Cartified to be a free 338 copy of the Directors Report and Accounts laid before the Company in General Meeting on 5th April 1984.

SECRETARY

DIRECTOR

SECOND OF TWO SIGNED COPIES BOVIS LIMITED

CLASSIBLATE - 4MAY 1984 CRO

FINANCIAL STATEMENTS

31 DECEMBER 1983

Page 1

PRINCIPAL SUBSIDIARY COMPANIES

CONSTRUCTION

Bovis Construction Limited Yeomans & Partners Limited Wyseplant Limited

CIVIL ENGINEERING

Bovis Civil Engineering Limited

INTERNATIONAL

Bovis International Limited

HOUSING

Bovis Homes Limited

PROPERTY

Audley Properties Limited

SCOTLAND

Gilbert Ash Group Limited

MANUFACTURING AND SERVICES

Tripower Limited Wyseplan Limited

BOVIS LIMITED Page 2

DIRECTORS

M Paris

(chairman and managing director)

RB Adams

C Brooks

(resigned 31 October 1983) (resigned 31 December 1983)

RM Dawe BP Heaphy

R Heatley

SG Jefcoate

FW Lamp1

PL Warner

PRESIDENT

N Vincent

AUDITORS

Deloitte Haskins & Sells Chartered Accountants 128 Queen Victoria Street London

EC4P 4JX

Thomson McLintock & Co Chartered Accountants 70 Finsbury Pavement London EC2A 1SX

SECRETARY

RM Dawe MF Booth (resigned 31 December 1983) (appointed 1 January 1984)

REGISTERED OFFICE

Liscartan House 127 Sloame Street London SWIX 9BA

BOVIS LIMITED Page 3

REPORT OF THE DIRECTORS

To be submitted to the shareholders at the 56th annual general meeting.

Activities

The principal activity of the company was that of a holding company. There have been no significant business developments within the company during the year.

Accounts and dividends

Details of the results for the year are set out in the profit and loss account on page 7. Interim dividends totalling £5,714,700 have been paid to the holding company during the year. The directors recommend the payment of a final dividend of £5,500,000 to the holding company The Peninsular & Oriental Steam Navigation Company.

Interests of directors

The directors who held office during the year were interested in P & O deferred stock as shown below:

		P & O deferred stock			
Name		31 December 1983	31 December 1982		
M Paris (Chair	man)	'	+		
	med 31 October 1983)	‡	+ +		
RM Dawe (resignment)	ned 31 December 1983)	15,636 10,530	19,636 10,530		
R Heatley SG Jefcoate		4,166 105	4,166 105		
FW Lampl		3,409	1,409		
PL Warner		-	-		

The interests of directors marked + are shown in the financial statements of The Peninsular and Oriental Steam Navigation Company of which they were also directors during the year.

Disabled persons

It is the company's policy to give full and fair consideration to applications for employment made by disabled persons, having regard to their aptitudes and abilities. The company also uses its best endeavours to provide continuing employment for employees who are disabled whilst they are employed by the company and, where appropriate, provides facilities for training or re-training.

Political and charitable contributions

The company made no political contributions during the year. Donations to UK charities amounted to £42,355 (1982 - £37,741).

BOVIS LIMITED Page 4

DIRECTORS' REPORT (continued)

Auditors

The auditors, Thomson McLintock & Co and Deloitte Haskins & Sells, are willing to continue in office and a resolution concerning their reappointment and remuneration will be submitted to the annual general meeting.

By order of the Board

Secretary

30 March 1984

LONDON 30 March 1984 We have audited the financial statements on pages 6 to 18 in accordance with approved auditing standards.

In our opinion the financial statements, which have been prepared under the historical cost convention, give a true and fair view of the state of the company's affairs at 31 December 1983 and of its profit and source and application of funds for the year then ended and comply with the Companies Acts 1948 to 1981.

Deinte Marshi, talls

Chartered Accountants

Thomas Hum 122

Chartered Accountants

BOVIS LIMITED

ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention, and in accordance with s149 of, and Schedule 8 to, the Companies Act 1948.

