

**SUNDERLAND (SHG) FINANCE PLC**

**Financial Statements**

**Year ended  
31 December 2007**

# SUNDERLAND (SHG) FINANCE PLC

Annual report and financial statements for the year ended 31 December 2007

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## Contents

### Page:

1 - 3	Directors' report
4 - 5	Report of the independent auditors
6	Income statement
7	Balance sheet
8	Cash flow statement
9 - 13	Notes to the financial statements

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## Directors

C. Burke  
F. Edge  
R. Mountford  
P. Williamson

## Secretary

T.H.F.C. (Services) Limited

## Registered Office

4<sup>th</sup> Floor  
107 Cannon Street  
London  
EC4N 5AF

## Company Number

4226284

## Auditors

PricewaterhouseCoopers LLP  
80 Strand  
London  
WC2R 0AF

# SUNDERLAND (SHG) FINANCE PLC

## DIRECTORS' REPORT

Year ended 31 December 2007

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The directors submit their report and financial statements for the year ended 31 December 2007.

### RESULTS AND DIVIDEND

The income statement is set out on page 6 and shows the results of the company for the period. The directors do not propose the payment of a dividend.

### PRINCIPAL ACTIVITY

The principal activity of the company is to provide finance for Registered Social Landlords (RSLs) registered under The Housing Act 1996. The company issued its first Secured Bonds to provide such finance on 26 June 2002. The borrowing RSL of the company is Sunderland Housing Company Limited. The loan to Sunderland Housing Company is made through T.H.F.C. (Capital) PLC which acts as an aggregating intermediary for loans to Sunderland Housing Company.

Prudential Trustee Company Limited acts as the Trustee on behalf of all Secured Bond holders, under the terms of a Security Agreement, and has the benefit of a fixed charge over certain assets of the borrowers and a floating charge over all the assets of the issuer.

The bond trustee may exercise certain powers in predetermined circumstances in the event of default by the borrowers.

The company expects to continue its principal activity for the life of the Secured Bonds.

### REVIEW OF BUSINESS AND FUTURE DEVELOPMENTS

The company has fulfilled its obligations under the bonds and expects to do so for the foreseeable future.

### SHARE CAPITAL AND COMPANY STRUCTURE

Sunderland (SHG) Finance Plc is a public limited company incorporated and domiciled in the United Kingdom. 49,999 shares of the company are held by Sunderland (SHG) Finance Holdings Limited. 1 share is held by Prudential Trustee Company Limited.

The directors have no beneficial interest in the share capital of Sunderland (SHG) Finance Holdings Limited.

### DIRECTORS

The directors who served during the year are as follows:

C. Burke	
D. Creed	(resigned 14 June 2007)
F. Edge	
R. Mountford	(appointed 6 July 2007)
P. Williamson	

The directors have no beneficial interest in the share capital of the company. The directors received no remuneration from 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 profit or loss of the company for that period. 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 accounting standards have been followed, subject to any material departure disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors confirm that they have complied with the above requirements in preparing the financial statements.

The company's financial statements are published on The Housing Finance Corporation's ("THFC's") website ([www.thfcorp.com](http://www.thfcorp.com)) and the directors are responsible for the maintenance and integrity of the website. However there is currently uncertainty regarding the legal requirements in publishing information on websites, compounded because information published on the internet is accessible in many countries with different legal requirements relating to the preparation and dissemination of financial statements.

The directors are responsible for keeping proper accounting records which disclose, with reasonable accuracy at any time, the financial position of the company 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 hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In the case of each director:

- so far as the director is aware, there is no relevant audit information of which the company's auditors are unaware, and
- he/she has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

## **CREDITOR PAYMENT POLICY**

The company's principal creditors are the holders of the Secured Bonds. Payments to the holders of the Secured Bonds are made in accordance with the underlying issue documents. As at the financial year end, no amounts due for payment to the holders of the Secured Bonds were outstanding.

The company's policy is to pay all other creditors within 60 days of receipt of invoice.

## **FINANCIAL RISK MANAGEMENT**

The key financial risks of the company and how they are minimised are explained in note 2.

**SUNDERLAND (SHG) FINANCE PLC**

**DIRECTORS' REPORT (continued)**

**Year ended 31 December 2007**

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**AUDITORS**

The auditors, PricewaterhouseCoopers LLP, have indicated their willingness to continue in office and a resolution that they be reappointed as auditors will be proposed at the annual general meeting.

