SOUTH ESSEX INSURANCE GROUP LIMITED

Company No. 779100

FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 1999





South Essex Insurance Group Limited

Contents

1	Report of the Director
2	Report of the Auditors
3	Consolidated Profit and Loss Account
4	Consolidated Balance Sheet
5	Balance Sheet
6 and 7	Cash Flow Statement
8 to 16	Notes to the Financial Statements

South Essex Insurance Group Limited Report of the Director

The director presents his annual report and the audited financial statements for the year ended 31st December 1999.

Principal Activities and Business Review

The companies within the South Essex Insurance Group carry on business as insurance brokers, tour operators and travel agents and the provision of equestrian services.

The insurance broker subsidiary of the group performed well during the year but the tour operator subsidiary suffered losses mainly due to customers' unwillingness to travel towards the end of 1999 when we believe hotels overpriced themselves for the Millennium celebrations.

Results and Dividend

The results of the group for the year are set out on page 3.

An interim dividend of £45 per share was declared during the year.

Director and his Interest

The director who served the company throughout the year together with his interest in the shares of the company, at the beginning and end of the year, was as follows:

Ordinary Shares of £1 each 31.12.1999 1.1.1999

B.W. Fehler 1,000 1,000

Year 2000

Assuring the ongoing operation of the business and computer systems into the new millennium is a key focus of the director. A comprehensive review of all systems has been carried out to ensure that:

- 1) all business and computer systems will correctly process future dates; and
- 2) our trading relationships with customers and suppliers will continue to operate without disruption.

No significant problems have arisen to date.

Auditors

Kingston Smith have indicated their willingness to continue in office and in accordance with the provisions of the Companies Act 1985 it is proposed that they be re-appointed auditors for the ensuing year.

B.W. Fehler Director

South Essex House North Road South Ockendon Essex RM15 6NU

Date: 21 June 2000

South Essex Insurance Group Limited Director's Responsibilities and Report of the Auditors

Statement of Director's Responsibilities

Company law requires the director to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and the group and of the profit or loss for that period.

In preparing those financial statements, the director is required to select suitable accounting policies and then apply them consistently; make judgements and estimates that are reasonable and prudent; and prepare the financial statements on a going concern basis unless it is inappropriate to assume that the group will continue in business.

The director is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the group and enable him to ensure that the financial statements comply with the Companies Act 1985. He is also responsible for safeguarding the assets of the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditors' Report to the Members of South Essex Insurance Group Limited

We have audited the financial statements on pages 3 to 16 which have been prepared under the historical cost convention, as modified by the revaluation of certain fixed assets, and the accounting policies set out on page 8.

Respective Responsibilities of Director and Auditors

As described above the company's director is responsible for the preparation of the financial statements. 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 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 director in the preparation of the financial statements and of whether the accounting policies are appropriate to the group'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 affairs of the company and of the group as at 31st December 1999 and of the loss of the group for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

KINGSTON SMITH Chartered Accountants and Registered Auditors

Devonshire House 60 Goswell Road London ECIM 7AD

Date: 26h Sune 2000

South Essex Insurance Group Limited Consolidated Profit and Loss Account For the year ended 31st December 1999

	Note	1999 £	1998 £
Turnover	2	3,127,821	3,569,524
Cost of sales		(2,740,416)	(3,053,220)
Gross Profit		387,405	516,304
Commission receivable	2	2,276,825	2,211,199
Administrative expenses		(2,908,932)	(2,650,592)
Operating (Loss)/Profit		(244,702)	76,911
Interest receivable and similar income		176,612	167,164
Interest payable and similar charges	4	(66,760)	(72,606)
(Loss)/Profit on Ordinary Activities before Taxation	5	(134,850)	171,469
Taxation	6	7,704	(44,999)
(Loss)/Profit on Ordinary Activities after Taxation		(127,146)	126,470
Dividend on equity shares		(45,000)	(12,000)
(Loss)/Profit for the Financial Year	7	(172,146)	114,470

Statement of Total Recognised Gains and Losses For the year ended 31st December 1999

