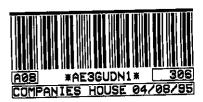
Company Registration Number: 2416021

TRUST UNION PROPERTIES (NUMBER TEN) LIMITED

Report and Accounts

31 March 1995



TRUST UNION PROPERTIES (NUMBER TEN) LIMITED

DIRECTORS' REPORT

Directors:

P J Duffy (resigned 6 July 1995)

Henderson Secretarial Services Limited (appointed 4 November 1993)

J L Elliott (appointed 6 July 1995)

Secretary:

Henderson Secretarial Services Limited

Registered Office:

3 Finsbury Avenue, London EC2M 2PA

The directors present their Report and the Accounts for the year ended 31 March 1995.

Review of Business

During the year the Company has not traded, has not incurred any liabilities and consequently, made neither profit nor loss.

Directors

The directors of the Company throughout the year ended 31 March 1995 are those shown above. Miss Elliott was appointed a director on 6 July 1995.

Directors' Interests

Mr Duffy was also a director of the holding company until 20 July 1995 and accordingly his interests are shown in the accounts of that Company.

Status

The Company has passed elective resolutions in accordance with the Companies Act 1985 ('the Act') to dispense with the holding of Annual General Meetings, the laying of the Annual Report and Accounts before general meetings and, pursuant to Section 252, the obligation to appoint auditors. However, pursuant to Section 253(2) of the Act, any member of the Company may require the Report and Accounts to be laid before a general meeting by depositing a notice to that effect at the registered office of the Company not later than 28 days after the despatch of the Report and Accounts to members.

By order of the Board

N P Taylor

For and on behalf of

Henderson Secretarial Services Limited

Secretary

31 July 1995

TRUST UNION PROPERTIES (NUMBER TEN) LIMITED

BALANCE SHEET at 31 MARCH 1995

	<u>Notes</u>	<u>1995</u> £	<u>1994</u> £
CURRENT ASSETS Debtors	3	1,000	<u>1,000</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,000</u>	<u>1,000</u>
CAPITAL AND RESERVES Called-up share capital	2	1,000	1,000
TOTAL EQUITY SHAREHOLDERS' FUNDS		<u>1,000</u>	<u>1,000</u>

The Company was dormant throughout the financial year.

These accounts were approved by the Board on 31 July 1995.

J L Elliott) Directors
N P Taylor)
(For and on behalf of

Henderson Secretarial Services Limited)

The notes on page 3 form part of these accounts.

Killer Neil Taylor

TRUST UNION PROPERTIES (NUMBER TEN) LIMITED

NOTES TO THE ACCOUNTS

1. Basis of Accounting

The accounts have been prepared under the historical cost basis of accounting and in accordance with applicable accounting standards.

2. Share Capital

	<u>1995</u>	<u>1994</u>
	£	£
Authorised, allotted and fully paid	1.000	1 000
1,000 Ordinary Shares of £1 each	<u>1,000</u>	<u>1,000</u>

3. <u>Debtors</u>

Amounts due from parent undertaking	999
Amounts due from fellow subsidiary undertaking	1
	<u>1,000</u>

£

4. Parent Undertaking

The parent undertaking of the group undertakings for which group accounts are prepared and of which the Company is a member is TR Property Investment Trust PLC, which is registered in England and Wales. Copies of the accounts of TR Property Investment Trust PLC can be obtained from the Company Secretary, TR Property Investment Trust PLC, 3 Finsbury Avenue, London EC2M 2PA.