**On behalf of the board**



**For and on behalf  
of T.H.F.C. (Services) Limited  
Secretary**

25 March 2008

## SUNDERLAND (SHG) FINANCE PLC

### REPORT OF THE INDEPENDENT AUDITORS

Year ended 31 December 2007

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#### INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF SUNDERLAND (SHG) FINANCE PLC

We have audited the financial statements of Sunderland (SHG) Finance Plc for the year ended 31<sup>st</sup> December 2007, which comprise the Income Statement, the Balance Sheet, the Cash Flow Statements and the related notes. These financial statements have been prepared under the accounting policies set out therein.

##### **Respective responsibilities of directors and auditors**

The directors' responsibilities for preparing the financial statements in accordance with applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union 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). This report, including the opinion, has been prepared for and only for the company's members as a body in accordance with Section 235 of the Companies Act 1985 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

The maintenance and integrity of the website is the responsibility of the directors; the work carried out by the auditors does not involve consideration of these matters and, accordingly, the auditors accept no responsibility for any changes that may have occurred to the financial statements since they were initially presented on the website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

We report to you our opinion as to whether the financial statements give a true and fair view and have been properly prepared in accordance with the Companies Act 1985. We also report to you whether in our opinion the information given in the Directors' Report 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 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 judgments made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the group's and 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.

**SUNDERLAND (SHG) FINANCE PLC**

**REPORT OF THE INDEPENDENT AUDITORS (continued)**

**Year ended 31 December 2007**

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**Opinion**

In our opinion:

- the financial statements give a true and fair view, in accordance with IFRSs as adopted by the European Union, of the state of the company's affairs as at 31<sup>st</sup> December 2007 and of its income and expenditure and cash flows for the year then ended; and
- the financial statements 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.

*PricewaterhouseCoopers LLP*

PricewaterhouseCoopers LLP  
Chartered Accountants and Registered Auditors  
London  
25 March 2008

# SUNDERLAND (SHG) FINANCE PLC

## INCOME STATEMENT

Year ended 31 December 2007

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	Note	2007 £	2006 £
<b>OPERATING INCOME</b>			
Interest receivable and similar items	3	15,294,526	15,290,350
Costs receivable from borrower		<u>5,816</u>	<u>8,200</u>
		<u>15,300,342</u>	<u>15,298,550</u>
<b>OPERATING EXPENDITURE</b>			
Operating charges		20,242	18,450
Interest payable and similar items	4	<u>15,280,100</u>	<u>15,280,100</u>
		<u>15,300,342</u>	<u>15,298,550</u>
<b>PROFIT BEFORE AND AFTER TAXATION</b>	5	<u><u>-</u></u>	<u><u>-</u></u>

The accompanying notes are an integral part of these financial statements.

All amounts relate to continuing activities.

All recognised gains and losses are included in the income statement.

There have been no changes in equity in the year, therefore no separate statement of changes in equity has been prepared.

# SUNDERLAND (SHG) FINANCE PLC

## BALANCE SHEET

Year ended 31 December 2007

	Note	2007 £	2006 £
<b>ASSETS</b>			
Loan	7	239,500,000	239,500,000
Other receivables	8	3,862,136	3,867,264
Cash and cash equivalents		<u>12,500</u>	<u>12,500</u>
<b>TOTAL ASSETS</b>		<b><u>243,374,636</u></b>	<b><u>243,379,764</u></b>
<b>LIABILITIES</b>			
Other payables	9	3,862,136	3,867,264
Financial liabilities – secured bonds	10	239,500,000	239,500,000
<b>CAPITAL AND RESERVES</b>			
Share capital	11	12,500	12,500
Profit and loss account		-	-
<b>TOTAL CAPITAL, RESERVES AND LIABILITIES</b>		<b><u>243,374,636</u></b>	<b><u>243,379,764</u></b>

The accompanying notes are an integral part of these financial statements.

