

Company Registration No: 854154

BDS INVESTMENTS LIMITED

Report and Financial Statements

31 December 1995



REPORT AND FINANCIAL STATEMENTS 1995

OFFICERS AND PROFESSIONAL ADVISORS

DIRECTORS

A E Bodie
M H Marx

SECRETARY

S A Lanes

REGISTERED OFFICE

Portland House
Stag Place
London SW1E 5DS

AUDITORS

Deloitte & Touche
Chartered Accountants
Hill House
1 Little New Street
London EC4A 3TR

DIRECTORS' REPORT

The directors present their annual report and the audited financial statements for the 7 month period to 31 December 1995.

PRINCIPAL ACTIVITIES

The principal activity of the company at present and for the foreseeable future is that of property investment. The company has not traded during the period.

On 17 November 1995, the company was acquired by Development Securities (Projects) Limited.

DIRECTORS

The directors who held office during the period and their beneficial interests in the shares of the company were as follows:

BDS Properties Limited (resigned 17 November 1995)
BDS Investments Limited (resigned 17 November 1995)
A E Bodie (appointed 17 November 1995)
M H Marx (appointed 17 November 1995)

No director had any interests in the shares of the company nor any other Group company except as noted below.

The interests of A E Bodie and M H Marx in the 50p Ordinary shares of Development Securities PLC, the ultimate parent company, and the options granted to them under that company's share option scheme are disclosed in the 1995 Report and Financial Statements of that Company.

TAXATION STATUS

The company is not a close company as defined in the Income and Corporation Taxes Act 1988.

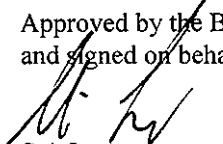
DIRECTORS' AND OFFICERS' LIABILITY INSURANCE

The Group maintains liability insurance for its directors and officers against liability claims.

AUDITORS

On 1 February 1996, our auditors changed the name under which they practise to Deloitte & Touche and, accordingly, have signed their report in their new name. A resolution for the reappointment of Deloitte & Touche as auditors is to be proposed at the forthcoming Annual General Meeting.

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



S A Lanes
Secretary
30 October 1996

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the company as at the end of the financial period and of its profit or loss 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;
- prepare the financial statements on a 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. 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.

BDS INVESTMENTS LIMITED**BALANCE SHEET**
31 December 1995

	Note	31 December 1995 £	31 May 1995 £
CURRENT ASSETS			
Amounts owed by group companies		<u>£2</u>	<u>£2</u>
CAPITAL AND RESERVES			
CALLED UP SHARE CAPITAL	3	<u>2</u>	<u>2</u>
TOTAL EQUITY SHAREHOLDERS' FUNDS		<u>£2</u>	<u>£2</u>

The company has been dormant throughout the period since its incorporation.

The financial statements were approved by the Board of Directors on 30 October 1996.

Signed on behalf of the Board of Directors


M H Marx
Director

NOTES TO THE ACCOUNTS
7 months ended 31 December 1995

1 ACCOUNTING POLICY

The financial statement has been prepared in accordance with applicable accounting standards on the historic cost basis of accounting.

2 PROFIT AND LOSS ACCOUNT

The company has not traded during the current and preceding financial period and accordingly no profit and loss account is presented.

There were no recognised gains or losses or movements in shareholders' funds during the current and preceding financial period.

3 CALLED UP SHARE CAPITAL

	31 December 1995	31 May 1995
Authorised:		
1,000 Ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
Allotted and fully paid:		
2 Ordinary shares of £1 each	<u>£2</u>	<u>£2</u>

4 ULTIMATE PARENT COMPANY

On 17 November 1995, the company was acquired by Development Securities PLC, a company registered in England and Wales, which is now considered to be the company's ultimate parent company. Copies of the Report and Financial Statements of Development Securities PLC can be obtained from Portland House, Stag Place, London SW1E 5DS.

The company has been dormant throughout the financial period and has passed a resolution under S250 Companies Act 1985 not to appoint auditors.