

NOBLE HOUSE PROPERTIES LIMITED

**Financial Statements
31 January 2001**

NOBLE HOUSE PROPERTIES LIMITED

Financial statements for the year ended 31 January 2001

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NOBLE HOUSE PROPERTIES LIMITED

Company information

Directors

R G Kilikita
F Montanaro
E Storey

Secretary

E Storey

Registered office

Russell Square House
10/12 Russell Square
London
WC1B 5LF

Registered number

3200860

Auditors

Chantrey Vellacott DFK
Russell Square House
10/12 Russell Square
London
WC1B 5LF

NOBLE HOUSE PROPERTIES LIMITED

Directors' report for the year ended 31 January 2001

The directors present their report and the financial statements for the year ended 31 January 2001.

Review of the business

The principal activity is that of purchase, development and resale of property.

The directors are satisfied with the results of the company for the year and look forward to continued growth and profitability.

Results and dividends

The results for the year are shown on page 5 of the financial statements.

No interim dividends were paid in the year (2000 : £12,000).

The directors do not recommend the payment of a final dividend.

Directors

The directors who served during the year, none of whom had an interest in the share capital of the company, were:

R G Kilikita
F Montanaro
E Storey

Charitable contributions

During the year the company made charitable donations of £1,058 (2000 : £945).

Directors' responsibilities

Company law requires the directors to prepare financial statements which give a true and fair view of the state of affairs of the company at the end of its financial year and of the profit or loss of the company for the year then ended. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group will continue in business.

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.

NOBLE HOUSE PROPERTIES LIMITED

Directors' report for the year ended 31 January 2001

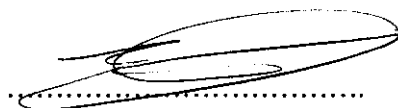
Millennium

The directors are satisfied that they took sufficient steps to address the year 2000 issue and to date there has been no significant effect on the business operations and trading activities of the company as a result of the issue. The costs of addressing the issue were not significant and any future costs are also not anticipated to be significant.

Auditors

A resolution to reappoint Chantrey Vellacott DFK as auditors of the company will be proposed at the forthcoming Annual General Meeting.

**Signed on behalf of the
Board of Directors**



**E STOREY
Secretary**

Approved by the Board on 14 June 2001

NOBLE HOUSE PROPERTIES LIMITED

Independent Auditors' report to the shareholders of Noble House Properties Limited

We have audited the financial statements of Noble House Properties Limited for the year ended 31 January 2001 which are set out on pages 5 to 11. These financial statements have been prepared under the historical cost convention and the accounting policies set out therein.

Respective responsibilities of directors and auditors

As described in the Statement of Directors' Responsibilities the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards.

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

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 Companies Act 1985. We also report to you if, in our opinion, the Directors' Report is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the Directors' 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 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.

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.

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 January 2001 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Chantrey Vellacott DFK
CHANTREY VELLACOTT DFK

Chartered Accountants
Registered Auditors
London

14 June 2001

NOBLE HOUSE PROPERTIES LIMITED

Profit and loss account for the year ended 31 January 2001

	Notes	2001 £	2000 £
Turnover	2	1,881,890	1,706,448
Cost of sales		<u>1,169,425</u>	<u>1,405,307</u>
Gross profit		712,465	301,141
Other operating income		(17,775)	-
Administrative expenses		<u>276,939</u>	<u>202,258</u>
Net operating expenses		<u>259,164</u>	<u>202,258</u>
Operating profit		453,301	98,883
Interest payable and similar charges	3	<u>-</u>	<u>(4,163)</u>
Profit on ordinary activities before taxation	4	453,301	94,720
Tax on profit on ordinary activities	7	<u>130,800</u>	<u>12,218</u>
Profit on ordinary activities after taxation		322,501	82,502
Dividends paid to equity shareholders	8	<u>-</u>	<u>12,000</u>
Retained profit for the year	15	<u>322,501</u>	<u>70,502</u>

None of the company's activities was acquired or discontinued during the above two financial years.