(Loss)/profit for the financial year	(127,146)	126,470
Unrealised surplus on revaluation of freehold property	218,150	
Total gains and losses recognised since last Annual Report	91,004	126,470

South Essex Insurance Group Limited Consolidated Balance Sheet at 31st December 1999

	Note	1999 £	1999 £	1998 £	1998 £
Fixed Assets					
Intangible assets	8		85,932		101,555
Tangible assets	9		1,172,266		918,953
Investments	10		4,000		4,000
			1,262,198		1,024,508
Current Assets					
Stocks	11	135,346		134,147	
Debtors	12	2,355,632		2,196,089	
Cash at bank and in hand:					
Insurance broking accounts		17,227		30,056	
Office accounts		73,142		538,242	
		2,581,347		2,898,534	
Creditors: Amounts falling due					
within one year	13	2,788,756		2,971,496	
Net Current Liabilities			(207,409)		(72,962)
Total Assets less Current Liabilities			1,054,789		951,546
Creditors: Amounts falling due					
after more than one year	14		364,715		375,208
Net Assets			690,074		576,338
Capital and Reserves					
Called up share capital - equity interests	15		1,000		1,000
Revaluation reserve	15		285,882		, <u>-</u>
Profit and loss acount	15		403,192		575,338
Shareholders' Funds			690,074		576,338

The financial statements were approved by the director on 21 June 2000

B.W. Fehler Director

South Essex Insurance Group Limited Balance Sheet at 31st December 1999

	Note	1999 £	1999 £	1998 £	1998 £
Fixed Assets					
Tangible assets	9		150, 711		166,789
Investments	10		3,575,000_		3,575,000
			3,725,711		3,741,789
Current Assets					
Stocks	11	123,246		106,000	
Debtors	12	34,717		135,057	
		157,963		241,057	
Creditors: Amounts falling due					
within one year	13	245,254		172,556	
Net Current (Liabilities)/Assets			(87,291)		68,501
Total Assets less Current Liabilities			3,638,420		3,810,290
Creditors: Amounts falling due after more than one year	14		143,146		153,947
Net Assets			3,495,274		3,656,343
Capital and Reserves					
Called up share capital - equity interests	15		1,000		1,000
Revaluation reserve	15		2,800,000		2,800,000
Profit and loss acount	15		694,274		855,343
Shareholders' Funds			3,495,274		3,656,343

The financial statements were approved by the director on 21 June 2000

South Essex Insurance Group Limited Consolidated Cash Flow Statement For the year ended 31st December 1999

	Note	1999 £	1999 £	1998 £	19 9 8 £
Net Cash (Outflow)/Inflow from Operating Activities	1		(440,966)		150,101
Returns on Investments and Servicing of Finan Interest received Interest paid	ace -	176,612 (62,392)	114,220	167,164 (72,606)	94,558
Taxation			(34,796)		(3,000)
Capital Expenditure and Financial Investment Purchase of tangible fixed assets Receipts from sale of tangible fixed assets	-	(180,750) 94,325	(86,425)	(241,525) 112,735	(128,790)
Equity Dividend Paid			(45,000)		(12,000)
Financing Repayment of loans			(24,286)		(21,001)
(Decrease)/Increase in Cash	2		(517,253)		79,868
Reconciliation of Net Cash Flow to Movement	in Net D	ebt	£		£
(Decrease)/Increase in cash in the year			(517,253)		79,868
Net funds at 1st January 1999			402,349		322,481
Net (debt)/funds at 31st December 1999			(114,904)	;	402,349

South Essex Insurance Group Limited Notes to the Consolidated Cash Flow Statement For the year ended 31st December 1999

