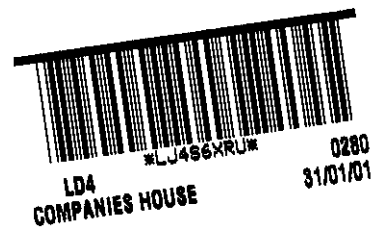


ZERLAN ESTATES LTD

**ABBREVIATED
FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED
31 MARCH 2000**



REGISTERED NUMBER: 1051420

ZERLAN ESTATES LTD

**ABBREVIATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2000**

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ZERLAN ESTATES LTD

COMPANY INFORMATION

DIRECTORS

Mr Milton Gross
Mrs Rifka Gross
Mrs Sarah Padwa

SECRETARY

Mrs Rifka Gross

REGISTERED OFFICE

13 - 17 New Burlington Place
Regent Street
London W1S 2HL

REGISTERED NUMBER

1051420

AUDITORS

Cohen Arnold & Co.
Chartered Accountants
13-17 New Burlington Place
Regent Street
London
W1S 2HL

ZERLAN ESTATES LTD

**AUDITORS' REPORT TO THE COMPANY
PURSUANT TO SECTION 247B OF THE COMPANIES ACT 1985**

We have examined the abbreviated accounts on pages 3 to 5 together with the full financial statements of the company prepared under section 226 of the Companies Act 1985 for the year ended 31 March 2000.

RESPECTIVE RESPONSIBILITIES OF THE DIRECTORS AND AUDITORS

The directors are responsible for preparing the abbreviated accounts in accordance with section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to the company's entitlement to deliver abbreviated accounts prepared in accordance with section 246(5) and (6) of the Companies Act 1985 and whether the abbreviated accounts have been properly prepared in accordance with those provisions and to report our opinion to you.

BASIS OF OPINION

We have carried out the procedures we considered necessary to confirm, by reference to the audited financial statements, that the company is entitled to deliver abbreviated accounts prepared in accordance with section 246(5) and (6) of the Companies Act 1985 and that the abbreviated accounts have been properly prepared from those financial statements. The scope of our work for the purpose of this report does not include examining or dealing with events after the date of our report on the full financial statements.

OPINION

In our opinion, the company is entitled to deliver abbreviated accounts prepared in accordance with section 246(5) and (6) of the Companies Act 1985 and the abbreviated accounts on pages 3 to 5 have been properly prepared in accordance with those provisions.



**Cohen Arnold & Co.
Chartered Accountants
Registered Auditors
13-17 New Burlington Place
Regent Street
London
W1S 2HL**

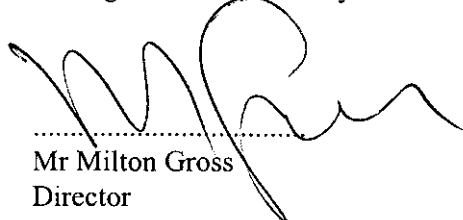
Date: 29 January 2001

ZERLAN ESTATES LTD**ABBREVIATED BALANCE SHEET
AT 31 MARCH 2000**

	Notes	£	2000 £	£	1999 £
CURRENT ASSETS					
Stocks		313,307		341,208	
Debtors		453,319		426,790	
Investments		776		776	
Cash at bank and in hand		104,994		23,496	
		<u>872,396</u>		<u>792,270</u>	
CREDITORS: amounts falling due within one year		(900,949)		(787,293)	
NET CURRENT LIABILITIES			(28,553)		4,977
TOTAL ASSETS LESS CURRENT LIABILITIES			(28,553)		4,977
CREDITORS: amounts falling due after more than one year	2		-		(33,269)
NET LIABILITIES			(28,553)		(28,292)
CAPITAL AND RESERVES					
Called up share capital	3		100		100
Profit and loss account			(28,653)		(28,392)
TOTAL SHAREHOLDERS' FUNDS			(28,553)		(28,292)

The abbreviated financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

The financial statements were approved by the board of directors on 24 January 2001 and signed on its behalf by:



.....
Mr Milton Gross
Director

The notes on pages 4 to 5 form part of these financial statements.

ZERLAN ESTATES LTD

NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2000

1. STATEMENT OF ACCOUNTING POLICIES

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

Cash flow

The accounts do not include a cash flow statement because the company, as a small reporting entity, is exempt from the requirement to prepare such a statement under Financial Reporting Standard 1: "Cash flow statements".

Turnover

Turnover represents rents receivable and charges recoverable from the tenants of the company's properties, credit for which is taken when the charge is made to the tenants year.

Stocks

Stocks consist of freehold and leasehold properties held for trading and are included in the financial statements at the lower of cost and estimated net realisable value.

Acquisitions and disposals of properties

Acquisitions and disposals are considered to have taken place at the date of legal completion and are included in the financial statements accordingly.

Format of financial statements

The financial statements are presented in accordance with the format prescribed by Schedule 4 United Kingdom Companies Act 1985 with suitable adaptation thereof which the directors consider to be appropriate having regard to the nature of the company's activities.

2. CREDITORS: amounts falling due after more than one year

	2000	1999
	£	£
Bank loans and overdrafts	-	33,269

The bank loans and overdrafts are secured by fixed first legal charges over certain of the company's trading properties.

ZERLAN ESTATES LTD

**NOTES TO THE ABBREVIATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2000**

3. SHARE CAPITAL

	2000 £	1999 £
Authorised:		
Equity interests:		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>
 Allotted, called up and fully paid:		
Equity interests:		
100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>

4. ULTIMATE PARENT COMPANY

The ultimate parent company is M & R Gross Charities Limited, a company registered in Great Britain.