

REPORT AND ACCOUNTS

Fluor Daniel Properties Limited

Registered No. 2388748

23 October 1994



Fluor Daniel Properties Limited

Registered No. 2388748

DIRECTORS

M. Strukelj
B. Thomas
P.L. Wiget

SECRETARY

M. Strukelj

AUDITORS

Ernst & Young,
Becket House,
1 Lambeth Palace Road,
London, SE1 7EU.

REGISTERED OFFICE

Harman House,
1 George Street,
Uxbridge,
Middlesex, UB8 1QQ.

DIRECTORS' REPORT

The directors submit their report and accounts for the 52 week period ended 23 October 1994.

RESULTS AND DIVIDENDS

The trading loss for the period, after taxation, amounted to £1,384,685 (1993 - loss of £1,346,248).

The directors do not recommend the payment of a dividend, which leaves a loss of £8,516,473 to be carried forward.

PRINCIPAL ACTIVITY

The company has a long term leasehold interest in an office development located in the Docklands, Isle of Dogs.

FUTURE DEVELOPMENTS

The directors are actively pursuing tenants for the vacant space within the development, but due to the current depressed state of the London property market, the directors are unable to predict the timing of lettings and as a consequence future losses arising from rental voids. In the meantime the ultimate parent undertaking has undertaken to continue to provide sufficient funds to maintain the operations of the company in the twelve months from the date these accounts are approved.

DIRECTORS AND THEIR INTERESTS

The following persons were directors of the company during the period:

H.S. Gilbert	(Resigned 3 January 1995)
N.L. Hancock	(Resigned 10 December 1993)
M. Strukelj	(Appointed 3 January 1995)
S.A. Thomson	(Resigned 3 January 1995)
B. Thomas	(Appointed 10 December 1993)
P.L. Wiget	(Appointed 3 January 1995)

None of the directors had a beneficial interest in any contract to which the company was a party nor any disclosable interest in the share capital of the company during the period.

SECRETARY

N.L. Hancock resigned as Secretary of the company on 10 December 1993 and B. Thomas was appointed on the same date.

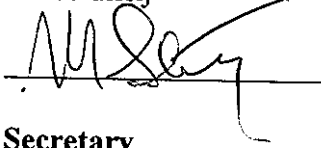
On 3 January 1995 B. Thomas resigned and M. Strukelj was appointed as Secretary of the company on the same date.

AUDITORS

At the Annual General Meeting of the company held on 18 March 1991, it was resolved that pursuant to Section 386 of the Companies Act 1985, the company elects to dispense with the obligation to appoint auditors annually. Accordingly, Ernst & Young shall be deemed to be reappointed as auditors 28 days after the accounts are sent to the members.

By order of the Board

M. Strukelj

A handwritten signature in dark ink, appearing to be 'M. Strukelj', written over a horizontal line.

Secretary

Date 12 April 95

STATEMENT OF DIRECTORS' RESPONSIBILITIES IN RESPECT OF THE ACCOUNTS

Company law requires the directors to prepare accounts for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those accounts, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the accounts 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 accounts 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.

REPORT OF THE AUDITORS

to the members of Fluor Daniel Properties Limited

We have audited the accounts on pages 6 to 10 which have been prepared under the historical cost convention and on the basis of the accounting policies set out on page 8.

Respective responsibilities of directors and auditors

As described on page 4 the company's directors are responsible for the preparation of the accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts 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 accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the accounts, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

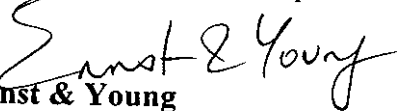
We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the accounts are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the accounts.

Fundamental uncertainty

In forming our opinion, we have considered the adequacy of the disclosure in the accounts concerning provision for losses arising from future rental voids. In view of the current market conditions, it is not possible to predict future losses and we are unable to estimate the extent of the provision required. Details of the circumstances relating to this fundamental uncertainty are in note 10. Our opinion is not qualified in this respect.

Opinion

In our opinion the accounts give a true and fair view of the state of affairs of the company as at 23 October 1994 and of its loss for the period then ended and have been properly prepared in accordance with the Companies Act 1985.


Ernst & Young
Chartered Accountants
Registered Auditor
London

Date 12.4.95

Fluor Daniel Properties Limited

PROFIT AND LOSS ACCOUNT

for the period from 25 October 1993 to 23 October 1994

	<i>Notes</i>	<i>1994</i> £	<i>1993</i> £
TURNOVER	2	-	-
Other operating expenses		(1,384,685)	(1,346,248)
		<hr/>	<hr/>
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION	3	(1,384,685)	(1,346,248)
Taxation on loss on ordinary activities	5	-	-
		<hr/>	<hr/>
LOSS FOR THE FINANCIAL PERIOD	9	(1,384,685)	(1,346,248)
		<hr/> <hr/>	<hr/> <hr/>

There are no recognised gains or losses other than the loss attributable to shareholders of the company of £1,384,685 in the period ended 23 October 1994 and loss of £1,346,248 in the period ended 24 October 1993.

