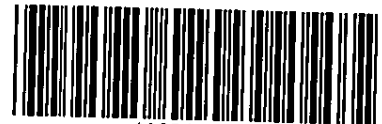


Company Registration No 02052021 (England and Wales)

MMI PROPERTIES (HALE) LIMITED
(FORMERLY TOTALSTEP LIMITED)
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 MAY 2012

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COMPANIES HOUSE

**MMI PROPERTIES (HALE) LIMITED
(FORMERLY TOTALSTEP LIMITED)
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**MMI PROPERTIES (HALE) LIMITED
(FORMERLY TOTALSTEP LIMITED)
INDEPENDENT AUDITORS' REPORT TO MMI PROPERTIES (HALE) LIMITED
UNDER SECTION 449 OF THE COMPANIES ACT 2006**

We have examined the abbreviated accounts set out on pages 2 to 3, together with the financial statements of MMI Properties (Hale) Limited for the year ended 31 May 2012 prepared under section 396 of the Companies Act 2006

This report is made solely to the company, in accordance with Chapter 10 of Part 15 of the Companies Act 2006. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special 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, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors

The directors are responsible for preparing the abbreviated accounts in accordance with section 444 of the Companies Act 2006. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts to the Registrar of Companies and whether the abbreviated accounts have been properly prepared in accordance with the regulations made under that section and to report our opinion to you.

We conducted our work in accordance with Bulletin 2008/4 issued by the Auditing Practices Board. In accordance with that Bulletin we have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with section 444(3) of the Companies Act 2006, and the abbreviated accounts have been properly prepared in accordance with the regulations made under that section.



Stephen Lawson (Senior Statutory Auditor)

for and on behalf of UHY Hacker Young Manchester LLP 20 February 2013

**Chartered Accountants
Statutory Auditor**

St James Building
79 Oxford Street
Manchester
M1 6HT

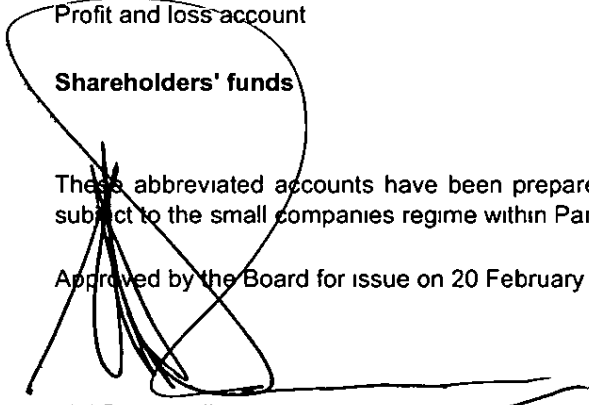
**MMI PROPERTIES (HALE) LIMITED
(FORMERLY TOTALSTEP LIMITED)
ABBREVIATED BALANCE SHEET**

AS AT 31 MAY 2012

	Notes	2012 £	£	2011 £	£
Fixed assets					
Tangible assets	2	1,517,223		1,517,223	
Current assets					
Debtors		9,616		9,250	
Creditors amounts falling due within one year		<u>(33,344)</u>		<u>(39,661)</u>	
Net current liabilities		<u>(23,728)</u>		<u>(30,411)</u>	
Total assets less current liabilities		1,493,495		1,486,812	
Creditors amounts falling due after more than one year		<u>(1,492,736)</u>		<u>(1,486,324)</u>	
		<u>759</u>		<u>488</u>	
Capital and reserves					
Called up share capital	3	2		2	
Profit and loss account		<u>757</u>		<u>486</u>	
Shareholders' funds		<u>759</u>		<u>488</u>	

These abbreviated accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies regime within Part 15 of the Companies Act 2006

Approved by the Board for issue on 20 February 2013


M J Bracegirdle
Director

Company Registration No 02052021

MMI PROPERTIES (HALE) LIMITED
(FORMERLY TOTALSTEP LIMITED)
NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 MAY 2012

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

1.2 Turnover

Turnover comprises of rental income from the company's investment properties within the United Kingdom net of VAT

1.3 Tangible fixed assets and depreciation

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years

Although this accounting policy is in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), it is a departure from the general requirement of the Companies Act 2006 for all tangible assets to be depreciated. In the opinion of the directors compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified

2 Fixed assets

	Investment properties £
Cost	
At 1 June 2011 & at 31 May 2012	1,517,223

3 Share capital

	2012 £	2011 £
Allotted, called up and fully paid		
2 Ordinary shares of £1 each	2	2

4 Ultimate parent company

The ultimate parent company is Mancunian Mercantile Investments Limited, a company registered in England and Wales