Company No: 2220081

FINANCIAL STATEMENTS

- for the year ended -

CALLACHER & CO

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REPORT OF THE DIRECTORS

The directors present their report and the audited financial statements for the year ended 30 June 1995.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the company continues to be that of property development.

DIVIDEND AND TRANSFER TO RESERVES

The directors do not recommend payment of a dividend.

It is proposed that the loss of £3,000 is transferred to reserves.

FIXED ASSETS

Full disclosure of all matters relating to fixed assets is set out in the notes to the financial statements.

DIRECTORS AND THEIR INTERESTS

The directors at the balance sheet date, were as follows:

T G Coughlan

F E Gormley

Neither director had an interest in the share capital of the company. Their interest in the shares of the holding company are shown in the accounts of that company.

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 the affairs of the company 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;
- 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

The auditors, Gallagher & Co, are willing to be reappointed in accordance with section 385 of the Companies Act 1985.

By Order of the Board

Gormley

Date: 17 May 1996

Secretary

AUDITORS' REPORT

AUDITORS' REPORT TO THE SHAREHOLDERS OF MARVELBID LIMITED

We have audited the financial statements on pages 3 to 8 which have been prepared under the historical cost convention and the accounting policies set out in note 1 to the financial statements.

Respective responsibilities of the directors and auditors

As described on the Directors' Report the company's directors are responsible for the preparation of 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 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.

Fundamental uncertainty

In forming our opinion, we have considered the adequacy of the disclosures made in the financial statements concerning the funding of the company. Existing debt is scheduled to be repaid from the profits of future developments. The level of these profits cannot be quantified. Details of the circumstances relating to this fundamental uncertainty are described in note 4. Our opinion is not qualified in this respect.

Opinion

In our opinion the financial statements give a true and fair view of the state of affairs of the company as at 30 June 1995 and of its loss for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

CALLACHER & CO Chartered Accountants
Registered Auditors

P O Box 698 69/85 Tabernacle Street London EC2A 4RR

Date: 11 June 1996

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 30 JUNE 1995

	Notes	1995 £	1994 £
TURNOVER		-	1,410,685
Cost of sales			(1,410,685)
GROSS PROFIT		_	-
Administrative expenses		(3,000)	(3,000)
OPERATUNG LOSS		(3,000)	(3,000)
Interest payable	2	·	(263,470)
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(3,000)	(266,470)
Tax on loss on ordinary activities		<u>-</u>	
LOSS FOR THE FINANCIAL YEAR	6	(3,000)	(266,470)

None of the company's activities were acquired or discontinued during the above two financial years.

The company has no recognised gains or losses other than those dealt with in the profit and loss account.

The notes on pages 6 to 8 form part of these financial statements.

BALANCE SHEET AT 30 JUNE 1995

	No	tes £	1995	£	£	1994 £
CURRENT ASSETS						
Debtors	3		2		:	2
CREDITORS: Amounts falling due within one year	4	(3,039,59	4)	(3,03	6,59	4)
NET CURRENT LIABILITIES			(3,039	,592)		(3,036,592)
TOTAL ASSETS LESS CURRENT LIABILITIES			(3,039	9,592)		(3,036,592)
CAPITAL AND RESERVES						
Called up share capital Profit and loss account	5 6		(3,039	2 9,594)		(3,036,594)
			(3,039	9,592)		(3,036,592)

The financial statements were approved by the board on 17 May 1996 and signed on its behalf by

F E Gormley

Rem Director

The notes on pages 6 to 8 form part of these financial statements.

CASH FLOW STATEMENT FOR THE YEAR ENDED 30 JUNE 1995

			1995	;	1994	
	Notes	£		£	£	£
NET CASH INFLOW FROM OPERATING ACTIVITIES	8			-		1,410,685
Return on investments and servicing of finance:						
Interest paid			-		(263,470)
NET CASH INFICW FROM RETURNS ON INVESTMENTS AND SERVICING OF FINANCE				_		(263,470)
						(, , , , , , , , , , , , , , , , , ,
NET CASH INFLOW BEFORE FINANCING	3		=	_	· ·	1,147,215
Financing:						
Receipts of short-term loans (other than cash equivalents) Receipts of other creditors Repayment of short-term loans	(3,0	·	·		(263,470	-
(other than cash equivalents)	3,0	26,5	94		1,410,685	
NET CASH OUTFLOW FROM FINANCING				_	•	1,147,215
INCREASE IN CASH AND CASH EQUIVALENTS				-		-
			_	-	•	1,147,215
			=		-	

The notes on pages 6 to 8 form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 1995

1. ACCOUNTING POLICIES

1.1 BASIS OF ACCOUNTING

The financial statements have been prepared under the historical cost convention.

2.	INTEREST PAYABLE	1995 £	1994 £
	On bank loans and overdrafts and on loans repayable in full within five years	_	263,470
		-	263,470
3.	DESTORS	1995 £	1994 £
	Amounts owed by group undertakings	2	2
		2	2
4.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	1995 £	1994 £
	Bank loans and overdrafts		3,026,594
	Amounts owed to group undertakings Other creditors	13,000 3,026,594	
		3,039,594	3,036,594

Subsequent to the sale of the company's only property during the previous financial year, the company has now been able to successfully renegotiate the outstanding debt, so that it may be repaid from the profits generated from future developments, which the directors are confident may be achieved.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 1995

5.	SHARE CAPITAL	1995 £	1994 £
	Authorised		
	Equity interests:		
	1,000 Ordinary shares of £1 each	1,000	1,000
	Allotted, called up and fully paid		
	Equity interests:		
	2 Ordinary shares of £1 each		<u>2</u>
6.	PROFIT AND LOSS ACCOUNT	1995 £	1994 £
	Accumulated losses at 1 July 1994 Loss for the financial year	(3,036,594) (3,000)	(2,770,124) (266,470)
	Accumulated losses at 30 June 1995	(3,039,594)	(3,036,594)
7.	RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' F	UNIDS	
		1995 £	1994 £
	Loss for the financial year Shareholders' funds at 1 July 1994	(3,000) (3,036,592)	(266,470) (2,770,122)
	Shareholders' funds at 30 June 1995	(3,039,592)	(3,036,592)
	Represented by:-	•	
	Equity interests	(3,039,592)	(3,036,592)
		(3,039,592)	(3,036,592)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 1995

8. RECONCILIATION OF OPERATING LOSS TO NET CASH INFLOW FROM OPERATING ACTIVITIES

	1995 £	1994 £
Operating loss Decrease in stocks	(3,000) - 1	(3,000) ,410,685
Increase in creditors due within one year	3,000	3,000
	- 1	,410,685

9. ULITIMATE PARENT COMPANY

The ultimate parent company is Wandle Holdings Plc, a company registered in England.