

**ARGENT GROUP DEVELOPMENTS PLC**

**Report and Financial Statements**

**31 December 2000**



**Deloitte & Touche  
Stonecutter Court  
1 Stonecutter Street  
London EC4A 4TR  
United Kingdom**

# **ARGENT GROUP DEVELOPMENTS PLC**

## **REPORT AND FINANCIAL STATEMENTS 2000**

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# ARGENT GROUP DEVELOPMENTS PLC

## DIRECTORS' REPORT

The directors present their annual report and the audited financial statements for the year ended 31 December 2000.

### PRINCIPAL ACTIVITIES

The principal activity of the company is as an intermediate holding company for a group whose principal activity is that of property development.

### RESULTS AND BUSINESS REVIEW

The results for the year are shown on page 4 of the financial statements.

### PROPOSED DIVIDEND

The directors do not recommend the payment of a dividend (1999: £nil).

### DIRECTORS AND THEIR INTERESTS

The directors who held office during the year were as follows:

R N Madelin  
A J Giddings  
D J Partridge  
A J S Prower

None of the directors who held office at the end of the financial year had any disclosable interest in the shares of the company.

### POLITICAL AND CHARITABLE CONTRIBUTIONS

The company made no political contributions or charitable donations during the year.

### CREDITOR PAYMENT POLICY

The company does not have any trade creditors owing to the nature of its trade.

### AUDITORS

Deloitte & Touche have expressed their willingness to continue in office as auditors and a resolution to reappoint them will be proposed at the forthcoming Annual General Meeting.

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



AJS Prower  
Director

Registered Office:  
5 Albany Courtyard  
Piccadilly  
London  
W1J 0HF

16 March 2001

**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 as at the end of the financial year 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 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 company 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 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.

## **AUDITORS' REPORT TO THE MEMBERS OF ARGENT GROUP DEVELOPMENTS PLC**

We have audited the financial statements on pages 4 to 9.

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

As described on page 2 the company's directors are responsible for the preparation of financial statements, which are required to be prepared in accordance with applicable United Kingdom law and accounting standards. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

### **Basis of opinion**

We conducted our audit in accordance with United Kingdom auditing standards 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 of the state of the company's affairs as at 31 December 2000 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Deloitte & Touche  
Chartered Accountants and Registered Auditors

19 March 2001

# ARGENT GROUP DEVELOPMENTS PLC

## PROFIT AND LOSS ACCOUNT

Year ended 31 December 2000

	Note	2000 £	1999 £
Exceptional items	4	(373,571)	(507,114)
(Loss) on disposal of fixed assets		(61,804)	-
<b>(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION</b>		<b>(435,375)</b>	<b>(507,114)</b>
Tax on profit on ordinary activities	5	-	160,000
<b>(LOSS) ON ORDINARY ACTIVITIES AFTER TAXATION</b>	10	<b>(435,375)</b>	<b>(347,114)</b>

The company has no recognised gains or losses other than the loss for the year.

There is no difference between the results as stated and those on a historical basis.

All amounts derive from continuing operations.

# ARGENT GROUP DEVELOPMENTS PLC

## BALANCE SHEET

31 December 2000

	Note	2000 £	1999 £
<b>FIXED ASSETS</b>			
Investments	6	<u>1,176,532</u>	<u>1,621,907</u>
<b>CURRENT ASSETS</b>			
Debtors	7	<u>46,078,704</u>	<u>45,517,102</u>
<b>CREDITORS: amounts falling due within one year</b>	8	<u>(38,262,162)</u>	<u>(37,710,560)</u>
<b>NET CURRENT ASSETS</b>		<u>7,816,542</u>	<u>7,806,542</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>8,993,074</u>	<u>9,428,449</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	9	200,000	200,000
Profit and loss account	10	<u>8,793,074</u>	<u>9,228,449</u>
<b>TOTAL EQUITY SHAREHOLDERS' FUNDS</b>		<u>8,993,074</u>	<u>9,428,449</u>

These financial statements were approved by the Board of Directors on 16 March 2001 and were signed on its behalf by:



**R N Madelin**

Director



**A J S Prower**

Director

**RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS**

**For the year ended 31 December 2000**

	2000 £	1999 £
<b>(LOSS) ON ORDINARY ACTIVITIES AFTER TAXATION</b>	(435,375)	(347,114)
Opening shareholders' funds	9,428,449	9,775,563
Closing shareholders' funds	<u>8,993,074</u>	<u>9,428,449</u>



**NOTES TO THE FINANCIAL STATEMENTS**  
**Year ended 31 December 2000**

**1. ACCOUNTING POLICIES**

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

**Basis of preparation**

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost accounting rules.

