

HOMeselect (UK) LTD
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2004



HOMESELECT (UK) LTD

CONTENTS

	Page
Abbreviated balance sheet	1
Notes to the abbreviated accounts	2

HOMESELECT (UK) LTD

ABBREVIATED BALANCE SHEET AS AT 31 DECEMBER 2004

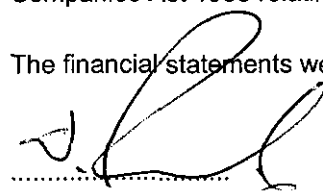
	Notes	2004 £	£	2003 £	£
Current assets					
Debtors	2	70,101		5,913,757	
Cash at bank and in hand		295,926		403,865	
		<u>366,027</u>		<u>6,317,622</u>	
Creditors: amounts falling due within one year		<u>(521,659)</u>		<u>(123,898)</u>	
Total assets less current liabilities		<u>(155,632)</u>		<u>6,193,724</u>	
Capital and reserves					
Called up share capital	3		1	2,500,002	
Share premium account			214,999	2,225,000	
Profit and loss account			<u>(370,632)</u>	<u>1,468,722</u>	
Shareholders' funds - equity interests		<u>(155,632)</u>		<u>6,193,724</u>	

In preparing these financial statements:

- (a) The directors are of the opinion that the company is entitled to the exemption from audit conferred by Section 249A(1) of the Companies Act 1985;
- (b) No notice has been deposited under Section 249B(2) of the Companies Act 1985, and
- (c) The directors acknowledge their responsibilities for:
 - (i) ensuring that the company keeps accounting records which comply with Section 221 of the Companies Act 1985, and
 - (ii) preparing accounts which give a true and fair view of the state of affairs of the company as at the end of the financial year and of its profit or loss for the financial year in accordance with the requirements of Section 226, and which otherwise comply with the requirements of this Act relating to accounts, so far as applicable to the company.

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

The financial statements were approved by the Board on 28/10/05


N M R Richards
Director


M V Rijkse
Director

HOMeselect (UK) LTD

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2004

1 Accounting policies

1.1 Accounting convention

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

The directors believe the going concern basis to be appropriate even though the balance sheet shows liabilities in excess of its assets. Homeselect Finance (No.2) Ltd the company's parent, has undertaken to pay all the company's debts for the foreseeable future.

1.2 Deferred taxation

Deferred taxation is provided in full on timing differences which represent a liability at the balance sheet date, at rates expected to apply when they crystallise, based upon current rates and law. Deferred tax is not provided on timing differences arising from the revaluation of fixed assets where there is no commitment to sell the asset. Deferred tax liabilities are not discounted.

2 Debtors

Debtors include an amount of £- (2003- £5,890,965) which is due after more than one year.

3 Share capital

	2004 £	2003 £
Authorised		
5,000,004 ordinary shares of 50p each	2,500,002	2,500,002
50,000 redeemable preference shares of £1 each	50,000	50,000
	<u>2,550,002</u>	<u>2,550,002</u>
 Allotted, called up and fully paid		
2 ordinary shares of 50p each	<u>1</u>	<u>2,500,002</u>

During the year the company purchased 5,000,002 £0.50 ordinary shares and 1 £0.50 'A' ordinary share from Homeselect Finance No 2 Limited for a total consideration of £5,978,724.