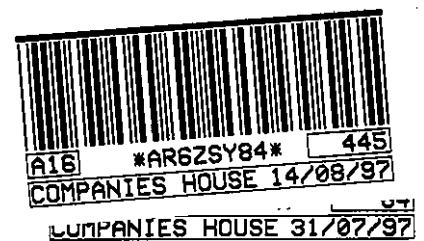


BROOKSTREAM PROPERTIES LIMITED

MODIFIED FINANCIAL STATEMENTS

PERIOD ENDED 31ST JULY 1996



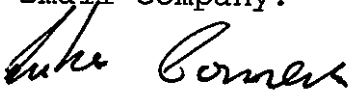
## BROOKSTREAM PROPERTIES LIMITED

## BALANCE SHEET

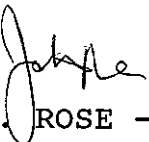
AT 31ST JULY 1996

	Note	1996 £	£
CURRENT ASSETS			
Stocks	2	2661354	
Cash at bank and in hand		86	
		<u>2661440</u>	
CREDITORS			
Amounts due within one year	4	2670940	
NET CURRENT LIABILITIES			(9500)
<u>FINANCED BY:</u>			
CAPITAL AND RESERVES			
Called up share capital	3		100
Profit and loss account			(9600)
			<u>(9500)</u>

The Directors rely on Sections 247 to 249, Companies Act 1985 as entitling them to deliver modified financial statements and do so on the grounds that the Company is entitled to the benefit of these sections as a small company.



L. COMER - Director



J. ROSE - Secretary

## BROOKSTREAM PROPERTIES LIMITED

## NOTES FORMING PART OF THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31ST JULY 1996

INCORPORATION AND TRADING

The company was incorporated on 14th July 1995 and commenced to trade on 18th December 1995.

Notwithstanding the deficit shown in the balance sheet, the Directors are of the opinion that the company can meet its liabilities as they fall due on the grounds that the market value of the company's property is sufficiently in excess of its balance sheet holding value.

1. ACCOUNTING POLICIESACCOUNTING CONVENTION

The Accounts are prepared under the historical cost convention.

TURNOVER

Turnover represents construction works billed during the year.

STOCKS AND WORK IN PROGRESS

Stocks are valued at the lower of cost and net realisable value.

Work in progress is valued by the Directors based on a measurement of construction work completed less amounts billed.

TAXATION

Corporation Tax is calculated on the profits of the year as appropriate.

2. STOCKS

Land and Buildings

1996

£

2661354

The company's stocks consists of the Friern Barnet Hospital, London, which is included in the financial statements in accordance with the accounting policies detailed in note 1.

3. SHARE CAPITALAuthorised:

1000 Shares of £ 1 each

1000

Issued and Fully Paid:

100 Shares of £ 1 each

100

## BROOKSTREAM PROPERTIES LIMITED

NOTES FORMING PART OF THE ACCOUNTS  
FOR THE PERIOD ENDED 31ST JULY 1996

1996

£4. CREDITORS (Amounts due within one year)

Trade and Other Creditors  
Opecprime Properties Limited

499  
2670441

26709405. COMMITMENTS

There were no capital commitments at the year end.

6. CONTINGENT LIABILITIES

The company has given a guarantee to Bank of Ireland, Finchley, to cover borrowings up to £2,475,000 made by the bank to Opecprime Properties Limited, which is a connected company. These borrowings amounted to £2,000,000 at the period end. The Bank also holds a charge over the company's property.

The company has a liability contingent upon the footprint square footage of new build apartments over a maximum specified in the contract for the purchase of the Friern Barnet Hospital. The Directors do not envisage that this footprint square footage will be exceeded and therefore no liability should arise.

7. ACCOUNTS APPROVAL

The Directors approved the Accounts on 24th July 1997.

## REPORT OF THE AUDITOR

TO THE DIRECTORS OF BROOKSTREAM PROPERTIES LIMITED

The modified financial statements on pages 1 to 3 have been prepared under the small company exemptions of the Companies Act 1985.

In my opinion the requirements for exemption are satisfied for the period ended 30th June 1997. My report on the full financial statements was as follows:-

"I have audited the financial statements on pages 5 to 8 which have been prepared under the historical cost convention and the accounting policies set out on page 7.

## RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

As described on page 2 the company's directors are responsible for the preparation of financial statements. It is my responsibility to form an opinion, based on my audit, on those statements and to report my opinion to you.

## BASIS OF OPINION

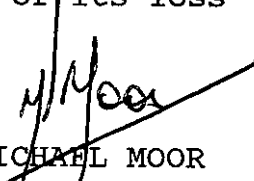
I conducted my audit in accordance with Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgments made by the directors in the preparation of the financial statements and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

I planned and performed my audit so as to obtain all the information and explanations which I considered necessary in order to provide me 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 my opinion I also evaluated the overall adequacy of the presentation of information in the financial statements.

## OPINION

In my opinion the financial statements give, in the manner prescribed in the Companies Act 1985, a true and fair view of the state of the company's affairs at 31st July 1996 and of its loss for the period ended on that date."

67c Heather Road  
Sandyford  
Dublin 18.  
24th July 1997.

  
MICHAEL MOOR  
Chartered Accountant  
& Registered Auditor