The presentation of this years financial statements has been amended to comply with the format and disclosure requirements of the Companies Act 1981. Comparative figures have been restated accordingly.

Turnover

Turnover represents management charges received from subsidiaries and arises wholly within the United Kingdom.

Deferred taxation

The company's loss for UK taxation purposes will be offset by profits of other group companies under group relief provisions for which no payment will be made. No account is taken of deferred taxation, since, with the future availability of group relief, the directors are of the opinion that no liability will arise on the reversal of timing differences to date.

Depreciation of fixed assets

The annual rates of depreciation are as follows:

Freehold property
Leasehold property
Office furniture and fittings
Motor vehicles

2% straight line over the term of the lease between 10% and 25% straight line 33% reducing balance

Foreign currency conversion

All foreign currency balances have been translated at the rates ruling at the close of business on 31 December 1983. Exchange gains or losses thus arising are included in extraordinary items.

BOVIS LIMITED

PROFIT AND LOSS ACCOUNT

For the year ended 31 December 1983

	Notes	1983 £000's	£000's	1982 E000's	£000's
Turnover Administrative expenses			1,400 (1,502)		1,400 (1,510)
Trading loss	1 - 3		(102)		(110)
Income from fixed asset investments Other interest receivable	4 5	13,121 5,396		6,850 4,993	
			18,517		11,843
			18,415		11,733
Interest payable	6		(8,094)		(8,171)
Profit on ordinary activities before taxation			10,321		3,562
Tax on profit on ordinary activities	7		(7)		(31)
Profit on ordinary activities after taxation Extraordinary ftems	8		10,314 (508)		3,531 3,725
Profit for the imancial year			9,806		7,256
Appropriations: Dividends — paid — proposed		(5,715) (5,500)		(2,000)	
			(11,215)		(2,000)
Retained profft/(loss) for the year	15		(1,409)		5,256

BALANCE SHEET

As at 31 December 1983

		Notes	1983 £000's	3 <u>E000's</u>	1983 £000's	2 £000's
_	TS ble assets tments	9 10		315 51,597 51,912		260 51,980 52,240
	rs tments at bank and	11 12	78,154 2 615		61,493 4	
CREDITORS:	Amounts falling		78,771		61,501	
	due within one year	13	(71,267)		(55,416)	
NET CURREN	T ASSETS			7.504		6,085
TOTAL ASSE LIABILITIE	ts less current s			59,416		58,325
CREDITORS:	Amounts falling due after more than one year	13		(33,000)		(30,500)
Share	D RESERVES d up share capital premium account t and loss account	14 15	20,439 (766)	19,673	20,439 643	6,743
				25,416		27,825
						Director
				NSA	dame	Director

BOVIS LIMITED

STATEMENT OF SOURCE AND APPLICATION OF FUNDS

For the year ended 31 December 1983

	1983	3	1982	2
	£000's	£000's	£000's	£000's
SOURCE OF FUNDS				
Profit on ordinary activities before taxation Extraordinary items		10,321 (508)		3,562 3,725
				
Adjustment for items not involving the movement of funds:	41	9,813	48	7,287
Depreciation Movements on provisions:	61		40	
Shares in subsidiaries Loan stock in subsidiaries Advances to subsidiaries Advances to group companies	(700) 2,300 (927) (1,792)		3,189 8,481 4,098 9,728	
(Profit)/loss on sale of fixed assets Profit on sale of subsidiaries Loss on liquidation of subsidiary	(1)		1 (28,576)	
	<u>78</u>	(981)		(3,031)
Total generated from operations		8,832		4,256
Funds from other sources: Long term loans received from holding company Proceeds of sale of fixed asset investments Proceeds from sale of fixed tangible assets Dividends received from subsidiaries	7,000 - 38 <u>6,864</u>	13,902 22,734	15,000 38,570 20 7,000	60,590 64,846
APPLICATION OF FUNDS		22,134		04,040
Long term loam paid to holding company Dividends paid Tax paid Purchase of fixed tangible assets Purchase of fixed asset	(4,500) (7,715) — (153) (1,295)		- (31) (36) (42,911)	
investments	<u> </u>	(13,663)	<u> </u>	(42,978)
		9,071 ======		21,868

