

Company Registration No: 3239570

BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

Report and Financial Statements

31 December 2000



BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

REPORT AND FINANCIAL STATEMENTS 2000

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BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

REPORT AND FINANCIAL STATEMENTS 2000

OFFICERS AND PROFESSIONAL ADVISORS

DIRECTORS

M H Marx
R H Pearse
C J Barwick
Development Securities Estates PLC

SECRETARY

S A Lanes

REGISTERED OFFICE

Portland House
Stag Place
London SW1E 5DS

BANKERS

Barclays Bank PLC
50 Pall Mall
London SW1A 1QB

SOLICITORS

Berwin Leighton
Adelaide House
London Bridge
London EC4R 9HA

AUDITORS

Deloitte & Touche
Chartered Accountants
Hill House
1 Little New Street
London EC4A 3TR

BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

DIRECTORS' REPORT

The directors present their report and the audited financial statements for the year ended 31 December 2000.

ACTIVITIES

The principal activity of the company at present and for the foreseeable future is that of property development. The future activity and prospects of the company are closely aligned with those of its ultimate parent company, Development Securities PLC, and details of this activity and future prospects are set out in the Chairman's Statement accompanying the 2000 Report and Financial Statements of Development Securities PLC.

RESULTS AND DIVIDENDS

The results for the year are set out in the profit and loss account on page 6. The directors recommended the payment of a dividend of £1,000,000 per share (1999: £nil), £2,000,000 in total (1999: £nil).

DIRECTORS AND DIRECTORS' INTERESTS

The following were directors of the company throughout the year and to date:

M H Marx
R H Pearse
Development Securities Estates PLC
C J Barwick

None of the directors had any interests in the shares of the company or any other Group company during the year except as noted below.

The interests of M H Marx and C J Barwick at 31 December 2000 in the 50p ordinary shares of Development Securities PLC, the ultimate parent company, and options granted to them under that company's share option scheme are disclosed in the 2000 Report and Financial Statements of that company.

R H Pearse is entitled to the following options granted by Development Securities PLC:

<i>Date of Grant</i>	<i>Number</i>	<i>Exercise Dates</i>	<i>Price</i>
6 May 1997	7,040 (2)	1 June 2002 to 30 November 2002	196.00p
21 May 1998	20,000 (1)	21 May 2001 to 20 May 2008	328.50p
7 June 1999	920 (2)	1 July 2002 to 31 December 2002	210.50p

On 9 November 2000, R H Pearse exercised an option over 100,000 shares granted under the Executive Share Option Scheme 1995 at an exercise price of 168p when the market price was 312p per share.

- (1) Granted under the Executive Share Option Scheme 1995, with a performance condition that the net assets per ordinary share of the Development Securities PLC Group are equal to or in excess of the average growth in the All Properties Capital Growth Index during the same period over three consecutive financial years.
- (2) Granted under the Savings Related Option Scheme 1995.

BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

DIRECTORS' REPORT (continued)

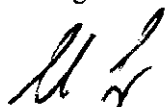
PAYMENT POLICY

Amounts due to suppliers are settled promptly by Development Securities PLC on behalf of the company within their terms of payment, except in cases of dispute. The number of days outstanding for the Development Securities PLC group at 31 December 2000 was four days (1999: five days).

AUDITORS

A resolution concerning the reappointment of Deloitte & Touche as auditors is to be proposed at the forthcoming Annual General Meeting.

Approved by the Board of Directors
and signed on behalf of the Board



S A Lanes
Secretary

30th October 2001

BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

STATEMENT OF DIRECTORS' RESPONSIBILITIES

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company 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.

BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

REPORT OF THE AUDITORS TO THE MEMBERS OF BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

We have audited the financial statements on pages 6 to 10, which have been prepared under the accounting policies set out on page 8.

Respective responsibilities of directors and auditors

As described on page 4, the company's directors are responsible for the preparation of financial statements, which are required to be prepared in accordance with applicable United Kingdom law and accounting standards. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

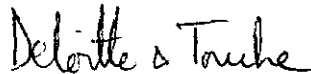
Basis of opinion

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 December 2000 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Deloitte & Touche

Chartered Accountants and Registered Auditors
Hill House
1 Little New Street
London EC4A 3TR

30 October 2001

BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

PROFIT AND LOSS ACCOUNT Year ended 31 December 2000

	Note	2000 £	1999 £
TURNOVER	1,2	10,327,304	6,188
Cost of sales		<u>(6,989,311)</u>	<u>(51,074)</u>
GROSS PROFIT/(LOSS)	2	3,337,993	(44,886)
Administrative expenses		<u>(362)</u>	<u>(3,060)</u>
OPERATING PROFIT/(LOSS)	3	3,337,631	(47,946)
Interest payable and similar charges	4	<u>(182)</u>	<u>(168)</u>
PROFIT/(LOSS) AFTER TAXATION		3,337,449	(48,114)
Dividends on equity shares		<u>(2,000,000)</u>	<u>-</u>
RETAINED PROFIT/(LOSS) FOR THE FINANCIAL YEAR	10	<u><u>1,337,449</u></u>	<u><u>(48,114)</u></u>

All turnover, profits and losses derive from continuing operations.

There are no recognised gains and losses or other movements in shareholders' funds except as stated above.

BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

BALANCE SHEET 31 December 2000

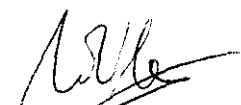
	Note	2000 £	1999 £
CURRENT ASSETS			
Land, developments and trading properties	6	2,622,527	6,766,937
Debtors	7	<u>713,053</u>	<u>83,774</u>
		3,335,580	6,850,711
CREDITORS: amounts falling due within one year	8	<u>(2,110,093)</u>	<u>(6,962,673)</u>
NET CURRENT ASSETS/(LIABILITIES)		<u><u>1,225,487</u></u>	<u><u>(111,962)</u></u>
CAPITAL AND RESERVES			
Called up share capital	9	2	2
Profit and loss account	10	<u>1,225,485</u>	<u>(111,964)</u>
TOTAL EQUITY SHAREHOLDERS' FUNDS/ (DEFICIT)		<u><u>1,225,487</u></u>	<u><u>(111,962)</u></u>

These financial statements were approved by the Board of Directors on

30th

October 2001.

Signed on behalf of the Board of Directors



M H Marx
Director

BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

NOTES TO THE ACCOUNTS

Year ended 31 December 2000

1 ACCOUNTING POLICIES

Basis of Accounting

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost convention, and have been prepared on the going concern basis because the Board of Development Securities PLC has given assurances to the directors of the company that they will provide financial support to the company for the foreseeable future.

Turnover

Turnover represents rents, management fees receivable and proceeds from property sales, which all arose in the United Kingdom and are stated net of value added tax.

Land, Developments in Progress and Trading Properties

Land, developments in progress and trading properties are valued at the lower of cost and estimated net realisable value. The cost of property developments includes attributable interest where the development period exceeds one year, or where financing costs represent a substantial element of the eventual cost of sale.

No profit on long-term developments is recognised until the development is substantially complete and profit is recognised only where the outcome of the development can be determined with reasonable certainty. Full provision is made for foreseeable losses as soon as such losses are identified.

2 TURNOVER AND GROSS PROFIT/(LOSS)

	2000 Turnover	2000 Gross Profit	1999 Turnover	1999 Gross (Loss)/Profit
	£	£	£	£
Continuing operations:				
Property sales	10,182,016	3,194,605	-	(45,774)
Rental income	9,014	7,114	6,070	770
Other income	<u>136,274</u>	<u>136,274</u>	<u>118</u>	<u>118</u>
	<u>10,327,304</u>	<u>3,337,993</u>	<u>6,188</u>	<u>(44,886)</u>

3 OPERATING PROFIT/(LOSS)

None of the directors received any emoluments for services to the company during the year (1999: £nil).

The auditors' remuneration for the current year and preceding financial year has been borne by Development Securities PLC, the ultimate parent company.

The company does not have any employees (1999: none).

BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

NOTES TO THE ACCOUNTS

Year ended 31 December 2000

4 INTEREST PAYABLE AND SIMILAR CHARGES

	2000 £	1999 £
Bank overdraft interest payable	<u>182</u>	<u>168</u>

5 TAXATION

No tax arises on the profit for the year due to the surrender of losses from other group companies for nil consideration.

6 LAND, DEVELOPMENTS AND TRADING PROPERTIES

	2000 £	1999 £
Developments in progress	<u>2,622,527</u>	<u>6,766,937</u>

7 DEBTORS

	2000 £	1999 £
Trade Debtors	26,875	-
Amounts owing from group undertakings	1,795	-
Taxation recoverable	9,775	83,774
Other debtors and prepayments	<u>674,608</u>	<u>-</u>
	<u>713,053</u>	<u>83,774</u>

8 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2000 £	1999 £
Bank overdrafts	-	7,943
Trade creditors	-	42,226
Amounts owed to group undertaking	2,000,000	6,488,015
Other tax and social security	109,242	-
Accruals and deferred income	<u>851</u>	<u>424,489</u>
	<u>2,110,093</u>	<u>6,962,673</u>

BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

NOTES TO THE ACCOUNTS

Year ended 31 December 2000

9 CALLED UP SHARE CAPITAL

	2000 £	1999 £
Authorised:		
1,000 ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
Called up, allotted and fully paid:		
2 ordinary shares of £1 each	<u>2</u>	<u>2</u>

10 PROFIT AND LOSS ACCOUNT

	2000 £
At 1 January 2000	(111,964)
Profit for the year	<u>1,337,449</u>
At 31 December 2000	<u>1,225,485</u>

11 ULTIMATE AND IMMEDIATE CONTROLLING PARTIES

The ultimate parent company, controlling party and parent company of the largest and smallest group for which consolidated accounts are produced is Development Securities PLC. The immediate parent company is Development Securities (Projects) Limited. Both companies are incorporated in Great Britain and registered in England and Wales. Copies of the Report and Financial Statements of Development Securities PLC and Development Securities (Projects) Limited can be obtained from Portland House, Stag Place, London SW1E 5DS.

12 RELATED PARTY DISCLOSURE

The company is a wholly owned subsidiary undertaking and is thus exempt from the disclosure requirements of Financial Reporting Standard 8, "Related Party Disclosures", in accordance with paragraph 3(c) of the standard.