company 2006 £'000 | 2007 £'000 | Group 2006 £'000 |
|------------------------|-----------------------|-----------------------------------|-----------------------|---------------------------------|
| Development properties | | | 121,311 | 116,262 |
| Stock | | | 33 | 14 |
| | | -- | | |
| | | | 121,344 | 116,276 |
| | ===== | ===== | ===== | ===== |

KILMARTIN HOLDINGS LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd.)

For the year ended 30 April 2007

| 18 Debtors | Company | | Group | |
|-------------------------------------|----------------|--------------|--------------|--------------|
| | 2007 | 2006 | 2007 | 2006 |
| | £'000 | £'000 | £'000 | £'000 |
| Trade debtors | | | 658 | 459 |
| Other debtors | 30 | | 3,108 | 4,351 |
| Prepayments and accrued income | | | 34,072 | 34,007 |
| Amounts due by associated companies | | | 7,781 | 12,057 |
| Amounts due by group companies | 5,002 | 4,194 | | |
| Amounts due by related companies | 1,713 | 516 | 39,610 | 2,242 |
| | 6,745 | 4,710 | 85,229 | 53,116 |
| | ===== | ===== | ===== | ===== |

The consolidated other debtors reported above includes £Nil due in more than one year (2006 £3,706,000)

| 19 Creditors Amounts falling due within one year | Company | | Group | |
|---|----------------|--------------|--------------|--------------|
| | 2007 | 2006 | 2007 | 2006 |
| | £'000 | £'000 | £'000 | £'000 |
| Bank overdrafts | 11,776 | 8,927 | 185,649 | 189,914 |
| Trade creditors | | | 1,840 | 636 |
| Amounts due to associated companies | 5 | 6 | 3 | |
| Amounts due to related companies | | | 20,223 | 7,813 |
| Other taxation and social security | | | 837 | 376 |
| Other creditors | | 167 | 1,360 | 958 |
| Accruals and deferred income | 73 | 49 | 5,763 | 8,687 |
| Corporation tax | | | 325 | 945 |
| | 11,854 | 9,149 | 216,000 | 209,329 |
| | ===== | ===== | ===== | ===== |

The company's bankers hold cross company guarantees between companies within the Kilmartin Holdings Group. At 30 April 2007 the amount outstanding on overdrafts within the group facility amounted to £162,601,617 (2006 £158,916,705)

The bank borrowing is secured by a bond, floating charges and standard securities over the assets of the group

| 20. Creditors Amounts falling due after more than one year | Company | | Group | |
|---|----------------|--------------|--------------|--------------|
| | 2007 | 2006 | 2007 | 2006 |
| | £'000 | £'000 | £'000 | £'000 |
| Accruals and deferred income | | | 1,393 | |
| | ===== | ===== | ===== | ===== |

| 21 Provision for deferred taxation | 2007 | 2006 |
|--|--------------|--------------|
| | £'000 | £'000 |
| Accelerated capital allowances | | 975 |
| | ===== | ===== |
| Provision at 30 April 2006 | 975 | 283 |
| Deferred tax charge for the year (note 10) | (590) | 692 |
| Prior year adjustment (note 10) | 79 | |
| Elimination on sale of subsidiary | (464) | |
| Provision at 30 April 2007 | | 975 |
| | ===== | ===== |

KILMARTIN HOLDINGS LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd)

For the year ended 30 April 2007

22 Share capital

| | Authorised | | Allotted, called up and fully paid | |
|----------------------------|------------|---------|---------------------------------------|-------|
| | 2007 | 2006 | 2007 | 2006 |
| | No | No | £'000 | £'000 |
| Ordinary shares of £1 each | 100,000 | 100,000 | 2 | 2 |
| | ===== | ===== | ===== | ===== |

23 Profit and loss account

| | Company | | Group | |
|--|---------|-------|---------|-------|
| | 2007 | 2006 | 2007 | 2006 |
| | £'000 | £'000 | £'000 | £'000 |
| At 1 May 2006 | (39) | 84 | 4,433 | (931) |
| Profit/(loss) for the year | 3,918 | (123) | 7,954 | 5,122 |
| Dividends | (3,000) | | (3,000) | |
| Realisation of group relief | | | (8) | (23) |
| Realisation of revaluation gains of previous years | | | 452 | 265 |
| | -- | | | |
| At 30 April 2007 | 879 | (39) | 9,831 | 4,433 |
| | ===== | ===== | ===== | ===== |

