STATEMENT OF CHANGES IN EQUITY for the year ended 31 August 2008

<table>
<thead>
<tr>
<th>Stated capital</th>
<th>Accumulated profits</th>
<th>&amp; reserve</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>4,686,313</td>
<td>132,610,057</td>
<td>81,485,720</td>
<td>227,254,818</td>
</tr>
</tbody>
</table>

Net profit for the year: 8,472,828

Gross cash flows from operating activities: 19,393,001
Cash used in investing activities: (2,624,457)
Cash used in financing activities: (150,619)
Net increase in cash and cash equivalents: 2,678,719

BALANCE SHEET as at 31 August 2008

ASSETS

Non-current assets
Investment properties at fair value: 223,189,856

Current assets
Trade and other receivables: 721,579

Total assets: 227,254,818

LIABILITIES

Debenture interest & reserve: 8,472,828

Total equity and liabilities: 227,254,818

The results show an improvement on the company's recent forecast in the circular to shareholders issued on 15 April 2008. Rental income and direct property expenses were on budget. The latter expenses were increased in operating costs, however the largest service charge reduction was in the area of income costs. This was due to the revised timing of the final company property acquisitions and resultant changes in the company's funds.

We are pleased to report that a number of major issues have been escalated or reviewed since our interim reports were published in April 2008, namely Balfour Beatty Sats in Wola's Mal in Latvia for 1 year and the Gemar Technical Co-operation at a UK site for a further 3 years. A few of these issues have been dealt to standard in February 2009 at Balfour Beatty Cambridge in Sawer for 5 years.

The company is continuing to face further acquisitions, but will remain steadfast in not compromising the quality of the portfolio for sale and growth.

DISTRIBUTION TO LINKED UNITHOLDERS

We are pleased to report that a special distribution of £9.70 per linked unit has been achieved for the year of which £4.34 dividend was paid out on 30 May 2008 which covered distribution for 36 days. This is an improvement of 13.5% over the £4.34 order that was projected in the circular issued to linked unitholders on 15 April 2008. The distribution to unit holders is presented at an amortized rate of 9.05% on the initial issue price of £15 linked unit.

FINANCIAL REPORTING

The financial statements are presented in accordance with the adopted standard's and the business comprises a group of companies and an investment property company. The financial statements are in accordance with International Financial Reporting Standards (IFRS) and are a going concern basis using the historical cost basis, except for the measurement of certain non-current assets and financial instruments. These financial results have been prepared and presented in accordance with International Accounting Standard 34 (IAS 34) - Interim Reporting. Financial reporting and are presented in the Balance Sheet, which is the company's functional currency.

COMMENTS AND PROSPECTS

We are pleased to present to you the latest results of Primetime Property Holdings Limited for the fiscal year ended 31 August 2008.

We wish to record our sincere appreciation that the final results presented for the year ended 31 August 2008 incorporate results for the full year which effectively reflect the profits for the period since the date of 20 December 2007. Being from the date from which the company had to recognize that there were excesses in the properties owned and that the excesses exceeded the amount available in the financial accounts.

Depreciation, financial and property rentals currently being experienced in the market. In particular, the market, the business, rates have largely been immune to the turbulence in the normal business activities will not be, however, be affected except by exposure to whatever interest rate

The return on the investments properties has appreciated by over £10 million, a 20% over their cost base, with the acquisition of the first property portfolio being concluded only in May 2008.

FINANCIAL INFORMATION

The financial information is presented in accordance with International Financial Reporting Standards (IFRS) and are a going concern basis using the historical cost basis, except for the measurement of certain non-current assets and financial instruments. These financial results have been prepared and presented in accordance with International Accounting Standard 34 (IAS 34) - Interim Reporting. Financial reporting and are presented in the Balance Sheet, which is the company's functional currency.