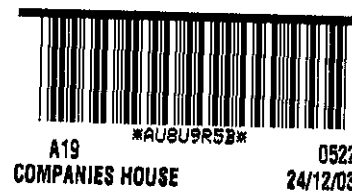


LG/SL (H INVESTMENT) LIMITED
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2002

3468246 .



LG/SL (H INVESTMENT) LIMITED

**CREDIT
SUISSE** | FIRST
BOSTON

BOARD OF DIRECTORS

Marc J. Adam

Director

Nigel P. Bretton

Director

Company Registration Number: 3468246

LG/SL (H INVESTMENT) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 DECEMBER 2002

The directors present their report and the financial statements for the year ended 31 December 2002.

Activities

The Company was established for the purpose of property investment. As of 10 October 2001 the Company had sold all of its remaining properties. The Company is no longer active.

Directors

The names of the directors as at the date of this report are set out on page two. Changes in the directorate since 31 December 2001, and up to the date of this report are as follows:

Appointments	- Marc J. Adam	18 June 2002
	- Nigel P. Bretton	18 June 2002
Resignations	- Jeffrey L. Schwartz	18 June 2002
	- Timothy J. Binnington	18 June 2002
	- Robert R. W. Falls	18 June 2002
	- Graeme P. Newman	18 June 2002

None of the directors was beneficially interested, at any time during the year, in the shares of the Company; however a number of directors received entitlements to Credit Suisse Group shares under long-term incentive schemes.

Results

The profit for the year was £390,000 (6 months to 31 December 2001: loss of £10,481,272).

No dividends were paid or are proposed for 2002 (6 months to 31 December 2001: £Nil).

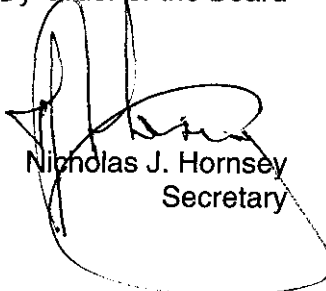
Auditors

Pursuant to a shareholders' resolution, the Company is not obliged to reappoint its auditors annually and Ernst & Young LLP will therefore continue in office.

Share Capital

During the year no additional share capital was issued (2001: £Nil).

By Order of the Board



Nicholas J. Hornsey
Secretary

One Cabot Square
London E14 4QJ

26 November 2003

LG/SL (H INVESTMENT) LIMITED
STATEMENT OF 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 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, subject to any material departures disclosed and explained in the financial statements;
- 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 maintaining 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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

LG/SL (H INVESTMENT) LIMITED**INDEPENDENT AUDITORS REPORT TO THE MEMBERS OF LG/SL (H INVESTMENT)
LIMITED**

We have audited the Company's financial statements for the year ended 31 December 2002, which comprise the Profit and Loss Account, Balance Sheet, Statement of Total Recognised Gains and Losses, and the related notes 1 to 9. These financial statements have been prepared on the basis of 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 the financial statements in accordance with applicable United Kingdom law and accounting standards.

Our responsibility is to audit the financial statements in accordance with 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 the 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 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 Company's circumstances, consistently applied and adequately disclosed.

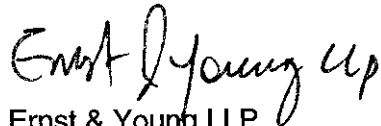
We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

LG/SL (H INVESTMENT) LIMITED

INDEPENDENT AUDITORS REPORT TO THE MEMBERS OF LG/SL (H INVESTMENT)
LIMITED

Opinion

In our opinion the financial statements give a true and fair view of the state of affairs of the Company as at 31 December 2002 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Ernst & Young LLP
Registered Auditor
London

26 November 2003

LG/SL (H INVESTMENT) LIMITED
 PROFIT AND LOSS FOR THE YEAR ENDED 31 DECEMBER 2002

		Year ended 31 December 2002	For the 6 month period ended 31 December 2001
	Note	£	£
Rental income		-	142,139
Inter company management fee		-	(1,089,947)
Total operating loss		-	(947,808)
Loss on ordinary activities before interest and taxation		-	(947,808)
Profit/(Loss) on disposal of investment property		390,000	(238,705)
Provision for irrecoverable inter company loan		-	(9,294,759)
Profit/(Loss) on ordinary activities before taxation	2	390,000	(10,481,272)
Tax charge on profit/(loss) on ordinary activities	3	-	-
Profit/(Loss) on ordinary activities after taxation		390,000	(10,481,272)
Profit/(Loss) retained for the year		390,000	(10,481,272)

The Profit and Loss Account has been prepared in accordance with the Accounting Policies in Note 1 to the financial statements.