24. Revaluation reserve

| | Company | | Group | |
|--|---------|-------|-------|-------|
| | 2007 | 2006 | 2007 | 2006 |
| | £'000 | £'000 | £'000 | £'000 |
| At 1 May 2006 | | | 1,547 | 991 |
| Net surplus on revaluation of properties | | | | 821 |
| Realisation of revaluation gains of previous years | | | (452) | (265) |
| | | | -- | |
| At 30 April 2007 | | | 1,095 | 1,547 |
| | ===== | ===== | ===== | ===== |

25 Reconciliation of movement in shareholder's funds

| | Company | | Group | |
|--|---------|-------|---------|-------|
| | 2007 | 2006 | 2007 | 2006 |
| | £'000 | £'000 | £'000 | £'000 |
| At 1 May 2006 | (37) | 86 | 5,982 | 62 |
| Profit/(loss) for the year | 3,918 | (123) | 7,954 | 5,122 |
| Dividends | (3,000) | | (3,000) | |
| Realisation of group relief | | | (8) | (23) |
| Net surplus on revaluation of properties | | | | 821 |
| | -- | | | |
| At 30 April 2007 | 881 | (37) | 10,928 | 5,982 |
| | ===== | ===== | ===== | ===== |

26 Ultimate controlling party and related party disclosures

For the whole of the year the company's ultimate controlling party was its director and sole shareholder R J Wotherspoon. Subsequent to the year end, Uberior Ventures Limited acquired a 50% interest in the share capital of Kilmartin Holdings Limited.

During the year, £5,014,703 (2006 £2,582,400) of management fees were payable to Caledon Trading Limited, Property Consultants, of which R J Wotherspoon is sole shareholder.

KILMARTIN HOLDINGS LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd)

For the year ended 30 April 2007

26 Ultimate controlling party and related party disclosures (Contd)

The group provided the following loans to associates and joint ventures

| | Balance at 30 April 2007 £'000 | Interest receivable in year £'000 | Balance at 30 April 2006 £'000 | Interest receivable in 2006 £'000 |
|---|---|--|---|--|
| Wynyard Park Limited | | 343 | 4,385 | |
| Amerdale Kilmartin LLP | 3,344 | | 3,344 | |
| K G Estates Limited | | 236 | 1,326 | |
| Kilmartin SCI (Hulton House) | | | 1,971 | |
| Kilmerlin Danesmount Chester Yor Limited | 6,862 | 176 | 1,427 | |
| | ===== | ===== | ===== | ===== |

At 30 April 2007 the following balances were due to the group from related companies in which R J Wotherspoon has an interest

| | 2007 £'000 | 2006 £'000 |
|--------------------------------------|---------------|---------------|
| All Terrain Clothing Limited | 156 | 548 |
| Annfield Assets Limited | 21,616 | |
| Bloc Limited | | 3 |
| Bride Parks Limited | 459 | 13 |
| Buccmartin Properties Limited | 1,737 | |
| Caledon Trading Limited | 187 | |
| Deanmartin Limited | 5,216 | |
| Glenlyon Estate | | 8 |
| Greenhighlander Properties Limited | | 7 |
| In Business Consulting Limited | | 1 |
| K G Estates Limited | | 1,684 |
| K W Scotland Limited | | 1 |
| K W Properties Limited | | 1,058 |
| Kilbride Properties Limited | 9,501 | 6,862 |
| Kilmartin SCI (Hulton House) Limited | 96 | 1 |
| Kilmerlin Danesmount Limited | 740 | |
| Kilmerlin Danesmount Chester Limited | 733 | |
| Kilmartin Regent Limited | | 3,420 |
| Kilmartin Roadside Limited | | 4 |
| Perth Properties Limited | | 342 |
| Playgolf Holdings plc | 41 | |
| Power Developments Limited | 54 | 54 |
| R J Wotherspoon & Associates | | 8 |
| R W W Estates | | 3 |
| Sheffield City Airport Limited | | 1 |
| Strathmore Building Services Limited | 14 | 14 |
| Sovereign House Limited | 44 | 79 |
| Sovereign House Developments Limited | | 85 |
| T Homewood Limited | 37 | |
| The Mound Property Company Limited | | 16 |
| Octagon Limited | 274 | 1 |
| Yor Limited | | 70 |
| Wynyard Park Limited | | 16 |
| | ===== | ===== |

The company has elected to take advantage of the exemption granted in Financial Reporting Standard 8 – "Related Party Disclosures" available to 90% or more owned subsidiaries and has not disclosed transactions with those companies in the Kilmartin Holdings Group

KILMARTIN HOLDINGS LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd)

For the year ended 30 April 2007

27 Acquisitions

Subsidiaries

During the year Kilmartin Holdings Limited paid £50,250 for 648 ordinary shares of £1 each in Octagon Europe Limited. This represented 72% of the share capital of the company.

