Abbreviated Accounts

for the year ended 31st December 2003

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Independent Auditors' Report to MASTERPLUS LIMITED under Section 247B of the Companies Act 1985

We have examined the abbreviated accounts set out on pages 3 to 6 together with the financial statements of Masterplus Limited for the year ended 31st December 2003 prepared under Section 226 of the Companies Act 1985.

This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985. Our work has been undertaken so that we might state to the company those matters we are required to state to it in a special auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company, for our work, for this report, or for the opinions we have formed.

Respective responsibilities of director and auditors

The director is responsible for preparing abbreviated accounts in accordance with Section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Act 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 considered necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the financial statements.

Other information

We have audited the financial statements of Masterplus Limited for the year ended 31st December 2003 on pages 4 to 9. These financial statements have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002), the historical cost convention and the accounting policies set out on page 6.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of director and auditors

As described in the Statement of Directors' responsibilities on page 1 the company's director is responsible for the preparation of financial statements in accordance with applicable law and United Kingdom Accounting Standards.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards.

Independent Auditors' Report to MASTERPLUS LIMITED under Section 247B of the Companies Act 1985

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you if, in our opinion, the Director's Report is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all of the information and explanations we require for our audit, or if information specified by law regarding director's remuneration and transactions with the company is not disclosed.

We read the Director's Report and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of opinion

We conducted our audit in accordance with United Kingdom 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 director in the preparation of the financial statements, and 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.

Limitation of scope

Because of the potential impact of the limitations in evidence available to us we are unable to form an opinion as to whether the accounts give a true and fair view of the state of the company's affairs as at 31st December 2003 and of it's results for the year then ended and have been properly prepared in accordance with the provisions of the Companies Act 1985.

In respect of the limitation on our work relating to the company's records:

I) we have not obtained all the information and explanations that we consider necessary for the purposes of our audit; and

II) we were unable to determine whether proper accounting records have been maintained.

Tiffin Green

Chartered Accountants and

Registered Auditor

30 September 2004

11 Queens Road

Brentwood

Essex

CM14 4HE

Abbreviated Balance Sheet as at 31st December 2003

	2003		2002		
	Notes	£	£	£	£
Fixed Assets					
Tangible assets	2		2,356,571		2,222,176
Current Assets					
Debtors		5,260		8,738	
Cash at bank and in hand		62,301		42,623	
		67,561		51,361	
Creditors: amounts falling due within one year		(125,849)		(122,185)	
•					
Net Current Liabilities			(58,288)		(70,824)
Total Assets Less Current					
Liabilities			2,298,283		2,151,352
Creditors: amounts falling due					
after more than one year	3		(2,785,003)		(2,630,530)
Deficiency of Assets			(486,720)		(479,178)
Capital and Reserves					
Called up share capital	4		1,000		1,000
Profit and loss account			(487,720)		(480,178)
Shareholders' Funds			(486,720)		(479,178)

The abbreviated accounts are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002).

The abbreviated accounts were approved by the sole director on $\frac{28.9-204}{100}$ and signed by

F Mokaiesh Director

The notes on pages 4 to 6 form an integral part of these financial statements.

Notes to the Abbreviated Financial Statements for the year ended 31st December 2003

1. **Accounting Policies**

1.1. **Accounting convention**

The accounts are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002).

1.2. Turnover

Turnover represents rents receivable.

1.3. Tangible fixed assets and depreciation

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows:

Land and buildings

- 2% straight line basis

Freehold improvements

- 10% straight line basis

Fixtures, fittings and equipment - 20% straight line basis

1.4. Deferred taxation

Provision is made for deferred taxation using the liability method to take account of timing differences between the incidence of income and expenditure for taxation and accounting purposes except to the extent that the director considers that a liability to taxation is unlikely to materialise.

1.5. Foreign currencies

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange prevailing at the accounting date. Transactions in foreign currencies are recorded at the date of the transactions. All differences are taken to the Profit and Loss account.

1.6. **Going Concern**

The financial statements have been prepared on the going concern basis. This is considered appropriate as the shareholders have agreed to provide financial support to the company for the foreseeable future.

Notes to the Abbreviated Financial Statements for the year ended 31st December 2003

2.	Fixed assets	Tangible fixed assets £	
	Cost or valuation At 1st January 2003	2,560,54	
	Exchange differences At 31st December 2003	207,48 ——— 2,768,03	_
	Depreciation At 1st January 2003 Charge for year Exchange differences	338,37 45,67 27,41	
	At 31st December 2003	411,46	- 3
	Net book values At 31st December 2003	2,356,57	··· '1
	At 31st December 2002	2,222,17	<u>=</u> '5 =
3.	Creditors: amounts falling due after more than one year	2003 £	2002 £
	Include the following:		
	Instalments repayable after more than five years Less: included in current liabilities	2,843,685 (58,682)	2,679,291 (48,761)
		2,785,003	2,630,530
4.	Share capital	2003 £	2002 £
	Authorised 10,000 Ordinary shares of £1 each	10,000	10,000
	10,000 Ordinary Shares of ET Each	=======================================	
	Allotted, called up and fully paid 1,000 Ordinary shares of £1 each	1,000	1,000

Notes to the Abbreviated Financial Statements for the year ended 31st December 2003

5. Going concern

The financial statements have been prepared on a going concern basis. Due to the financial position of the company, the validity of this basis is conditional upon the continued support of the company's shareholders.