The company is exempt by virtue of S248 of the Companies Act 1985 from the requirement to prepare group accounts. These financial statements present information about the company as an individual undertaking and not about its group.

Under Financial Reporting Standard 1 the company is exempt from the requirement to prepare a cash flow statement on the grounds that a parent undertaking includes the company in its own published consolidated financial statements.

As the company is a wholly owned subsidiary of Argent Group PLC, it has taken advantage of the exemption contained in FRS 8 and has therefore not disclosed transactions or balances with entities which form part of the group.

Auditors remuneration is recognised and disclosed in the parent entity as it relates to services provided for the group.

**Investments**

Investments are stated at cost less permanent diminution in value.

**2. REMUNERATION OF DIRECTORS**

None of the directors received any emoluments from the company (1999: £nil).

**3. STAFF NUMBERS AND COSTS**

The company did not employ any staff during the year (1999: nil).

**4. EXCEPTIONAL ITEMS**

	2000 £	1999 £
Provision for permanent diminution in carrying value of cost of investment in subsidiary undertaking	373,571	-
Debt forgiven	-	507,414
	<u>373,571</u>	<u>507,414</u>

**5. TAX ON PROFIT ON ORDINARY ACTIVITIES**

	2000 £	1999 £
UK corporation tax at 30% (1999: 30.25%)	-	(160,000)
	<u>-</u>	<u>(160,000)</u>

**NOTES TO THE FINANCIAL STATEMENTS**  
**Year ended 31 December 2000**

**6. FIXED ASSET INVESTMENTS**

	2000 £	1999 £
At beginning of year	1,621,907	34,882,107
Additions	-	-
Provision for permanent diminution in value	(373,571)	-
Disposals	(71,804)	(33,260,200)
	<u>1,176,532</u>	<u>1,621,907</u>

The company's principal subsidiaries all of which are registered in England and Wales at 31 December 2000 are listed below:

Name	% held	Nature of trade
Argent Estates Limited	100	Property development
Argent Development Management Limited	100	Property management
Argent (Nash House) Limited	100	Property development
Evershot Developments Limited	100	Property development
Brindleyplace PLC	100	Property development

**7. DEBTORS**

	2000 £	1999 £
Amounts owed by group undertakings	<u>46,078,074</u>	<u>45,517,102</u>

**8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2000 £	1999 £
Amounts owed to group undertakings	<u>38,262,162</u>	<u>37,710,560</u>

**9. CALLED UP SHARE CAPITAL**

	2000 £	1999 £
<b>Authorised:</b>		
Ordinary shares of £1 each	<u>200,000</u>	<u>200,000</u>
<b>Allotted, called up and fully paid:</b>		
Ordinary shares of £1 each	<u>200,000</u>	<u>200,000</u>

# ARGENT GROUP DEVELOPMENTS PLC

## NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2000

### 10. PROFIT AND LOSS ACCOUNT

	2000 £	1999 £
At beginning of year	9,228,449	9,575,563
(Loss) on ordinary activities after taxation	(435,375)	(347,114)
	<u>8,793,074</u>	<u>9,228,449</u>

### 11. STAFF NUMBERS AND COSTS

The company did not employ any staff during the year (1999: nil).

### 12. ULTIMATE PARENT COMPANY

The company is a subsidiary undertaking of the BT Pension Scheme.

The largest company in which the results of the company are consolidated is that headed by BriTel Property Acquisitions Limited incorporated in Great Britain. The smallest group in which they are consolidated is that headed by Argent Group PLC incorporated in Great Britain.

The consolidated financial statements of BriTel Property Acquisitions Limited may be obtained from the Registrar of Companies, Companies House, Crown Way, Maindy, Cardiff CF14 3UZ. The consolidated financial statements of Argent Group PLC may be obtained from 5 Albany Courtyard, Piccadilly, London, W1J 0HF