I	Reconciliation of Operating (Loss)/Profit to Net		1999	1998
	Cash (Outflow)/Inflow from Operating Activities		£	£
	Operating (loss)/profit		(249,070)	76,911
	Depreciation and amortisation		140,487	142,723
	Profit on sale of tangible fixed assets		(5,870)	(45,115)
	Increase in stock		(1,199)	(22,261)
	Increase in debtors		(159,543)	(355,433)
	(Decrease)/increase in creditors		(165,771)	353,276
	Net Cash (Outflow)/Inflow from Operating Activities		(440,966)	150,101
2	Analysis of changes in Net Debt			
		At	Cash	At
		1.1.99	Flow	31.12.99
	Cash at bank and in hand:	£	£	£
	Insurance broking account	30,056	(12,829)	17,227
	Office account	538,242	(465,100)	73,142
	Bank loans and overdrafts - Insurance Broking Account	-	(154,686)	(154,686)
	- Office Account	(165,949)	115,362	(50,587)
		402,349	(517,253)	(114,904)

1 Accounting Policies

Accounting Basis and Standards

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with applicable accounting standards.

The group acts as an agent in broking the insurable risks of its clients and, generally, is not liable as a principal for premiums due to underwriters or for claims payable to clients. Notwithstanding the company's legal relationship with clients and underwriters and since in practice premiums and claim monies are usually accounted for by insurance intermediaries, it has followed generally accepted accounting practice by showing cash, debtors and creditors relating to insurance business as assets and liabilities of the group itself.

Consolidation

The consolidated financial statements incorporate the financial statements of South Essex Insurance Group Limited and its group undertakings. The financial statements of all group undertakings are made up to 31st December annually.

Depreciation

Depreciation is calculated so as to write off the cost of tangible fixed assets over their estimated useful lives as follows:

Freehold land nil

Freehold buildings 1% per annum
Motor vehicles 4 years straight line

Furniture, fittings and equipment between 5 and 10 years straight line

Stocks

Stocks are stated at the lower of cost and net realisable value.

Deferred Taxation

Deferred taxation is provided in respect of the taxation effect of all timing differences other than those which are expected with reasonable probability to continue in the foreseeable future.

Commission

Commission, other than life commission, is credited to the profit and loss account in accordance with amounts receivable from insurance companies. Life commissions are credited to the profit and loss account as they are received.

Foreign Currencies

Transactions denominated in foreign currencies are translated into Sterling at the rate of exchange ruling at the date of the transaction. Assets held under foreign currencies are translated into Sterling at the rate of exchange ruling at the end of the financial year. All exchange differences are dealt with in the profit and loss account.

Goodwill

Goodwill is determined by comparing the amount paid on the acquisition of a business and the aggregate fair value of its separable net liabilities and is written off over its estimated economic life of 15 years.

Leasing and Hire Purchase

Assets held under hire purchase contracts are capitalised in the balance sheet and are depreciated over their useful lives. The interest element of the rental obligations is charged in the profit and loss account over the period of the lease. Rentals paid under operating leases are charged to income on a straight line basis over the lease term.

Pension Scheme Arrangements

Pension arrangements are being made for certain individuals employed by the group. Such arrangements all relate to money purchase schemes (defined contributions) and may at the sole discretion of the group be discontinued at any time with no outgoing liability to the group. Such contributions are held in trustee administered funds completely independent of the group's finances. The contributions made by the group are charged against profits on an accruals basis.

2 Turnover

Turnover represents the value of services provided where invoiced in full. Deposits received have been treated as deferred income. Commission represents commission receivable from insurance companies.

