

BUILDINVEST LIMITED

COMPANY INFORMATION

DIRECTORS

Mrs M L Anthony
Mr P Phillips

SECRETARY

Mrs M L Anthony

SOLICITORS

Beachcroft Stanleys
100 Fetter Lane
London
EC4A 1ES

REGISTERED OFFICE

9 Golden Square
London
W1R 4BY

REGISTERED NUMBER

2982859



BUILDINVEST LIMITED

REPORT OF THE DIRECTORS

The directors present their report and the financial statements of the company for the year ended to 31 March 1998.

PRINCIPAL ACTIVITY AND BUSINESS REVIEW

The company is principally engaged in property investment and management.

The company continued to operate successfully and maintained a sound financial position at the period end.

TRADING RESULTS AND DIVIDEND

The results for the period are set out in the profit and loss account on page 3.

The directors do not recommend the payment of a dividend for the year.

DIRECTORS AND THEIR INTERESTS

The directors who held office at the end of the period and their interests in the share capital for the company at the beginning and end of the period were as follows:

	Ordinary shares of £1 each	
	At 31 March 1998	At 31 March 1997
Mrs M L Anthony	-	-
Mr P Phillips	-	-

DIRECTORS' RESPONSIBILITIES

Company law requires the directors to prepare financial statements 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 financial statements, the directors are required to:

- (i) select suitable accounting policies and then apply them consistently;
- (ii) make judgments and estimates that are reasonable and prudent;
- (iii) state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- (iv) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

BUILDINVEST LIMITED

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 financial statements 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.

FUTURE DEVELOPMENTS

The level of business and the period end financial position were satisfactory and the company will continue to operate in the same business for the foreseeable future.

FIXED ASSETS

The movements in the fixed assets of the company are disclosed in note 7 to the accounts.

The directors have considered the contents of Statement of Standard Accounting Practice No.19 in connection with investment properties. They do not consider that a revaluation along the lines suggested in the Standard would be practical nor would it have any meaningful value to readers of the financial statements since there is no intention to sell any land and buildings as these are held as long term investments.

Accordingly no valuation of the company's interest in freehold land and buildings has been made. The directors are however of the opinion that the market value is significantly in excess of cost.

SMALL COMPANY EXEMPTIONS

This report has been prepared taking advantage of the exemptions conferred by Part II of Schedule 8 of the Companies Act 1985.

By order of the board



MRS M L ANTHONY
Secretary

BUILDINVEST LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH, 1998

	Notes	1998 £	1997 £
TURNOVER	2	51,743	29,116
Administrative expenses		(28,384)	(20,355)
OPERATING PROFIT	3	23,359	8,761
Exceptional item (Loss) Profit on sale of properties		-	(3,242)
Interest payable and similar charges	5	(41,591)	(26,782)
(Loss) Profit on ordinary activities before taxation		(18,232)	(21,263)
Taxation	6	-	(23)
Loss for the financial year	12	(18,232)	(21,286)
Retained loss brought forward		(26,143)	(4,857)
RETAINED LOSS CARRIED FORWARD		<u>(44,375)</u>	<u>(26,143)</u>

CONTINUING OPERATIONS

None of the company's activities were discontinued during the year ended 31 March, 1998

TOTAL RECOGNISED GAINS AND LOSSES

The company had no recognised gains or losses during the period ended 31 March, 1998 apart from the results shown above.

BUILDINVEST LIMITED

BALANCE SHEET AT 31 MARCH 1998

	Notes	1998 £	1997 £
FIXED ASSETS			
Tangible assets	7	625,614	398,654
CURRENT ASSETS			
Debtors	8	34,901	38,061
Cash at bank and in hand		14,601	5,811
		<u>49,502</u>	<u>43,872</u>
CREDITORS			
Amounts falling due within one year	9	(132,661)	(81,434)
NET CURRENT (LIABILITIES) ASSETS		<u>(83,159)</u>	<u>(37,562)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>542,455</u>	<u>361,092</u>
CREDITORS			
Amounts falling due after more than one year	10	(585,830)	(386,235)
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>(43,375)</u>	<u>(25,143)</u>
CAPITAL AND RESERVES			
Called up share capital	11	1,000	1,000
Profit and loss account	12	(44,375)	(26,143)
SHAREHOLDERS' FUNDS		<u>(43,375)</u>	<u>(25,143)</u>

Mary L Anthony
[Signature]

Mrs M L Anthony
Directors Formally approved on 27/01/99
Mr P Phillips

BUILDINVEST LIMITED

BALANCE SHEET AT 31 MARCH, 1998 (Continued)

The Directors:

have taken advantage of s249A(1) of the Companies Act 1985 in not having these accounts audited,
and,
confirm that no notice has been deposited under s249B(2) of the Companies Act 1985,
and,
acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with s221 of the Companies Act 1985,
and,
acknowledge their responsibilities for preparing accounts which give a true and fair view of the company as at 31 March, 1998 and of its profit for the period then ended in accordance with the requirements of s226, and which otherwise comply with the requirements of this Act relating to accounts, so far as applicable to the company.