The notes on pages 8 to 10 form part of these accounts

Fluor Daniel Properties Limited

BALANCE SHEET
at 23 October 1994

	<i>Notes</i>	<i>1994</i> £	<i>1993</i> £
CURRENT ASSETS			
Debtors	6	200,009	211,532
CREDITORS: amounts falling due within one year	7	(4,716,482)	(3,343,320)
NET CURRENT LIABILITIES		<u>(4,516,473)</u>	<u>(3,131,788)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>(4,516,473)</u>	<u>(3,131,788)</u>
CAPITAL AND RESERVES			
Called up share capital	8	4,000,000	4,000,000
Profit and loss account	9	(8,516,473)	(7,131,788)
		<u>(4,516,473)</u>	<u>(3,131,788)</u>



Director

12 April 1995 Date

The notes on pages 8 to 10 form part of these accounts

NOTES TO THE ACCOUNTS
at 23 October 1994

1. ACCOUNTING POLICIES

a) Fundamental accounting concepts

The accounts have been prepared on a going concern basis as the parent undertaking has undertaken to continue to provide sufficient funds to maintain the operations of the company in the twelve months from the date these accounts are approved.

b) Accounting standards

The accounts have been prepared in accordance with applicable accounting standards.

c) Accounting convention

The accounts have been prepared under the historical cost convention.

d) Leasing commitments

Rentals paid under operating leases are charged to income on a straight line basis over the lease term.

e) Deferred taxation

Deferred taxation is provided using the liability method on all timing differences, to the extent that they are expected to reverse in the future, calculated at the rate at which it is estimated that tax will be payable.

2. TURNOVER

The company did not achieve any lettings during the period and the loss on ordinary activities was all attributable to the one continuing activity of the company which is to invest in property situated in the United Kingdom.

3. LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION

a) This is stated after charging :

		1994	1993
		£	£
Auditors' remuneration	- audit fees	1,100	1,100
	- non audit fees	4,300	2,984
Operating lease rentals	- buildings	1,126,712	1,129,229
		<hr/>	<hr/>

b) No director received any remuneration during the period (1993 - nil).

4. STAFF COSTS

The company did not employ any staff during the period (1993 - nil).

5 TAXATION ON LOSS ON ORDINARY ACTIVITIES

Based on the loss for the year, no taxation is payable.

NOTES TO THE ACCOUNTS
at 23 October 1994

6. DEBTORS

	1994 £	1993 £
Prepayments	200,009	211,532

7 CREDITORS : amounts falling due within one year

	1994 £	1993 £
Amounts owed to fellow subsidiary undertakings	3,477,140	2,092,755
Accruals	1,239,342	1,250,565
	4,716,482	3,343,320

8. SHARE CAPITAL

	<i>Authorised</i>		<i>Allotted, called up and fully paid</i>	
	1994 <i>No.</i>	1993 <i>No.</i>	1994 £	1993 £
Ordinary shares of £1 each	5,000,000	5,000,000	4,000,000	4,000,000

**9. RECONCILIATION OF SHAREHOLDERS' FUNDS AND MOVEMENT
ON RESERVES**

	<i>Share capital</i> £	<i>Profit and loss account</i> £	<i>Total shareholders' funds</i> £
Balance at 25 October 1992	4,000,000	(5,785,540)	(1,785,540)
Loss attributable to members of the company	-	(1,346,248)	(1,346,248)
Balance at 24 October 1993	4,000,000	(7,131,788)	(3,131,788)
Loss attributable to members of the company	-	(1,384,685)	(1,384,685)
Balance at 23 October 1994	4,000,000	(8,516,473)	(4,516,473)

NOTES TO THE ACCOUNTS
at 23 October 1994

10. OBLIGATIONS UNDER OPERATING LEASES

At 23 October 1994 the company had annual commitments under non-cancellable operating leases as follows :

	<i>Land and Buildings</i>	
	<i>1994</i>	<i>1993</i>
	£	£
Operating leases which expire:		
within one year	-	-
within two to five years	-	-
in over five years	1,119,821	1,119,821
	<u>1,119,821</u>	<u>1,119,281</u>

These commitments relate to a long term leasehold interest in an office development located in Docklands, Isle of Dogs on which the company has guaranteed a minimum rental. The directors are actively pursuing tenants for the vacant space within the development, but due to the current depressed state of the London property market, the directors are unable to predict the future losses arising from rental voids. Included in accruals is a provision of £1,164,212 which represents the directors' best estimates of the future losses.

11. CAPITAL COMMITMENTS

There are no capital commitments at 23 October 1994 (1993 - nil).

12. PARENT UNDERTAKING

The parent undertaking of the largest group of undertakings for which the group accounts are drawn up and of which the company is a member is Fluor Corporation, incorporated in the United States of America and the parent undertaking of the smallest such group is Fluor Daniel Inc., incorporated in the USA. Copies of Fluor Corporation's accounts can be obtained from 3333 Michelson Drive, Irvine, California 92730.