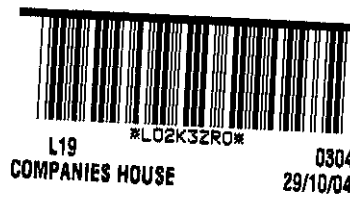


Company Registration No: 3239570

**BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED**

**Report and Financial Statements**

**31 December 2003**



# **BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED**

## **REPORT AND FINANCIAL STATEMENTS 2003**

### **CONTENTS**

	<b>Page</b>
<b>Officers and Professional Advisors</b>	<b>1</b>
<b>Directors' Report</b>	<b>2</b>
<b>Statement of Directors' Responsibilities</b>	<b>4</b>
<b>Independent Auditors' Report</b>	<b>5</b>
<b>Profit and Loss Account</b>	<b>6</b>
<b>Balance Sheet</b>	<b>7</b>
<b>Reconciliation of Movement in Equity Shareholders' Funds</b>	<b>8</b>
<b>Notes to the Accounts</b>	<b>9</b>

# **BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED**

## **REPORT AND FINANCIAL STATEMENTS 2003**

### **OFFICERS AND PROFESSIONAL ADVISORS**

#### **DIRECTORS**

C J Barwick  
M H Marx  
R H Pearse  
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**

Linklaters  
1 Silk Street  
London EC2Y 8HQ

#### **AUDITORS**

Deloitte & Touche LLP  
Chartered Accountants  
London

# **BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED**

## **DIRECTORS' REPORT**

The directors present their annual report and the audited financial statements for the year ended 31 December 2003.

## **PRINCIPAL ACTIVITIES, FUTURE PROSPECTS AND REVIEW OF DEVELOPMENTS**

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 2003 Annual 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 do not recommend the payment of a dividend (2002: £nil). The directors do not foresee any change in the future activities of the company.

## **DIRECTORS AND DIRECTORS' INTERESTS**

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

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

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 2003 and 31 December 2002 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 2003 Annual Report and Financial Statements of that company.

The interests of R H Pearse at 31 December 2003 and 31 December 2002 in the 50p ordinary shares of Development Securities PLC, the ultimate parent company, and options granted to him under that company's share option scheme are disclosed in the 2003 Report and Financial Statements of the immediate parent company, Development Securities (Projects) Limited.

## **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 creditor days outstanding for Development Securities PLC at 31 December 2003 was three days (2002: four days).

# **BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED**

## **DIRECTORS' REPORT (continued)**

### **AUDITORS**

A resolution concerning the reappointment of Deloitte & Touche LLP 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

28 October 2004

## **BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED**

### **STATEMENT OF DIRECTORS' RESPONSIBILITIES**

United Kingdom 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 as at the end of the financial year and of its profit or loss for that year. 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 United Kingdom 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 the system of internal control, 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

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

We have audited the financial statements of Birmingham International Park (2000) Limited for the year ended 31 December 2003 which comprise the profit and loss account, the balance sheet, the reconciliation of movement in equity shareholders' funds and the related notes 1 to 12. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.

#### Respective responsibilities of directors and auditors

As described in the statement of directors' responsibilities, the company's directors are responsible for the preparation of financial statements in accordance with applicable United Kingdom law and accounting standards. Our responsibility is to audit the financial statements in accordance with relevant United Kingdom legal and regulatory requirements and 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 the Companies Act 1985. We also report 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 for the above year and consider the implications for our report if we become aware of any apparent misstatements.

#### Basis of audit 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 circumstances of the company, 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 2003 and of its loss for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

*Deloitte & Touche LLP*

**Deloitte & Touche LLP**

Chartered Accountants and Registered Auditors

London

28 October 2004

# BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

## PROFIT AND LOSS ACCOUNT

Year ended 31 December 2003

	Note	2003 £	2002 £
<b>TURNOVER</b>	1,2	77,028	767,524
Direct costs		<u>(52,510)</u>	<u>(576,120)</u>
<b>GROSS PROFIT</b>		24,518	191,404
Operating expenses		<u>(58,223)</u>	<u>(93,688)</u>
<b>OPERATING (LOSS) /PROFIT</b>	3	(33,705)	97,716
Net interest receivable/(payable)	4	<u>214</u>	<u>(29)</u>
<b>(LOSS) /PROFIT ON ORDINARY ACTIVITIES BEFORE AND AFTER TAXATION</b>	2,10	<u><u>(33,491)</u></u>	<u><u>97,687</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. Consequently no statement of total recognised gains and losses is presented.



# BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

## BALANCE SHEET 31 December 2003

	Note	2003 £	2002 £
<b>CURRENT ASSETS</b>			
Land, developments and trading properties	6	566,778	593,014
Debtors	7	4,868,192	4,647,274
Cash at bank and in hand		<u>5,701</u>	<u>3,522</u>
		5,440,671	5,243,810
<b>CREDITORS: amounts falling due within one year</b>	8	<u>(3,295,739)</u>	<u>(3,065,387)</u>
<b>NET CURRENT ASSETS</b>		<u>2,144,932</u>	<u>2,178,423</u>
<b>CAPITAL AND RESERVES</b>			
Called up share capital	9	2	2
Profit and loss account	10	<u>2,144,930</u>	<u>2,178,421</u>
<b>TOTAL EQUITY SHAREHOLDERS' FUNDS</b>		<u>2,144,932</u>	<u>2,178,423</u>

These financial statements were approved by the Board of Directors on 28 October 2004.