The directors have taken advantage of the special exemptions conferred by Part I of Schedule 8 of the Companies Act 1985 and have done so on the grounds that in their opinion the company is entitled to these special exemptions as a small company.

 MRS M L ANTHONY

Directors

Formally approved on 27/01/99

 MR P PHILLIPS

BUILDINVEST LIMITED

NOTES ON THE FINANCIAL STATEMENTS 31 MARCH 1998

1. ACCOUNTING POLICIES

ACCOUNTING CONVENTION

The financial statements have been prepared under the historical cost convention, with the exception of Statement of Standard Accounting Practice No.19 (see below), and are in accordance with applicable Accounting Standards.

TURNOVER

Turnover is the total amount receivable by the company for rents and service charges in respect of leasehold and freehold properties.

INVESTMENT PROPERTY

Investment properties are stated at cost. As detailed in the Directors' Report, the financial statements have not been revised to incorporate the market value of investment properties as required by Statement of Standard Accounting Practice No.19.

Depreciation is not provided in respect of freehold or long leasehold investment properties.

This policy represents a departure from statutory accounting principles, which requires depreciation to be provided on all fixed assets. The directors consider that this policy is necessary in order that the financial statements may give a true and fair view. The properties are maintained in a state of sound repair and residual values are believed to be so high as to make any depreciation not material.

DEFERRED TAXATION

Deferred taxation is provided under the liability method on all timing differences to the extent that it is probable that the liability will crystallise in the foreseeable future.

BUILDINVEST LIMITED

NOTES ON THE FINANCIAL STATEMENTS 31 MARCH 1998 (Continued)

2. TURNOVER

The pre-tax profit is principally attributable to one activity, that of property letting, and arose wholly within the United Kingdom.

3. OPERATING PROFIT	1998 £	1997 £
The operating profit is stated after charging:		
Directors' remuneration	4,716	5,855
	<u> </u>	<u> </u>

4. STAFF COSTS	1998 £	1997 £
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Staff costs, including directors' remuneration, were as follows:

Salaries	4,716	5,855
	<u> </u>	<u> </u>

The average weekly number of employees during the year including executive directors was as follows:

Office and management	2	2
	<u> </u>	<u> </u>

5. INTEREST PAYABLE	1998 £	1997 £
Interest on loans and overdrafts repayable after five years	41,591	26,782
	<u> </u>	<u> </u>

6. TAX ON PROFIT ON ORDINARY ACTIVITIES	1998 £	1997 £
Based on the profit for the year:		
UK Corporation tax at a rate of 31% (1997: 33%)	-	-
Interest on tax paid late	-	23
	<u> </u>	<u> </u>

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NOTES ON THE FINANCIAL STATEMENTS 31 MARCH 1998 (Continued)

7.	TANGIBLE FIXED ASSETS		Freehold and Long Leasehold Investment Properties £
	Cost:		
	At 31 March 1997		397,654
	Additions		227,960
	Disposals		-
	At 31 March 1998		<u>625,614</u>
8.	DEBTORS	1998	1997
		£	£
	Trade debtors	20,639	20,144
	Other debtors	14,262	17,917
		<u>34,901</u>	<u>38,061</u>
9.	CREDITORS	1998	1997
		£	£
	Amounts falling due within one year:		
	Other creditors	7,562	8,812
	Accrued expenses	125,099	72,622
		<u>132,661</u>	<u>81,434</u>
10.	CREDITORS	1998	1997
		£	£
	Amounts falling due after more than one year:		
	Repayment after five years:	585,830	386,235
		<u>585,830</u>	<u>386,235</u>

BUILDINVEST LIMITED

NOTES ON THE FINANCIAL STATEMENTS 31 MARCH 1998 (Continued)

11.	CALLED UP SHARE CAPITAL	1998 £	1997 £
	Authorised		
	Ordinary shares of £1 each	1,000	1,000
		<u> </u>	<u> </u>
	Allotted, issued and fully paid		
	Ordinary shares of £1 each	1,000	1,000
		<u> </u>	<u> </u>
12.	PROFIT AND LOSS ACCOUNT	1998 £	1997 £
	Retained loss at 31 March 1997	(26,143)	(4,857)
	Retained loss for the financial period	(18,232)	(21,286)
		<u> </u>	<u> </u>
	Retained loss at 31 March 1998	(44,375)	(26,143)
		<u> </u>	<u> </u>
13.	RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS	1998 £	1997 £
	Retained loss brought forward	(26,143)	(4,857)
	Loss for the financial year	(18,232)	(21,286)
		<u> </u>	<u> </u>
	Net loss from shareholders' funds	(44,375)	(26,143)
	Opening shareholders' funds	1,000	1,000
		<u> </u>	<u> </u>
	Closing shareholders' funds	(43,375)	(25,143)
		<u> </u>	<u> </u>

14. CONTINGENT LIABILITIES

There were no significant contingent liabilities on 31 March 1998.

15. SMALL COMPANY EXEPTIONS

The company has taken advantage of the exemption from preparing a cash flow statement conferred by Financial Reporting Standard No.1 on the grounds that the company is a small company as defined in Section 246 of the Companies Act 1985 and has restricted certain disclosures on similar grounds.