STATEMENT OF SOURCE AND APPLICATION OF FUNDS (continued)

For the year ended 31 December 1983

	198 £000's	£000's	198 £000's	2 £000's
INCREASE/(DECREASE) IN WORKING CAPITAL				
Short term balances with holding company Balances with fellow subsidiaries Balances with subsidiaries Investments Debtors Creditors	26,263 (1,952) (6,224) (2) 13 (1,127)		(1,324) 4,678 16,604 (169) (108)	
Movement in net liquid funds: Cash balances Bank overdraft		16,971 611 (8,511) 9,071		19,681 (1) 2,188 21,868

NOTES (forming part of the financial statements)

1	TRADING LOSS	1983	1982
The	trading loss is stated after charging:	£000's	£000's
	Audit fees Depreciation and other amounts written	20	18
	off fixed tangible assets	61	48 =====
2	STAFF COSTS		
	The average number of employees in the year was 61 employee costs is given below:	(1982 - 59).	A summary of
		1983 £000's	1982 £000's
	Remuneration Swcial security costs Other pension costs	582 38 77	511 38 70
		697	619
3	DIRECTORS' EMOLUMENTS	1983 £000's	1982 £000's
	Bovis Limited directors' emoluments		
	As directors		254
	As executives	441	354
		441	354
	Pension to previous directors and directors' widows	22	20
	•	463 =====	374 =====
	Of the above emoluments £355,331 was paid by subsi	diaries (1982	- £277,435).
		1983 £000's	1982 £000's
	Emoluments of directors:		
	Chairman	53	49 74
	Highest paid director	90	74

3 DIRECTORS' EMOLUMENTS (continued)

The numbers of other directors whose emoluments, excluding pension contributions, fell in each £5,000 bracket was as follows:

	<u> 1983</u>	1982
£ 0 - £ 5,000	2	3 1
£15,001 - £20,000 £20,001 - £25,000	1	1
£35,001 - £40,000 £40,001 - £45,000 £45,001 - £50,000	1	1 1
£45,001 - £50,000 £55,001 - £60,000 £60,001 - £65,000	1 -	<u> </u>
£75,001 - £80,000	1	- ='

No emoluments have been waived by the directors in either 1983 or 1982.

1.	INCOME	FROM	FIXED	ASSET	INVESTMENTS
4		111011		****	,,

4	INCOME FROM FIXED ASSET INVESTMENTS	1983 £000's	1982 £000's
	Dividend income from shares in subsidiary companies	13,121	6,850
5	OTHER INTEREST RECEIVABLE	1983 £000's	1982 £000's
	Group companies Other	5,014 382	4,647 346
	į.	5,396 an====	4,993 ======
6	INTEREST PAYABLE	1983 £000's	1982 £000's
	Group companies - on loans repayable within five years - on loans repayable after five years Bank overdraft (repayable within five years)	6,240 1,651 203	5,602 2,500 69
		8,094	8,171

7 TAXATION

	1983 £000's	1982 £000's
Overseas taxation Tax credit on dividends received	7	31
	7	31

The loss for corporation tax purposes will be surrendered to other group companies under group relief arrangements. No payment will be made for the losses surrendered. As explained in the accounting policies no account is taken of deferred taxation.