Identifiable assets and liabilities acquired and their provisional fair value to the Group at the date of acquisition were as follows:

| | Book & Fair Value to Group £'000 |
|---------------------------|--|
| Fixed assets | |
| Investments | 29 |
| Tangible assets | 8 |
| Total assets | 37 |
| Creditors | |
| Bank loans and overdrafts | 17 |
| Other creditors | 48 |
| Total liabilities | 65 |
| Net liabilities | (28) |
| Goodwill (Note 14) | 78 |
| | 50 |
| | ===== |
| Satisfied by | £'000 |
| Cash | 50 |
| | ===== |

Joint Ventures

During the year Kilmartin Holdings paid £2,000,100 for Playgolf Kilmartin Limited. This consideration represented Kilmartin Holdings Limited's share of the fair value of the assets and liabilities at the date of completion.

During the year Bloc Limited, a 50% joint venture of Kilmartin Holdings Limited, invested £75,000 to acquire a 75% share of Katalyst Projects Limited. This consideration represented the fair value of the assets and liabilities acquired at the date of completion.

KILMARTIN HOLDINGS LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd)

For the year ended 30 April 2007

28. Reconciliation of operating profit to net cash outflow from operating activities

| | 2007 | 2006 |
|--|--------------|--------------|
| | £'000 | £'000 |
| Operating profit | 10,208 | 9,233 |
| Depreciation | 43 | 30 |
| Increase in stock and work in progress | (2,154) | (9,025) |
| Increase in debtors | (11,885) | (10,769) |
| (Decrease)/ increase in creditors | (7,277) | 7,221 |
| | -- | -- |
| Net cash outflow from operating activities | (11,065) | (3,310) |
| | ===== | ===== |

29 Reconciliation of cash flow to movement in net funds

| | 2007 | 2006 |
|--|--------------|--------------|
| | £'000 | £'000 |
| Increase/ (Decrease) in cash in the year | 4,309 | (25,552) |
| Movement in net funds for the year | 4,309 | (25,552) |
| Opening net funds | (189,241) | (163,689) |
| | -- | -- |
| Closing net funds | (184,932) | (189,241) |
| | ===== | ===== |

For both acquisitions and disposals during the year a cash consideration was paid/received

30. Analysis of changes in net funds

| | At | Cash | At |
|--------------------------|--------------|--------------|-----------------|
| | 1 May | Flows | 30 April |
| | 2006 | | 2007 |
| | £'000 | £'000 | £'000 |
| Cash at bank and in hand | 673 | 44 | 717 |
| Bank overdrafts | (189,914) | 4,265 | (185,649) |
| | -- | -- | -- |
| | (189,241) | 4,309 | (184,932) |
| | ===== | ===== | ===== |

KILMARTIN HOLDINGS LIMITED

NOTES to the FINANCIAL STATEMENTS (Contd)

For the year ended 30 April 2007

31 Additional information on subsidiaries, associated undertakings and joint ventures

| Name of Subsidiary Undertaking | Nature of Business | Country of Registration | Class of Share | Proportion Held Group | Parent | Year End |
|--|---------------------------|--------------------------------|-----------------------|------------------------------|---------------|-----------------|
| Ballymena Properties Limited | Property development | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin Cameron Toll Limited | Holding company | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin Developments Limited | Property development | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin Developments (No 2) Limited | Holding company | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin Developments Glasgow Limited | Property development | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin Estates Limited | Property development | Scotland | Ordinary | 100% | 100% | 30 04 07 |
| Kilmartin Glencairn Limited | Property development | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin (GP) Limited | Holding company | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin Homes Limited | Property development | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin Inshes Limited | Property development | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin Inshes (No 2) Limited | Property development | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin (Maidenhead) Limited | Property development | Scotland | Ordinary | 100 | | 30 04 07 |
| Kilmartin Port Dundas Limited | Property development | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin Properties (TW) Limited | Property development | Scotland | Ordinary | 100% | 100% | 30 04 07 |
| Kilmartin Property Group Limited | Property development | Scotland | Ordinary | 100% | 100% | 30 04 07 |
| Kilmartin Rochdale Limited | Property investment | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin Securities Limited | Property development | Scotland | Ordinary | 100% | | 30 04 07 |
| Lismore Investments Limited | Property development | Scotland | Ordinary | 100% | | 30 04 07 |
| Robin Gate Wood Limited | Dormant | Scotland | Ordinary | 100% | | 30 04 07 |
| Lomond Shores No 4 Limited | Dormant | Scotland | Ordinary | 100% | | 31 05 07 |
| Kilmartin Ventures Limited | Property development | Scotland | Ordinary | 100% | 100% | 30 04 07 |
| Kilmartin Vincent Limited | Property Investment | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin Amerdale Limited | Property development | Scotland | Ordinary | 85% | | 30 04 07 |
| Kilmartin Properties (No 2) Limited | Holding company | England | Ordinary | 100% | | 30 04 07 |
| Kilmartin London Limited | Property development | Scotland | Ordinary | 100% | | 30 04 07 |
| Kilmartin London Property Services Limited | Project Management | Scotland | Ordinary | 100% | | 30 04 07 |