The average number of persons employed by the group (including the director) during the year was as follows: Management 3 3 3 Administration 16 16 Clerical 63 54 Farm staff and grooms 2 2 2 Total employees 84 75 The aggregate payroll costs of these persons 1999 1998 were as follows: £ £ £ Wages and salaries 1,157,427 1,077,063 Social security costs 103,987 99,557 Pension contributions 26,065 19,989 Director's emoluments 72,431 96,540 4 Interest Payable and Similar Charges 1999 1998 £ £ Con bank loans and overdrafts and other loans repayable by instalments: within five years 33,489 40,361 after five years 26,761 26,166 Finance lease and hire purchase interest 6,510 6,079 5 (Loss)/Profit on Ordinary Activities before Taxation 1999 1998 This is stated after charging: Auditors' remuneration and expenses 19,464 23,657 Depreciation: Owned tangible fixed assets 78,333 81,869 Assets held under finance leases 46,531 45,231 Amortisation of goodwill 15,623 15,623 Loss on foreign exchange 919,201 2,836 Operating lease charges - office equipment 13,028 17,786	3	Staff Numbers and Costs	1999	1998
Management 3 3 Administration 16 16 Clerical 63 54 Farm staff and grooms 2 2 Total employees 84 75 The aggregate payroll costs of these persons were as follows: £ £ Wages and salaries 1,157,427 1,077,063 Social security costs 103,987 99,557 Pension contributions 26,065 19,989 Director's emoluments 72,431 96,540 4 Interest Payable and Similar Charges 1999 1998 f £ £ On bank loans and overdrafts and other loans repayable by instalments: 33,489 40,361 after five years 33,489 40,361 after five years 33,489 40,361 after five years interest 6,510 6,079 5 (Loss)/Profit on Ordinary Activities before Taxation 1999 1998 f £ £ This is stated after charging: 19,464 23,657		The average number of persons employed by the group		
Administration 16 16 Clerical 63 54 Farm staff and grooms 2 2 Total employees 84 75 The aggregate payroll costs of these persons 1999 1998 were as follows: £ £ £ Wages and salaries 1,157,427 1,07,063 Social security costs 103,987 99,557 Pension contributions 26,065 19,989 Director's emoluments 72,431 96,540 4 Interest Payable and Similar Charges 1999 1998 6 0n bank loans and overdrafts and other loans repayable by instalments: \$ £ £ within five years 33,489 40,361 after five years 26,761 26,166 Finance lease and hire purchase interest 6,510 6,079 5 (Loss)/Profit on Ordinary Activities before Taxation 1999 1998 This is stated after charging: Auditors' remuneration and expenses 19,464 23,657 Depreciation: Owned tangible fixed		(including the director) during the year was as follows:		
Clerical 63 54 Farm staff and grooms 2 2 Total employees 84 75 The aggregate payroll costs of these persons were as follows: 1999 1998 Wages and salaries 1,157,427 1,077,063 Social security costs 103,987 95,577 Pension contributions 26,065 19,989 Director's emoluments 72,431 96,540 4 Interest Payable and Similar Charges 1999 1998 f f f f On bank loans and overdrafts and other loans repayable by instalments: 33,489 40,361 after five years 33,489 40,361 after five years 26,761 26,166 Finance lease and hire purchase interest 6,510 6,079 72,606 5 (Loss)/Profit on Ordinary Activities before Taxation 1999 1998 f f f f f f f f f f f f f f f f f f		Management	3	3
Farm staff and grooms 2 2 Total employees 84 75 The aggregate payroll costs of these persons 1999 1998 were as follows: £ £ £ Wages and salaries 1,157,427 1,077,063 Social security costs 103,987 99,557 Pension contributions 26,065 19,989 Director's emoluments 72,431 96,540 4 Interest Payable and Similar Charges 1999 1998 5 On bank loans and overdrafts and other loans repayable by instalments: \$ £ £ within five years 33,489 40,361 after five years 26,761 26,166 Finance lease and hire purchase interest 6,510 6,079 5 (Loss)/Profit on Ordinary Activities before Taxation 1999 1998 4 f f f 7 f f f 6 76,600 72,600 5 (Loss)/Profit on Ordinary Activities before Taxation 1999 1998 4 <td></td> <td>Administration</td> <td>16</td> <td>16</td>		Administration	16	16
Total employees 84 75		Clerical	63	54
The aggregate payroll costs of these persons 1999 1998 were as follows:		Farm staff and grooms	2	2
were as follows: £ £ Wages and salaries 1,157,427 1,077,063 Social security costs 103,987 99,557 Pension contributions 26,065 19,989 Director's emoluments 72,431 96,540 4 Interest Payable and Similar Charges 1999 1998 5 On bank loans and overdrafts and other loans repayable by instalments: within five years		Total employees	84	75
Wages and salaries 1,157,427 1,077,063 Social security costs 103,987 99,557 Pension contributions 26,065 19,989 Interest Payable and Similar Charges 1,287,479 1,196,609 Director's emoluments 72,431 96,540 4 Interest Payable and Similar Charges 1999 1998 £ £ £ On bank loans and overdrafts and other loans repayable by instalments: 33,489 40,361 after five years 26,761 26,166 Finance lease and hire purchase interest 6,510 6,079 5 (Loss)/Profit on Ordinary Activities before Taxation 1999 1998 £ £ £ This is stated after charging: 19,464 23,657 Depreciation: 19,464 23,657 Depreciation: 78,333 81,869 Assets held under finance leases 46,531 45,231 Amortisation of goodwill 15,623 15,623 Loss on foreign exchange 19,201 2,836		The aggregate payroll costs of these persons	1 99 9	1998