These financial statements were approved by the board and signed on its behalf by:



Director

25 March 2008

**SUNDERLAND (SHG) FINANCE PLC****CASHFLOW STATEMENT**  
**Year ended 31 December 2007**

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	Note	2007 £	2006 £
<b>NET CASH FLOW FROM OPERATING ACTIVITIES</b>			
Cash used in operations	12	(14,426)	(10,250)
Interest received		15,294,526	15,290,350
Interest paid on bond		(15,280,100)	(15,280,100)
		<hr/>	<hr/>
<b>NET CASH FLOW FROM OPERATING ACTIVITIES</b>		-	-
		<hr/>	<hr/>
<b>NET INCREASE IN CASH IN THE YEAR</b>		-	-
<b>CASH AT BANK AT 1 JANUARY</b>		12,500	12,500
		<hr/>	<hr/>
<b>CASH AT BANK AT 31 DECEMBER</b>		<u>12,500</u>	<u>12,500</u>

The accompanying notes are an integral part of these financial statements

## 1 ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented unless otherwise stated.

### **Basis of accounting**

These financial statements have been prepared in accordance with International Financial reporting Standards (“IFRS”) and IFRIC interpretations and with those parts of the Companies Act, 1985 applicable to companies reporting under IFRS. The financial statements have been prepared under the historical cost convention.

### **Segmental Analysis**

All operating income and expenditure is derived from activities undertaken in the United Kingdom.

### **Interest**

Interest receivable on the loan to the RSL and interest payable on the bonds is accounted for on an accruals basis.

### **Cash and cash equivalents**

Cash and cash equivalents represent amounts on demand deposit.

### **Loan to borrower (“Loan”)**

The loan is stated at amortised cost less allowance for loan losses.

### **Secured Bonds**

Secured Bonds are stated at amortised cost.

### **Prepayment**

Each loan agreement provides that any borrower may at any time purchase bonds at any price and following such a purchase the borrower is required to surrender the bonds to the issuer by way of prepayment of the borrower’s loan in an amount equal to the outstanding balance of the bonds being surrendered

## 2 FINANCIAL RISK MANAGEMENT

### **Credit risk**

The company’s credit risk is mitigated by the following factors: The bonds have a strong investment grade rating, based upon the ability of the ultimate borrower to meet its obligations under the loan. These ratings are subject to annual review and have remained at “AA-/Aa3” since inception. The bonds are secured on certain assets of the ultimate borrower. The borrower is subject to external regulation by The Housing Corporation. The bond trustee has the power to take control of the charged properties in certain pre-determined circumstances to protect cash flows to be used to satisfy obligations under the bonds.

## SUNDERLAND (SHG) FINANCE PLC

### NOTES ON THE FINANCIAL STATEMENTS (continued)

31 December 2007

#### Liquidity risk

To mitigate liquidity risk the company collects interest from the ultimate borrower four business days prior to payment to bondholders. Additionally the borrower maintains a debt service reserve fund with the bond trustee that approximates to one year's worth of interest payments that can be drawn upon in the event of a late payment.

The loan repayments by the borrowing RSL commence four business days before 31 March 2022. The repayments are calculated on an annuity basis with the final repayment being made four business days before 31 March 2042. Interest is receivable half yearly in arrears at an amount equal to the interest falling due for payment by the company on the Secured Bonds.

Interest on the Bonds is payable half yearly in arrears. As from 31 March 2022, each half yearly payment will be increased to include a capital element in order to redeem part of the principal amount of the Bonds.

#### Interest rate risk

The proceeds for the issue of the bonds were on-lent to the borrower on terms that ensured the company was not exposed to any risk in changes of interest rates.

#### 3 INTEREST RECEIVABLE

	2007 £	2006 £
Bank interest	14,426	10,250
On loan to borrower	15,280,100	15,280,100
	<u>15,294,526</u>	<u>15,290,350</u>

#### 4 INTEREST PAYABLE

	£	£
On 6.38% Secured Bonds 2042	<u>15,280,100</u>	<u>15,280,100</u>

#### 5 PROFIT BEFORE AND AFTER TAXATION

The profit before taxation is wholly attributable to the company's principal activity, arose wholly within the United Kingdom and is stated after charging:

	2007 £	2006 £
Auditors' remuneration: - audit services	<u>4,759</u>	<u>5,709</u>

#### 6 EMPLOYEES

There were no employees during the year other than the directors.