KILMARTIN HOLDINGS LIMITED**NOTES to the FINANCIAL STATEMENTS (Contd)****For the year ended 30 April 2007****31. Additional information on subsidiaries, associated undertakings and joint ventures (Contd)**

| Name of Subsidiary Undertaking | Nature of Business | Country of Registration | Class of Share | Proportion Held Group Parent | Year End |
|---------------------------------------|---------------------------|--------------------------------|-----------------------|-------------------------------------|-----------------|
| Kilmartin Ealing Limited | Management company | Scotland | Ordinary | 100% | 30 04 07 |
| Kilmartin Roadside Limited | Property development | Scotland | Ordinary | 100% | 30 04 07 |
| Liberton Properties Limited | Property Development | Scotland | Ordinary | 100% | 30 04 07 |
| Kilmartin Property Services Limited | Dormant | Scotland | Ordinary | 100% | 30 04 07 |
| Kilmartin Inns Limited | Property investment | Scotland | Ordinary | 70% | 30 04 07 |
| K M Estates 2 Limited | Property Development | Scotland | Ordinary | 100% | 30 04 07 |
| Kilmartin (Fleet) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (Birmingham) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (Farnborough) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (Sittingbourne) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (East Grinstead) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (Woking) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (Slough) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (Maderia House) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (North End Road) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (Unit 1 Plymouth) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (Unit 2 Plymouth) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (No 3) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (No 4) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (No 5) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (No 6) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (No 7) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (No 8) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (No 9) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (No 10) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |
| Kilmartin (No 11) Limited | Property investment | England | Ordinary | 100% | 30 04 07 |

NOTES to the FINANCIAL STATEMENTS (Contd)

For the year ended 30 April 2007**31 Additional information on subsidiaries, associated undertakings and joint ventures (Contd)**

| Name of Subsidiary Undertaking | Nature of Business | Country of Registration | Class of Share | Proportion Held | | Year End |
|---------------------------------------|---------------------------|--------------------------------|-----------------------|------------------------|---------------|-----------------|
| | | | | Group | Parent | |
| Kilmartin (No 12) Limited | Property investment | England | Ordinary | 100% | | 30 04 07 |
| Kilmartin (No 13) Limited | Property investment | England | Ordinary | 100% | | 30 04 07 |
| Kilmartin (No 15) Limited | Property investment | England | Ordinary | 100% | | 30 04 07 |
| Kilmartin (No 16) Limited | Property investment | England | Ordinary | 100% | | 30 04 07 |
| Kilmartin (No 17) Limited | Property investment | England | Ordinary | 100% | | 30 04 07 |
| Octagon Europe Limited | Intelligential Property | Scotland | Ordinary | 72% | 72% | 30 04 07 |

| Name of Principal Associates and Joint Ventures | Nature of Business | Country of Registration | Class of Share | Proportion Held | | Year End |
|--|------------------------------|--------------------------------|-----------------------|------------------------|---------------|-----------------|
| | | | | Group | Parent | |
| Bloc Limited | Land partnership development | England | Ordinary | 50% | 50% | 31 12 06 |
| Buccmartin Limited | Property development | Scotland | Ordinary | 50% | | 28 02 07 |
| Deanmartin Developments Limited | Property development | Scotland | Ordinary | 50% | | 30 03 07 |
| Kilmartin PPG Strand Limited | Property development | Scotland | Ordinary | 25% | | 31 01 06 |
| Kilmartin SCI (Hulton House) | Property investment | England | N/A | 50% | | 30 04 07 |
| Kilmartin SCI (Hulton House) Limited | Nominee company | England | Ordinary | 50% | | 30 04 07 |
| Kilmerlin Danesmount Chester Limited | Property development | Scotland | Ordinary | 50% | | 30 04 07 |
| Tinsley Park Holdings Limited | Holding company | England | Ordinary | 33% | 33% | 31 12 06 |
| Amerdale Kilmartin LLP | Property development | England | N/A | 50% | | 31 03 07 |
| Kilmartin Regent Limited | Property development | Scotland | Ordinary | 50% | | 30 04 07 |
| Playgolf Kilmartin Limited | Property development | Scotland | Ordinary | 50% | 50% | 30 04 07 |