Social security costs 103,987 295,557 Pension contributions 26,065 19,989		were as follows:	£	£
Pension contributions 26,065 19,989 Director's emoluments 1,287,479 1,196,609 Director's emoluments 72,431 96,540 4 Interest Payable and Similar Charges 1999 1998 6 1999 1998 1998 9 1998 1998 1998 1998 1999 1998 1998 1998 1998 1998 1998 1998 1998 1998 1998 1998 1998 1998 1998 1998 1998 1998 1998 1998 1999 1998 1998 1999 1998 1998 1999 1998 1998 1999 1998		Wages and salaries	1,157,427	1,077,063
Director's emoluments		Social security costs	103,987	99,557
Director's emoluments 72,431 96,540		Pension contributions	26,065	19,989
4 Interest Payable and Similar Charges 1999 1998 £ On bank loans and overdrafts and other loans repayable by instalments: within five years within five years 26,761 26,166 Finance lease and hire purchase interest 6,510 6,510 6,079 5 (Loss)/Profit on Ordinary Activities before Taxation 1999 1998 £ This is stated after charging: Auditors' remuneration and expenses Depreciation: Owned tangible fixed assets Assets held under finance leases Assets held under finance leases 46,531 45,231 Amortisation of goodwill 15,623 15,623 Loss on foreign exchange			1,287,479	1,196,609
£ £ COn bank loans and overdrafts and other loans repayable by instalments: within five years 33,489 40,361 after five years 26,761 26,166 Enance lease and hire purchase interest 6,510 6,079		Director's emoluments	72,431	96,540
within five years 33,489 40,361 after five years 26,761 26,166 Finance lease and hire purchase interest 6,510 6,079 5 (Loss)/Profit on Ordinary Activities before Taxation 1999 1998 £ £ £ This is stated after charging: 19,464 23,657 Depreciation: 0wned tangible fixed assets 78,333 81,869 Assets held under finance leases 46,531 45,231 Amortisation of goodwill 15,623 15,623 Loss on foreign exchange 19,201 2,836	4	On bank loans and overdrafts and other loans repayable		
after five years 26,761 26,166 Finance lease and hire purchase interest 6,510 6,079 66,760 72,606 5 (Loss)/Profit on Ordinary Activities before Taxation 1999 1998 £ £ This is stated after charging: 19,464 23,657 Depreciation: 0wned tangible fixed assets 78,333 81,869 Assets held under finance leases 46,531 45,231 Amortisation of goodwill 15,623 15,623 Loss on foreign exchange 19,201 2,836		· ·		
Finance lease and hire purchase interest 6,510 6,079 66,760 72,606 5 (Loss)/Profit on Ordinary Activities before Taxation 1999 1998 £ £ £ This is stated after charging: 2 2 Auditors' remuneration and expenses 19,464 23,657 Depreciation: 78,333 81,869 Assets held under finance leases 46,531 45,231 Amortisation of goodwill 15,623 15,623 Loss on foreign exchange 19,201 2,836		•		· · · · · · · · · · · · · · · · · · ·
5 (Loss)/Profit on Ordinary Activities before Taxation 1999 1998 £ £ £ This is stated after charging: 3,657 Auditors' remuneration and expenses 19,464 23,657 Depreciation: 78,333 81,869 Assets held under finance leases 46,531 45,231 Amortisation of goodwill 15,623 15,623 Loss on foreign exchange 19,201 2,836		·	26,761	26,166
5 (Loss)/Profit on Ordinary Activities before Taxation 1999 £ £ This is stated after charging: Auditors' remuneration and expenses Depreciation: Owned tangible fixed assets Assets held under finance leases Amortisation of goodwill Loss on foreign exchange 1998 £ £ £ 19464 23,657 78,333 81,869 46,531 45,231 45,231 15,623 15,623		Finance lease and hire purchase interest	6,510	6,079
### Example 19,464 ### Example 1			66,760	72,606
### Example 19,464 ### Example 1	5	(Loss)/Profit on Ordinary Activities before Taxation	1999	1998
This is stated after charging: Auditors' remuneration and expenses Depreciation: Owned tangible fixed assets Assets held under finance leases Amortisation of goodwill Loss on foreign exchange 19,201 2,836				
Auditors' remuneration and expenses 19,464 23,657 Depreciation: Owned tangible fixed assets 78,333 81,869 Assets held under finance leases 46,531 45,231 Amortisation of goodwill 15,623 15,623 Loss on foreign exchange 19,201 2,836		This is stated after charging:		
Depreciation: Owned tangible fixed assets Assets held under finance leases Amortisation of goodwill Loss on foreign exchange 78,333 81,869 45,231 45,231 15,623 15,623 12,836			19,464	23,657
Owned tangible fixed assets 78,333 81,869 Assets held under finance leases 46,531 45,231 Amortisation of goodwill 15,623 15,623 Loss on foreign exchange 19,201 2,836		••••••••••••••••••••••••••••••••••••••	- , -	
Assets held under finance leases 46,531 45,231 Amortisation of goodwill 15,623 15,623 Loss on foreign exchange 19,201 2,836		-	78,333	81,869
Amortisation of goodwill 15,623 15,623 Loss on foreign exchange 19,201 2,836				
Loss on foreign exchange 19,201 2,836		Amortisation of goodwill		
				17,786