The company has no recognised gains and losses other than those included in the profits above, and therefore no separate statement of total recognised gains and losses has been presented.

There is no difference between the profits shown above and their historical cost equivalents.

The notes on pages 7 to 11 form part of these financial statements.

NOBLE HOUSE PROPERTIES LIMITED

Balance sheet as at 31 January 2001

	Notes	2001 £	2000 £
Fixed assets			
Tangible assets	9	<u>6,929</u>	<u>5,648</u>
Current assets			
Stocks	10	1,625,898	1,317,159
Debtors	11	93,119	32,611
Cash at bank and in hand		<u>222,772</u>	<u>192,718</u>
		1,941,789	1,542,488
Creditors: amounts falling due within one year	12	(1,133,684)	(1,423,103)
Net current assets		808,305	119,385
Total assets less current liabilities		815,234	125,033
Creditors: amounts falling due after more than one year	13	367,500	-
		447,534	125,033
Capital and reserves			
Called-up share capital	14	99	99
Profit and loss account	15	<u>447,435</u>	<u>124,934</u>
Shareholders' funds	16	447,534	125,033

Approved by the Board of Directors on 14 June 2001
and signed on its behalf by:



E STOREY - Director

The notes on pages 7 to 11 form part of these financial statements.

NOBLE HOUSE PROPERTIES LIMITED

Notes to the financial statements For the year ended 31 January 2001

1. Accounting policies

(a) Basis of accounting

The financial statements are prepared on the historical cost basis of accounting.

(b) Depreciation of tangible fixed assets

Depreciation is not charged on expenditure on assets not yet in use. Depreciation on other tangible fixed assets is charged so as to write off their full costs less estimated residual value over their expected useful lives at the following rates:

Office equipment	- 25% per annum on reducing balance
Fixtures & fittings	- 25% per annum on reducing balance
Motor vehicles	- 25% per annum on reducing balance

(c) Stock and work in progress

Properties which are held as trading stock are stated at the lower of cost and net realisable value. Cost includes direct expenditure and gross interest less net property income.

Sales are recognised on completion of contracts.

(d) Deferred taxation

Deferred taxation is provided under the liability method in respect of all material timing differences between the profits as computed for taxation purposes and the profits as stated in the financial statements, to the extent that it is probable that a liability or asset will crystallise. The rate of tax used is that which is expected to be applied when the liability or asset is expected to crystallise.

(e) Pensions

The company operates a defined contribution scheme. Contributions payable for the year are charged in the profit and loss account.

(f) Joint ventures

For unincorporated joint ventures in which the company participates in the management, the appropriate proportion of the assets, liabilities, profits and losses are consolidated. Other joint ventures and associates are dealt with by equity accounting, which requires that the financial statements reflect the company's proportion of the capital and reserves of the joint ventures and of their profit or loss.

2. Turnover

Turnover represents the amounts receivable for goods and services excluding VAT arising wholly within the United Kingdom.

NOBLE HOUSE PROPERTIES LIMITED

Notes to the financial statements For the year ended 31 January 2001

3. Interest payable and similar charges	2001	2000
	£	£
On bank loans and overdrafts	-	97
On other loans	-	4,066
	<u>-</u>	<u>4,163</u>
4. Profit on ordinary activities before taxation	2001	2000
	£	£
This is stated after charging:		
Depreciation	2,310	1,883
Directors' emoluments (note 5)	113,499	69,822
Auditors' remuneration:		
In respect of audit services	<u>6,869</u>	<u>13,145</u>
5. Directors' emoluments	2001	2000
	£	£
Emoluments for qualifying services	102,675	59,000
Company pension contributions to money purchase schemes	10,824	10,822
	<u>113,499</u>	<u>69,822</u>
6. Employee information	2001	2000
	£	£
Staff costs:		
Wages and salaries	141,379	81,432
Social security costs	16,965	8,563
Other pension costs	10,824	10,822
	<u>169,168</u>	<u>100,817</u>
There were no employees during the year apart from the directors.		
7. Tax on profit on ordinary activities	2001	2000
	£	£
Based on the results for the year:		
UK corporation tax at 20% (2000 : 20%)	110,000	12,097
Adjustments in respect of prior years	(1,400)	121
Group relief payment	22,200	-
	<u>130,800</u>	<u>12,218</u>

