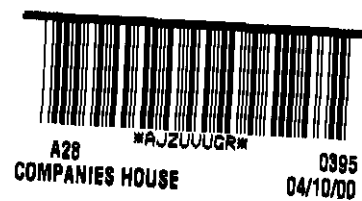


BUILDINVEST LIMITED

REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2000

REGISTERED NUMBER 2982859



BUILDINVEST LIMITED

COMPANY INFORMATION

DIRECTORS

Mrs M L Anthony
Mr P Phillips

SECRETARY

Mrs M L Anthony

SOLICITORS

Beachcroft Wansbroughs
100 Fetter Lane
London
EC4A 1BN

REGISTERED OFFICE

9 Golden Square
London
W1R 4BY

REGISTERED NUMBER

2982859

BULDINVEST LIMITED

REPORT OF THE DIRECTORS

The directors present their report and the financial statements of the company for the year ended to 31 March 2000.

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 year end.

TRADING RESULTS AND DIVIDEND

The results for the year 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 year and their interests in the share capital for the company at the beginning and end of the year were as follows:

	Ordinary shares of £1 each	
	At 31 March 2000	At 31 March 1999
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 year. In preparing those financial statements, the directors are required to:

- (i) select suitable accounting policies and then apply them consistently;
- (ii) make judgements 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 year end financial position was 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.

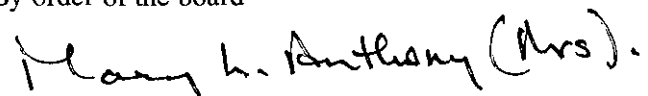
The directors have considered the contents of Statement of Standard Accounting Practice No.19 in connection with investment properties. They do not consider that a revaluation along the lines suggested in the Standard would be practical nor would it have any meaningful value to readers of the financial 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, 2000

	Notes	2000	1999
TURNOVER	2	68,584	51,977
Administrative expenses		(27,218)	(21,706)
		<hr/>	<hr/>
OPERATING PROFIT	3	41,366	30,271
Exceptional item Profit on sale of properties		6,889	46,085
Interest payable and similar charges	5	(36,503)	(52,706)
Profit on ordinary activities before taxation		<hr/> 11,752	<hr/> 23,650
Taxation	6	-	-
Profit for the financial year	12	<hr/> 11,752	<hr/> 23,650
Retained loss brought forward		(20,725)	(44,375)
RETAINED LOSS CARRIED FORWARD		<hr/> <u>(8,973)</u>	<hr/> <u>(20,725)</u>

CONTINUING OPERATIONS

None of the company's activities were discontinued during the year ended 31 March, 2000

TOTAL RECOGNISED GAINS AND LOSSES

The company had no recognised gains or losses during the year ended 31 March, 2000 apart from the results shown above.

BUILDINVEST LIMITED

BALANCE SHEET AT 31 MARCH 1999

	Notes	2000 £	1999 £
FIXED ASSETS			
Tangible assets	7	600,041	572,380
CURRENT ASSETS			
Debtors	8	30,576	86,960
Cash at bank and in hand		4,413	25,552
		<u>34,989</u>	<u>112,512</u>
CREDITORS			
Amounts falling due within one year	9	(231,823)	(183,437)
NET CURRENT (LIABILITIES) ASSETS		<u>(196,834)</u>	<u>(70,925)</u>
TOTAL ASSETS LESS CURRENT (LIABILITIES)		403,207	501,455
CREDITORS			
Amounts falling due after more than one year	10	(411,180)	(521,180)
TOTAL ASSETS LESS CURRENT (LIABILITIES)		<u>(7,973)</u>	<u>(19,725)</u>
CAPITAL AND RESERVES			
Called up share capital	11	1,000	1,000
Profit and loss account	12	(8,973)	(20,725)
SHAREHOLDERS' FUNDS		<u>(7,973)</u>	<u>(19,725)</u>

Mary L. Anthony (Mrs).
[Signature]

Mrs M L Anthony
Directors Formally approved on 28.9.99
Mr P Phillips

BUILDINVEST LIMITED

BALANCE SHEET

AT 31 MARCH, 2000
(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, 2000 and of its profit for the year 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.

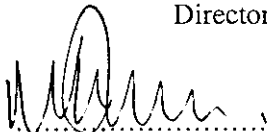
The directors have taken advantage of the special exemptions conferred by Part I of Schedule 8 of the Companies Act 1985 and have done so on the grounds that in their opinion the company is entitled to these special exemptions as a small company.