6	Taxation	1999	1998
	UK corporation tax credit/(charge) for the current year	£ 7,704	£ (44,999)
7	(Loss)/Profit for the Financial Year	1999	1998
		£	£
	Dealt with in the accounts of the company	25,601	49,359
	Retained by group undertakings	(197,747)	65,111
		(172,146)	114,470
	As permitted by section 230 of the Companies Act 1985, the profit and loss accouras part of these financial statements.	nt of the company is no	ot presented
8	Intangible Assets		Goodwill £
	Cost		~
	At 1st January 1999 and at 31st December 1999		22/, 251

Tangible Assets	Furniture, Fittings and	Freehold	
Сотрапу	Equipment	Property	Total
Cost	£	£	£
At 1st January 1999	217,147	88,097	305,244
Additions	14,104		14,104
At 31st December 1999	231,251	88,097	319,348
Depreciation			
At 1st January 1999	137,494	961	138,455
Charge for the year	29,701	481	30,182
At 31st December 1999	167,195	1,442	168,637
Net Book Value			
At 31st December 1999	<u>64,056</u>	86,655	150,711
At 31st December 1998	79,653	87,136	166,789

The net book value of the company's fixed assets includes an amount of £Nil (1998 - £9,411) in respect of assets held under finance leases and hire purchase contracts.

Freehold land valued at £40,000 is not depreciated.