NOBLE HOUSE PROPERTIES LIMITED

Notes to the financial statements For the year ended 31 January 2001

8.	Dividends	2001	2000
		£	£
	On equity shares:		
	Interim of £NIL (2000 - £121.21) per ordinary share paid	<u>-</u>	<u>12,000</u>

9. Tangible fixed assets

	Office equipment	Fixtures & fittings	Motor vehicles	Total
	£	£	£	£
Cost:				
At 1 February 2000	6,816	2,300	-	9,116
Additions	<u>1,026</u>	<u>-</u>	<u>2,565</u>	<u>3,591</u>
At 31 January 2001	<u>7,842</u>	<u>2,300</u>	<u>2,565</u>	<u>12,707</u>
Depreciation:				
At 1 February 2000	1,704	1,764	-	3,468
Provision for the year	<u>1,535</u>	<u>134</u>	<u>641</u>	<u>2,310</u>
At 31 January 2001	<u>3,239</u>	<u>1,898</u>	<u>641</u>	<u>5,778</u>
Net book value:				
At 31 January 2001	<u>4,603</u>	<u>402</u>	<u>1,924</u>	<u>6,929</u>
At 31 January 2000	<u>5,112</u>	<u>536</u>	<u>-</u>	<u>5,648</u>

10.	Stocks	2001	2000
		£	£
	Work in progress	<u>1,625,898</u>	<u>1,317,159</u>
11.	Debtors	2001	2000
		£	£
	Amounts owed by group undertakings	90,787	18,628
	Other debtors	<u>2,332</u>	<u>13,983</u>
		<u>93,119</u>	<u>32,611</u>

NOBLE HOUSE PROPERTIES LIMITED

Notes to the financial statements For the year ended 31 January 2001

12.	Creditors: amounts falling due within one year	2001	2000
		£	£
	Bank loans	625,271	833,639
	Other loans (unsecured)	326,630	417,840
	Trade creditors	2,397	68,094
	Corporation tax	110,000	12,597
	Other taxes and social security costs	-	3,826
	Amounts due to group undertakings	62,794	82,381
	Directors' current account	-	1,726
	Accruals and deferred income	6,592	3,000
		<u>1,133,684</u>	<u>1,423,103</u>

The bank loans are repayable on the disposal of related freehold properties secured against them.

13.	Creditors: amounts falling due after more than one year	2001	2000
		£	£
	Bank loans	<u>367,500</u>	<u>-</u>

The bank loan is repayable on demand in certain circumstances but in the ordinary course of events will be repaid in September 2003. Interest is charged at 2.5% above base rate.

14.	Called-up share capital	2001	2000
		£	£
	Authorised		
	Equity shares:		
	1,000 ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
	Allotted, called-up and fully paid		
	Equity shares:		
	99 Ordinary shares of £1 each	<u>99</u>	<u>99</u>

15.	Reserves	Profit and loss account
		£
	At 1 February 2000	124,934
	Profit retained for the year	<u>322,501</u>
	At 31 January 2001	<u>447,435</u>

NOBLE HOUSE PROPERTIES LIMITED

Notes to the financial statements For the year ended 31 January 2001

16.	Reconciliation of movement in shareholders' funds	2001	2000
		£	£
	Profit for the financial year	322,501	82,502
	Dividends paid to equity shareholders	-	(12,000)
	Net addition to shareholders' funds	322,501	70,502
	Opening shareholders' funds	125,033	54,531
	Closing shareholders' funds	447,534	125,033

Shareholders' funds are fully attributable to equity interests.

17. Pension commitments

The company operates a defined contribution pension scheme, the assets of which are held independently. The charge for the year is shown in note 6.

18. Control

The company is owned by Noble House Group Limited, a company registered in England and Wales.