

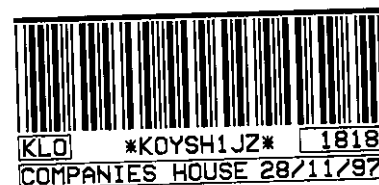
MAKEVAL LIMITED

ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED
31ST JANUARY 1997

Registered Number : 2585061

MORGAN BROWN & SPOFFORTH
Chartered Accountants



AUDITORS' REPORT TO
MAKEVAL LIMITED
UNDER SECTION 247B OF THE COMPANIES ACT 1985

We have examined the abbreviated accounts on pages 2 to 5 together with the financial statements of the company prepared under Section 226 of the Companies Act 1985 for the year ended 31st January 1997.

Respective Responsibilities of 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 sections 246(5) and 246(6) of the Companies Act 1985 to the Registrar of Companies and whether the accounts to be delivered are properly prepared in accordance with those provisions and to report our opinion to you.

Basis of Opinion

We have carried out the procedures we consider necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts to be delivered are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with the events after the date of our report on the financial statements.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with sections 246(5) and 246(6) of the Companies Act 1985 and the abbreviated accounts on pages 2 to 5 have been properly prepared in accordance with those provisions.

Crown House
151 High Road
LOUGHTON
Essex
IG10 4LG



MORGAN BROWN & SPOFFORTH
Chartered Accountants
Registered Auditor

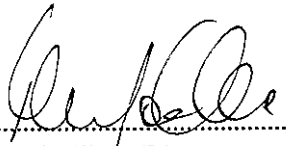
Date: 28/11/97

MAKEVAL LIMITED**ABBREVIATED BALANCE SHEET****AS AT 31ST JANUARY 1997**

| | | 1997 | | 1996 | |
|-------------------------------------------------------|--------------|------------------|-----------------|----------------|-----------------|
| | Notes | £ | £ | £ | £ |
| Fixed Assets | | | | | |
| Tangible fixed assets | 2 | | 6,463 | | 2,250 |
| Investments | 3 | | <u>1</u> | | <u>1</u> |
| | | | 6,464 | | 2,251 |
| Current Assets | | | | | |
| Stock | | 1,773,975 | | 532,662 | |
| Debtors | | 743,216 | | 329,162 | |
| Cash at bank and in hand | | <u>15,489</u> | | <u>9,000</u> | |
| | | 2,532,680 | | 870,824 | |
| Creditors: amounts falling due within one year | 4 | <u>2,227,206</u> | | <u>658,177</u> | |
| Net Current Assets | | | <u>305,474</u> | | <u>212,647</u> |
| Total Assets less Current Liabilities | | | <u>£311,938</u> | | <u>£214,898</u> |
| Capital and Reserves | | | | | |
| Called up share capital | 5 | | 100 | | 100 |
| Profit and loss account | | | <u>311,838</u> | | <u>214,798</u> |
| Shareholders' Funds (equity interests only) | | | <u>£311,938</u> | | <u>£214,898</u> |

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

The abbreviated accounts on pages 2 to 5 were approved by the board of directors on the date shown below and were signed on its behalf by:



 R C Mandeville - Director

Date: 27/11/97

The notes on pages 3 to 5 form part of these abbreviated accounts

MAKEVAL LIMITED**NOTES TO THE ABBREVIATED ACCOUNTS****FOR THE YEAR ENDED 31ST JANUARY 1997**

1. ACCOUNTING POLICIES

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Basis of preparation

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

Fixed assets and depreciation

Depreciation is provided by the company to write off the cost less the estimated residual value of tangible fixed assets over their estimated useful economic lives, as follows:

Fixtures and fittings - 15% per annum on cost

Fixed asset investments

Investments held as fixed assets are stated at cost less provision for any permanent diminution in value.

Cash flow statement

The company is a 'small company' as defined by Sections 246 and 247 of the Companies Act 1985 and has taken advantage of the exemptions available under FRS1 not to prepare a cash flow statement.

Stocks

Stocks are stated at the lower of cost and net realisable value as follows:

Cost includes expenses attributable to each property excluding overheads and interest on advances. Net realisable value is based on the estimated sale proceeds of the property less selling costs and all further costs to completion.

Profits on sale of properties are recognised when the contract for sale becomes unconditional during the accountancy period.

Taxation

The charge for taxation is based on the profit for the year and takes into account taxation deferred because of timing differences between the treatment of certain items for taxation and accounting purposes. Provision is made for deferred tax only to the extent that it is probable that an actual liability will crystallise.

MAKEVAL LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS

FOR THE YEAR ENDED 31ST JANUARY 1997

2. FIXED ASSETS

| | Tangible Fixed Assets £ |
|-----------------------|-------------------------------|
| Cost | |
| At 1st February 1996 | 3,263 |
| Additions | <u>4,705</u> |
| At 31st January 1997 | <u>7,968</u> |
| Depreciation | |
| At 1st February 1996 | 1,013 |
| Charge for the year | <u>492</u> |
| At 31st January 1997 | <u>1,505</u> |
| Net Book Value | |
| At 31st January 1996 | <u>£2,250</u> |
| Net Book Value | |
| At 31st January 1997 | <u>£6,463</u> |

3. INVESTMENTS

| | Investments in participating interests £ |
|--------------------------------------------|---------------------------------------------------|
| At 31st January 1996 and 31st January 1997 | <u>1</u> |

The investment represents a 50% holding in the ordinary share capital of Berkshire Retail Properties Limited, a property dealing company incorporated in England.

Further details of Berkshire Retail Properties Limited

| | 1997 £ | 1996 £ |
|----------------------|-----------------|----------------|
| Profit for the year | <u>£219,367</u> | <u>£43,198</u> |
| Capital and reserves | <u>£ 8,067</u> | <u>£68,700</u> |

Berkshire Retail Properties Limited holds a 25% interest in the capital of the Berkshire Retail Limited Partnership, a limited partnership registered in England. The company is the general partner of the partnership and receives a 50% share of the income. The partnership's principle place of business is The Barns, Tregassick, Portscatho, Truro, Cornwall.

Further details of the partnership:

| | 1997 £ | 1996 £ |
|---------------------|-------------------|-----------------|
| Profit for the year | <u>£214,516</u> | <u>£240,017</u> |
| Capital reserves | <u>£ (54,728)</u> | <u>£205,952</u> |

MAKEVAL LIMITED**NOTES TO THE ABBREVIATED ACCOUNTS****FOR THE YEAR ENDED 31ST JANUARY 1997**

4. CREDITORS

Included in creditors due within one year are bank loans and overdrafts in the sums of £1,595,250 (1996 - £401,285) which are secured.

5. SHARE CAPITAL

| | 1997 | 1996 |
|------------------------------------|-------------|-------------|
| | £ | £ |
| Authorised | | |
| 100 Ordinary shares of £1 each | <u>£100</u> | <u>£100</u> |
| Allotted, called up and fully paid | | |
| 100 Ordinary shares of £1 each | <u>£100</u> | <u>£100</u> |

6. CONSOLIDATED ACCOUNTS

The company has taken advantage of the legal dispensations under S248 Companies Act 1985 not to prepare group accounts as the group headed by the company is a small group. The accounts therefore present information about the company as an individual undertaking.

It is the directors' opinion that the value of the investments held in the subsidiary undertakings is not significantly less than the aggregate amounts at which the investments are included in the company's balance sheet.