9

			Furniture,	
	Freehold	Motor	Fittings and	
Group	Properties	Vehicles	Equipment	Total
Cost or valuation	£	£	£	£
At 1st January 1999	<i>6</i> 29,700	328,083	742,441	1,700,224
Additions	-	138,185	42,565	180,750
Surplus on revalution	276,732	-	.	276,732
Disposals		(155,342)		(155,342)
At 31st December 1999	906,432	310,926	785,006	2,002,364
Depreciation				
At 1st January 1999	16,063	167,208	598,000	781,271
Charge for the year	974	64,639	59,251	124,864
Revalution adjustment	(9,150)	-	-	(9,150)
Disposals		(66,887)		(66,887)
At 31st December 1999	7,887	164,960	657,251	830,098
Net Book Value				
At 31st December 1999	<u>898,545</u>	145,966	127,755	1,172,266
At 31st December 1998	613,637	160,875	144,441	918,953

Certain freehold property assets of the group were revalued to £739,000 as at 31st December 1999 by Gerald Cope & Co., Chartered Surveyors, and Calcutt Maclean Standen, Chartered Surveyors, on an open market basis. Both firms are external to the group. The remaining freehold properties continue to be stated at cost less depreciation.

The net book value of the group's fixed assets includes an amount of £128,037 (1998 - £122,224) in respect of assets held under finance leases and hire purchase contracts.

10	Investments	Subordinated	Shares in	
		Loan to Group	Group	
	Company	Undertakings	Undertakings	Total
	Cost or Valuation	£	£	£
	At 1st January 1999 and at 31st December 1999	271,000	3,304,000	3,575,000

The following details relate to the company's wholly owned subsidiary undertakings, all of which are incorporated in Great Britain. All three subsidiaries are included in the consolidated financial statements.

The company's investment in South Essex Insurance Brokers Limited was revalued by the Director on 31 December 1995 to reflect its market value.

The revaluation was carried out on the basis of market values of comparable companies that were sold during 1995.

	Subsidiary Undertaking	Class of Shares Held	Nature of Business	
	South Essex Insurance Brokers Limited	Ordinary	Insurance Brokers	
	Harlequin Worldwide Travel Limited	Ordinary	Travel Agents	
	South Essex Equestrian Services Limited	Ordinary	Equestrian Services	
	Group		1999	1998 £
	Unlisted investments at cost		4,000	4,000
11	Stocks		1999 £	1998 £
	Company		٨.	L
	Show horses and livestock		113,200	106,000
	Animal feed		10,046	
			123,246	106,000
	Group			
	Show horses and livestock		125,300	123,100
	Animal feed		10,046	11,047
			135,346	134,147

Debtors	1999	1998
	£	£
Company		
Amounts owed by group undertakings	-	117,1 0 7
Other debtors	8,039	13,044
Prepayments and accrued income	26,678	4,906
	34,717	135,057
Group		
Amounts owed by principals and insurance companies		
in respect of insurance transactions	1,997,137	1,828,472
Trade debtors	53,935	96,548
Other debtors	200,995	223,849
Prepayments and accrued income	103,565	47,220
	2,355,632	2,196,089

Other debtors include an amount of £100,000 receivable after more than one year.

Also included in other debtors is an amount of £1,141 due from B.W. Fehler, the director. The maximum amount during 1999 was £26,670. Debit balances on director's account are unsecured and interest free.

13 Creditors: Amounts falling due within one year	1999 £	1998 £
Company	~	~
Bank loans and overdrafts	34,911	11,254
Amounts due to group undertakings	197,345	146,114
Obligations under finance leases	-	1,177
Accruals and deferred income	12,998	14,011
	245,254	172,556
Group		
Bank loans and overdrafts - insurance broking account	154,686	-
- other accounts	91,727	207,090
Amounts owed to principals and insurance companies		•
in respect of insurance transactions	1,810,216	1,757,613
Trade creditors	417,344	562,531
Corporation tax	-	42,500
Social security and other taxes	40,314	42,924
Other creditors	18,971	63,355
Obligations under finance leases	58,169	50,814
Accruals and deferred income	197,329	244,669
	2,788,756	2,971,496

Bank loans and overdrafts are secured by a fixed and floating charge over the assets of the group.