**SUNDERLAND (SHG) FINANCE PLC**

**NOTES ON THE FINANCIAL STATEMENTS (continued)**

**31 December 2007**

**7 LOAN**

**Amortised cost**

**£**

At 31 December 2007 and at 31 December 2006

**239,500,000**

**8 OTHER RECEIVABLES**

**2007**

**2006**

**£**

**£**

Interest receivable

**3,851,422**

3,851,422

Prepayments

**2,086**

1,998

Other debtors

**8,628**

13,844

**3,862,136**

**3,867,264**

**9 OTHER PAYABLES**

**2007**

**2006**

**£**

**£**

Interest payable

**3,851,422**

3,851,422

Accruals & deferred income

**10,714**

15,842

**3,862,136**

**3,867,264**

**10 FINANCIAL LIABILITIES – SECURED BONDS**

**2007**

**2006**

**£**

**£**

6.38% Secured Bonds 2042

**239,500,000**

**239,500,000**

The 6.38% secured bonds which are repayable between 31 March 2022 and 31 March 2042 were issued as follows:

	Nominal Value £	Premium £
26 June 2001	<b><u>239,500,000</u></b>	<b><u>94,363</u></b>

The proceeds of the above issue of £239,594,363 were used to make loans to the borrowing RSL via T.H.F.C. (Capital) PLC. All issue costs relating to the issue of these Secured Bonds were met directly by the borrowing RSL.

As the premium on issue was immaterial to the loan value it was credited to the profit and loss account on issue rather than amortised over the life of the loan.

SUNDERLAND (SHG) FINANCE PLC

NOTES ON THE FINANCIAL STATEMENTS (continued)

31 December 2007

11 SHARE CAPITAL

	2007 £	2006 £
<i>Authorised</i>		
50,000 ordinary shares of £1 each	<u>50,000</u>	<u>50,000</u>
<i>Allotted, called up and part paid</i>		
50,000 ordinary shares of £1 each of which 25p per share is paid	<u>12,500</u>	<u>12,500</u>

12 RECONCILIATION OF PROFIT TO NET CASH OUTFLOW FROM OPERATING ACTIVITIES

	2007 £	2006 £
Net profit/(loss)	-	-
Adjustments for:		
Interest receivable	(15,294,526)	(15,290,350)
Interest payable	15,280,100	15,280,100
Changes in working capital:		
Decrease in debtors	5,127	5,425
(Increase) in creditors	<u>(5,127)</u>	<u>(5,425)</u>
Cash used in operations	<u>(14,426)</u>	<u>(10,250)</u>

13 RECONCILIATION OF MOVEMENT IN NET FUNDS

	At 1 January 2007 £	Cash flow £	At 31 December 2007 £
Cash at bank	12,500		12,500
Loan to borrower	239,500,000	-	239,500,000
Debt due after one year	(239,500,000)	-	(239,500,000)
	<u>12,500</u>	<u>-</u>	<u>12,500</u>

14 ULTIMATE PARENT COMPANY AND INCORPORATION

At 31 December 2007 the company's immediate and ultimate parent company was Sunderland (SHG) Finance Holdings Limited, a company incorporated in the United Kingdom.

14 **ULTIMATE PARENT COMPANY AND INCORPORATION** *(continued)*

Neither the holding company nor any other person or entity has the power to amend these financial statements after issue.

Sunderland (SHG) Finance PLC is incorporated in the United Kingdom.

15 **FINANCIAL INSTRUMENTS**

As referred to in note 10, the proceeds from the issue of the 6.38% Secured Bonds 2042 were used to make a loan to the borrowing RSL. The interest charged on the loan to the borrower is equal to the interest payable on the related secured bonds. Accordingly, the directors consider that the company is not subject to any risk on the fluctuation of interest rates.

The market value of the 6.38% Secured Bonds 2042, and associated loan, as at 31 December 2007 was £271,027,780 (2006: £291,787,640).

There is no difference between the fair value and book value of all other financial assets and liabilities.

16 **CAPITAL COMMITMENTS**

As at 31 December 2007 the company had no capital commitments (2006: £NIL)

17 **RELATED PARTY TRANSACTION**

All administrative services are provided under a management agreement with T.H.F.C. (Services) Limited. The current directors are employees of T.H.F.C. (Services) Limited. Management and trustee fees payable to T.H.F.C. (Services) Limited during the year amounted to £5,440 (2006: £5,172).

18 **TAXATION**

The company has incurred no tax liability in the year.