8 EXTRAORDINARY ITEMS

	1983 £000's	1982 £000's
Extraordinary income: Surplus on revaluation of overseas loans for general funding purposes at exchange rates		(15
ruling at the year end Provisions released against loans to and	~	645
investments in subsidiaries Profit on sale of subsidiaries	238	20 576
Extraordinary charges:	~	28,576
Deficit on revaluation of overseas loans Amounts provided against loans to and	(668)	-
investments in subsidiaries	-	(25,496)
Loss on liquidation of subsidiary	(78)	2 705
	(508) =====	3,725

BOVIS LIMITED

NOTES (continued)

9 FIXED TANGIBLE ASSETS

	Land and b	ouildings Short		Office furniture and	
	Freehold f000's	<u>leasehold</u> £000's	Cars £000's	fittings f000's	Total £000's
Cost: At 31 December 1982	96	197	179 123	115 27	587 150
Additions in year Disposals in year	<u>-</u> -	-	(94)	(1)	(95)
Inter group additions			7		7
At 31 December 1983	96	197	.215	141	649
Depreciation:		15/	101	65	327
At 31 December 1982 Charge for the year	7 2	154 - 3	44	12	61
Disposals	~		(58)		(58)
Inter group additions		<u>-</u> _	4		4
At 31 December 1983	9	157	91	77	334
Net book value				-	
31 December 1983	87 ===	40 ====	124	64 ====	315
Net book value					262
31 December 1982	89	43 =====	78 ====	50 ====	260 ====

10 FIXED ASSET INVESTMENTS

a Investment in shares in subsidiary companies

	At cost	Provisions	<u>Net</u>
	£000's	1000's	£000's
At 31 December 1982	50,137	(3,187)	46,950 -
Disposals	(1,136)	1,058	(78)
Provisions		700	
At 31 December 1983	49,001	(1,429)	47,572

9 FIXED TANGIBLE ASSETS

	Land and h	nuildinas		Office furniture	
	10110 0110 1	Short		and	
	Freehold	leasehold	Cars	fittings	Total
	£000's	£000's	£000's	£000's	£000's
Cost:					
At 31 December 1982	96	197	179	115	587
Additions in year	-	-	123	27	150
Disposals in year Inter group	-	-	(94)	(1)	(95)
additions					7
At 31 December 1983	96	197	,215	141	649
5					
Depreciation:	7	156	101	65	327
At 31 December 1982	7	154	44	12	61
Charge for the year	2	3		14	(58)
Disposals	-	_	(58)	-	()0)
Inter group			4	_	4
additions	_				
At 31 December 1983	9	157	91	77	334
			·····		
Net book value			10/	64	315
31 December 1983	87	40	124	• •	213
	52 #		****	5855	
Net book value					
31 December 1982	89	43	78	50	260
	点点	####	====	====	2222

10 FIXED ASSET INVESTMENTS

a Investment in shares in subsidiary companies

	At cost E000's	Provisions E000's	Net E000's
At 31 December 1982 Additions Disposals Provisions	50,137	(3,187)	46,950
	(1,136)	1,058 700	(78) 700
At 31 December 1983	49,001	(1,429)	47,572

NOTES (continued)

10 FIXED ASSET INVESTMENTS (continued)

b Investment in loan stock in subsidiary companies:

			
	At cost	Provisions £000's	Net £000's
At 31 December 1982 Additions Disposals	13,481 1,000	(8,481) _ _	5,000 1,000
Provisions		(2,300)	(2,300)
At 31 December 1983	14,481	(10,781)	3,700
c Investment in shares in rela	ted companies:		
	At cost E000's	Provisions E000's	Net £000's
At 31 December 1982 Additions	30 295		30 295
At 31 December 1983	325		325

	克尼罗罗拉拉巴	HUMMHER	********
<u>Total</u>	At cost £000's	Provisions £000's	Net £000's
At 31 December 1983	63,807	(12,210)	51,597
At 31 December 1982	63,648	(11,668)	51,980

Where appropriate, provision is made against the cost of the company's investments in subsidiary companies for losses which are considered to be permanent.

The directors consider the investments in subsidiary and related companies and amounts due from them to be worth at least book value.

Group financial statements are not prepared as the company is a wholly owned subsidiary of The Peninsular and Oriental Steam Navigation Company, the ultimate holding company, which is incorporated by Royal Charter in the United Kingdom.