South Essex Insurance Group Limited

Notes to the Financial Statements For the year ended 31st December 1999 (Continued)

14	Creditors: Amounts falling due after more	than one year		1999 £	1998 £
	Company				~
	Bank loan			33,146	43,947
	Director's loan			110,000	110,000
		-		143,146	153,947
	Group				
	Bank loans			176,590	200,875
	Director's loan			110,000	110,000
	Obligations under finance leases			8,125	19,333
	Pension scheme			70,000	45,000
					-,
				364,715	375,208
	Bank loans repayable by instalments:				
	in more than one year but not more than two	o years		41,140	41,140
	in more than two years but not more than fr			113,362	124,163
	in more than five years	•		22,088	35,572
				176,590	200,875
	The bank loans totalling £64,691(1998: £72,420) and £78,753 (1998: £84,508) are repayable in instalme 2007 and October 2010 respectively, and carry interest at 3% over Barclays Bank plc base rate and 10.79. The loans are secured on the group's freehold properties.				
	The amount owed to pension scheme is repayable:			1999	1998
				£	£
	Between two and five years			70,000	45,000
15	Shareholders' Funds	Called up Share Capital	Revaluation Reserve	Profit and Loss Account	Total
	Company	£	£	£	£
	Balance at 1st January 1999	1,000	2,800,000	855,343	3,656,343
	Transfer from profit and loss account			25,601	25,601
	Balance at 31st December 1999	1,000	2,800,000	880,944	3,681,944
	Balance at 1st January 1998	1,000	2,800,000	805,984	3,606,984
	Transfer from profit and loss account	1,000	ے, 000,000 -	49,359	49,359
	rander from prom and toss account			<u> </u>	*7,377
	Balance at 31st December 1998	1,000	2,800,000	855,343	3,656,343

15	Shareholders' Funds (continued)	Called up	Revaluation	Profit and		
		Share Capital	Reserve	Loss Account	Total	
	Group	£	£	£	£	
	Balance at 1st January 1999	1,000	~	575,338	57 6 ,338	
	Surplus on property revaluation	-	285,882	-	285,882	
	Transfer from profit and loss account	-		(172,146)	(172,146)	
				<u> </u>	(1/ 2)1 10/	
	Balance at 31st December 1999	1,000	285,882	403,192	690,074	
	Balance at 1st January 1998	1,000	-	460,868	461,868	
	Transfer from profit and loss account			114,470	114,470	
	Balance at 31st December 1998	1,000	-	575,338	576,338	
	The authorised share capital comprises:			1999	1998	
				£	£	
	Authorised: 1,000 Ordinary shares of £1 each			1,000	1,000	
	Called up, allotted and fully paid: 1,000 Ordinary shares of £1 each			1,000	1,000	
16	Future Financial Commitments					
	Operating Leases					
	At 31st December 1999 the group had annua	al commitments und 19		as set out below: 1998		
		Land and		Land and		
		Buildings	Other	Buildings	Other	
	Operating leases which expire:	£	£	£	£	
	within one year	-	283	-	-	
	in the second to fifth years	-	3,097	-	4,228	
	after five years	14,000		14,000	_	
		14,000	3,380	14,000	4,228	
	Finance Leases					
	At 31st December 1999 the group had obligations under finance leases and hire purchase contracts which are set out below:					
				1999	1998	
	Gross amount payable:			£	£	
	within one year			65,398	57,749	
	in the second to fifth years			6,159	21,379	
				71,557	79,128	
	Deduct: Finance charges allocated to future	neriods		5,2 63	8,981	
	Dentitie : Printing Charges and Cated to Illure	herrons		ノッとひり	0,701	

70,147

66,294

17 Contingent Liabilities

The company has entered into a guarantee with other group companies to secure the bank borrowings of the group companies, which is secured by a fixed and floating charge over the assets of the group. At 31st December 1999 the potential liability amounted to £217,729 (1998 - £242,468).

The group has given Barclays Bank plc and insurance companies a general indemnity in respect of bonds issued by the bank in favour of the Association of British Travel Agents (ABTA), the International Air Transportation Authority (IATA), and the Civil Aviation Authority (CAA). The amount of these bonds at 31st December 1999 was £575,000 (1998 - £651,975).

18 Controlling Party

The controlling party is Mr. B.W. Fehler by virtue of his ownership of 100% of the issued share capital in the company.