Signed on behalf of the Board of Directors

  
M H Marx  
Director

**BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED**

**RECONCILIATION OF MOVEMENT IN EQUITY SHAREHOLDERS' FUNDS**  
**Year ended 31 December 2003**

	2003 £	2002 £
Retained (loss)/profit on ordinary activities after taxation	<u>(33,491)</u>	<u>97,687</u>
Net movement in equity shareholders' funds	(33,491)	97,687
Equity shareholders' funds at 1 January	<u>2,178,423</u>	<u>2,080,736</u>
Equity shareholders' funds at 31 December	<u>2,144,932</u>	<u>2,178,423</u>

# BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

## NOTES TO THE ACCOUNTS

Year ended 31 December 2003

### 1 ACCOUNTING POLICIES

#### Basis of Accounting

The financial statements have been prepared in accordance with applicable United Kingdom accounting standards and under the historical cost convention. The accounting policies adopted are consistent with the previous year.

#### Turnover

Turnover is all property related and 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.

#### Deferred taxation

Deferred taxation is provided in full on timing differences that result in an obligation at the balance sheet date to pay more tax, or a right to pay less tax, at a future date, at rates expected to apply when they crystallise based on current tax rates and law. Timing differences arise from the inclusion of items of income and expenditure in taxation computations in periods different from those in which they are included in financial statements. Deferred tax is not provided on timing differences arising from the revaluation of fixed assets where there is no binding contract to dispose of these assets. Deferred tax assets are recognised to the extent that it is regarded as more likely than not that they will be recovered. Deferred tax assets and liabilities are not discounted.

### 2 TURNOVER, PROFITS AND NET ASSETS

	2003 Turnover	2003 Gross profit/(loss)	2002 Turnover	2002 Gross profit/(loss)
	£	£	£	£
Continuing operations:				
Property sales	75,088	26,839	736,983	168,480
Rental income	1,940	(2,321)	1,741	(5,876)
Other income	<u>-</u>	<u>-</u>	<u>28,800</u>	<u>28,800</u>
	<u>77,028</u>	<u>24,518</u>	<u>767,524</u>	<u>191,404</u>

#### NET ASSETS

Net assets, comprising property, are all located in the United Kingdom.

# BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

## NOTES TO THE ACCOUNTS Year ended 31 December 2003

### 3 OPERATING PROFIT

None of the directors received any emoluments from the company during the year (2002: £nil) for their services as directors.

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

The company does not have any employees, excluding directors (2002: none).

### 4 NET INTEREST RECEIVABLE /(PAYABLE)

	2003 £	2002 £
Other interest receivable and similar income	214	-
Interest payable and similar charges	<u>-</u>	<u>(29)</u>
	<u>214</u>	<u>(29)</u>

### 5 TAX ON PROFIT ON ORDINARY ACTIVITIES

There is no tax charge in the current year (2002: £nil).

#### Factors affecting the tax charge for the current year

	2003 £	2002 £
(Loss)/profit on ordinary activities before tax	<u>(33,491)</u>	<u>97,687</u>
Tax at 30% thereon	(10,047)	29,306
Effect of: Group relief surrendered/(claimed) for nil consideration	<u>10,047</u>	<u>(29,306)</u>
Current tax charge for the year	<u>-</u>	<u>-</u>

### 6 LAND, DEVELOPMENTS AND TRADING PROPERTIES

	2003 £	2002 £
Developments in progress	<u>566,778</u>	<u>593,014</u>

# BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED

## NOTES TO THE ACCOUNTS

Year ended 31 December 2003

### 7 DEBTORS

	2003 £	2002 £
Trade debtors	283,423	2,731
Amounts owed by group undertakings	4,462,076	4,565,915
Corporation tax recoverable	-	8,639
Other debtors	122,693	69,602
Prepayments and accrued income	<u>-</u>	<u>387</u>
	<u>4,868,192</u>	<u>4,647,274</u>

### 8 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2003 £	2002 £
Trade creditors	279,117	19,483
Amounts owed to group undertaking	3,000,000	3,000,000
Other taxation and social security	5,306	-
Accruals and deferred income	<u>11,316</u>	<u>45,904</u>
	<u>3,295,739</u>	<u>3,065,387</u>

### 9 CALLED UP SHARE CAPITAL

	2003 £	2002 £
<b>Authorised:</b>		
1,000 ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
<b>Called up, allotted and fully paid:</b>		
2 ordinary shares of £1 each	<u>2</u>	<u>2</u>

### 10 PROFIT AND LOSS ACCOUNT

	£
At 1 January 2003	2,178,421
Retained loss for the year	<u>(33,491)</u>
At 31 December 2003	<u>2,144,930</u>

# **BIRMINGHAM INTERNATIONAL PARK (2000) LIMITED**

## **NOTES TO THE ACCOUNTS**

**Year ended 31 December 2003**

### **11 ULTIMATE AND IMMEDIATE CONTROLLING PARTIES**

The ultimate parent company, controlling party and parent company of the largest and smallest group in which Birmingham International Park (2000) Limited is a member and 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 Annual 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.