Mary L. Anthony (Mrs). MRS M L ANTHONY

Directors

Formally approved on

28.3.00



MR P PHILLIPS

BUILDINVEST LIMITED

NOTES ON THE FINANCIAL STATEMENTS

31 MARCH 2000

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 2000

(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	2000	1999
	£	£
The operating profit is stated after charging:		
Directors' remuneration	6,600	5,500
	<u> </u>	<u> </u>

4. STAFF COSTS	2000	1999
	£	£

Staff costs, including directors' remuneration, were as follows:

Salaries	6,600	5,500
	<u> </u>	<u> </u>

The average weekly number of employees during the year including executive directors was as follows:	2000	1999
Office and management	2	2
	<u> </u>	<u> </u>

5. INTEREST PAYABLE	2000	1999
	£	£
Interest on loans and overdrafts repayable after five years	36,503	52,706
	<u> </u>	<u> </u>

6. TAX ON PROFIT ON ORDINARY ACTIVITIES	2000	1999
	£	£
Based on the profit for the year:		
UK Corporation tax at a rate of 30% (1999: 31%)	-	-
	<u> </u>	<u> </u>

BUILDINVEST LIMITED

NOTES ON THE FINANCIAL STATEMENTS

31 MARCH 2000

(Continued)

7. TANGIBLE FIXED ASSETS

	Motor Vehicle	Freehold and Long Leasehold Investment Properties	Total
	£	£	£
Cost:			
At 31 March 1999	-	572,380	572,380
Additions	8,650	26,240	34,890
Disposals		(5,067)	(5,067)
Depreciation	(2,162)	-	(2,162)
	<u> </u>	<u> </u>	<u> </u>
At 31 March 2000	6,488	593,553	600,041
	<u> </u>	<u> </u>	<u> </u>

8. DEBTORS	2000	1999
	£	£
Trade debtors	13,907	27,298
Other debtors	16,669	59,662
	<u>30,576</u>	<u>86,960</u>
	<u> </u>	<u> </u>

9. CREDITORS	2000	1999
	£	£
Amounts falling due within one year:		
Other creditors	10,923	8,646
Accrued expenses	220,900	174,791
	<u>231,823</u>	<u>183,437</u>
	<u> </u>	<u> </u>

10. CREDITORS	2000	1999
	£	£
Amounts falling due after more than one year:		
Repayment after five years:	411,180	521,180
	<u> </u>	<u> </u>

BUILDINVEST LIMITED

NOTES ON THE FINANCIAL STATEMENTS 31 MARCH 2000 (Continued)

11.	CALLED UP SHARE CAPITAL	2000 £	1999 £
	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	2000 £	1999 £
	Retained loss at 31 March 1999	(20,725)	(44,375)
	Retained profit for the financial year	11,752	23,650
		<u> </u>	<u> </u>
	Retained loss at 31 March 2000	(8,973)	(20,725)
		<u> </u>	<u> </u>
13.	RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS	2000 £	1999 £
	Retained loss brought forward	(20,725)	(44,375)
	Profit for the financial year	11,752	23,650
		<u> </u>	<u> </u>
	Net loss from shareholders' funds	(8,973)	(20,725)
		<u> </u>	<u> </u>
	Opening shareholders' funds	1,000	1,000
		<u> </u>	<u> </u>
	Closing shareholders' funds	(7,973)	(19,725)
		<u> </u>	<u> </u>
14.	CONTINGENT LIABILITIES		
	There were no significant contingent liabilities on 31 March 2000.		
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.		

BUILDINVEST LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2000

	2000		1999	
	£	£	£	£
Rent and service charges receivable		68,584		51,977
Deduct: Expenses				
Directors' remuneration	6,600		5,500	
Commissions	3,051		200	
Rent, Rates and service charges payable	4,822		5,930	
Depreciation – Motor Vehicle	2,162		-	
Motor running expenses	1,959		-	
Electricity and gas	46		436	
Repairs	94		2,001	
Printing and stationery	-		330	
Legal fees	415		4	
Accountancy fees	6,356		6,199	
Bank charges	182		230	
Insurance	460		(838)	
Entertaining	98		-	
Furnishings	973		1,714	-
Operating costs		<u>(27,218)</u>		<u>(21,706)</u>
Operating Profit		41,366		30,271
Exceptional item				
Profit on sale of properties		6,889		46,085
		<u>48,255</u>		<u>76,356</u>
Interest Payable		<u>(36,503)</u>		<u>(52,706)</u>
Profit before taxation		<u>11,752</u>		<u>23,650</u>