The principal subsidiaries, all of which are incorporated in Great Britain and wholly owned are listed on page 1.

11 DEBTORS

	1983 Due within one year £000's	1982 Due within one year £000's
Amounts owed by group companie	es:	
Holding company	16,955	-
Fellow subsidiaries	6,736	6,888
Subsidiaries	41,093	47,498
Dividends	13,100	6,850
Sundry debtors	•	-
and prepayments	<u>270</u>	257
	78,154	61,493
		原第三元或数数

Amounts owed by group companies are stated after provisions as follows:

		1983		1	1982
		Fellow subsidiaries	Subsidiaries	Fellow subsidiaries	Subsidiaries
	Loans Less provisions	17,965 (11,229)	43,505 (2,412)	19,909 (13,021)	53,860 (6,362)
	Net	6,736	41,093	6,888	47,498
12	CURRENT ASSET INVESTME	re		983 100° s	1982 £000's
	Listed at cost		# 2	2	4 ======
	Market value of listed	investment		8	27

13 CREDITORS

在1000年,1000年,1000年,1000年,1000年,1000年,1000年,1000年,1000年,1000年,1000年,1000年,1000年,1000年,1000年,1000年,1000年,1000年,1

CKEDITORS				
		1983		1982
	Due	Due	Due	Due
	within	after	within	after
	one	one	one	one
	year	year	year	year
	£000's	£000's	£000's	£000's
Amounts owed to group		~		
companies:				
Holding company	4,012	33,000	13,320	30,500
Subsidiaries	49,226		37,213	-
Fellow subsidiaries	8	-	· -	-
Proposed dividends	5,500	-	2,000	_
Bank overdraft	10,787		2,276	-
Accruals and deferied			•	
income	780	**	572	
Tax and social	,			
security	602	_	-	-
Trade creditors	352	-	35	
Trees of same was				,
	71,267	33,000	55,416	30,500
	22222222	****	g24555 5 3	
Analysis				
Repayable within				
five years		10,000		15,500
Repayable after		•		
five years		23,000		15,000
Tre Acera				
		33,000		30,500
		*****		*****

Loans from the holding company due after one year are renewable and at a variable rate of interest, currently 10% per annum.

The amount outstanding in respect of loans repayable by instalments, some of which fall due after five years, was £33 million of which £23 million is repayable by instalments due after five years

14 CALLED UP SHARE CAPITAL

CALLED WE SHARE WALLESSE Authorise		Allotted, of fully paid	i, called up and	
	£000's	£000's	Number	
Ordinary shares of 25p each Unclassified shares of 25p each	7,092	6,743	26,972,237	
	283			
	7,375	6,743 =====	26,972,237	

There have been no changes in the share capital of the company during the year.

15 PROFIT AND LOSS ACCOUNT

	Undistributable reserves £000's	Distributable reserves 1000's	Total £000's
Balance at 1 January 1983 Retained loss for year Transfer	(1,846) (560)	2,489 (1,409) 	643 (1,409) ———
Balance at 31 December 1983	(2,406)	1,640	(766)

The non-distributable reserves comprise unrealised exchange differences on foreign currency advances made to subsidiaries and fellow subsidiaries.

16 GUARANTEES

In the ordinary course of business, the company has given guarantees in respect of borrowings and facilities made available by third parties to its subsidiaries amounting to £5.5m at 31 December 1983 (1982 - £3.3m).

As at 31 December 1983 it has similarly given guarantees in respect of borrowings and facilities made available to fellow overseas subsidiaries and related companies of which the amount not covered by security amounted to $\pm 1.1 \, \text{Im} (1962 - \pm 1.5 \, \text{m})$.

17 CAPITAL COMMITMENTS

	1983	1982
Authorised but not contracted	£ 10,000	£ -

18 APPROVAL OF FINANCIAL STATEMENTS

These financial statements were approved by the board of directors on 30 March 1984.