Statement of Total Recognised Gains and Losses

There are no recognised gains and losses other than the profit and loss account above.

LG/SL (H INVESTMENT) LIMITED
 PROFIT AND LOSS FOR THE YEAR ENDED 31 DECEMBER 2002


Note of Historical Costs Losses

		Year ended 31 December 2002	For the 6 month period ended 31 December 2001
	Note	£	£
Profit/(Loss) on ordinary activities before taxation		390,000	(10,481,272)
Realisation of property revaluation gains of prior periods		-	482,579
Historical cost profit/(loss) on ordinary activities before taxation		390,000	(9,998,693)
Tax charge on ordinary activities	3	-	-
Historical cost profit/(loss) for the financial year/period		390,000	(9,998,693)

LG/SL (H INVESTMENT) LIMITED
BALANCE SHEET AS AT 31 DECEMBER 2002

		2002	2001
	Note	£	£
Current assets			
Debtors	4	390,002	2
Net current assets		<u>390,002</u>	<u>2</u>
Total assets less current liabilities		<u>390,002</u>	<u>2</u>
Net assets		<u>390,002</u>	<u>2</u>
Capital and reserves			
Called up share capital	5	2	2
Profit and loss account		390,000	-
Total shareholders' funds	6	<u>390,002</u>	<u>2</u>

Approved by the Board of Directors on 26 November 2003 and signed on its behalf by


Nigel P. Bretton
Director

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER
2002**1. Accounting Policies**

The financial statements have been prepared in accordance with the Companies Act 1985, applicable accounting standards and under the historical cost accounting rules.

Basis of preparation and change in accounting policy

In preparing the financial statements for the current year, the Company has adopted FRS 19 'Deferred Tax' relating to accounting periods ending on or after 22 June 2002. The adoption of FRS 19 has resulted in a change in accounting policy for deferred tax. Deferred tax is recognised on a full provision basis in accordance with the accounting policy described below. Previously, deferred tax was provided for on a partial provision basis, whereby provision was made on all timing differences to the extent that they were expected to reverse in the future without replacement.

Adoption of FRS 19 has not required any revisions to the financial statements in either the current or prior years.

The following accounting policies have been consistently applied:

- (a) The Company has elected not to prepare a Cash Flow Statement in accordance with the exemption granted under FRS 1 (revised 1996), to wholly owned subsidiaries whose financial statements are included in consolidated financial statements which are publicly available.
- (b) As 100% of the Company's voting rights are controlled within the subsidiary group headed by Credit Suisse First Boston (International) Holding A.G., the Company has taken advantage of the exemption contained in FRS 8 "Related Party Disclosures" and has therefore not disclosed transactions or balances with entities which form part of the Group (or investors in the Group which qualify as related parties). The consolidated financial statements of Credit Suisse First Boston (International) Holding A.G., within which this Company is included, can be obtained from Credit Suisse Group, Paradeplatz, P.O. Box 1, 8070 Zurich.
- (c) Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more, tax, with the following exceptions:
 - provision is made for tax on gains arising from the revaluation (and similar fair value adjustments) of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only where the replacement assets are sold;
 - deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER
2002**1. Accounting policies - continued**

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

2. Profit/(Loss) on Ordinary Activities before Taxation

Auditors' remuneration had not been charged in the financial statements but has been borne by another group company in both financial years.

3. Tax on Profit/(Loss) on Ordinary Activities**a. Analysis of charge for the period**

No current tax or deferred tax charge arises in respect of the profit for the year, or in respect of prior years (6 months to 31 December 2001: £Nil).

b. Factors affecting the tax charge for the period.

The tax charged for the period is lower/higher than the standard rate of corporation tax in the UK (30%). The differences are explained below:

	Year ended 31 December 2002 £	For the 6 month period ended 31 December 2001 £
Profit/(Loss) on ordinary activities before tax	390,000	(10,481,272)
Profit/(Loss) on ordinary activities at the standard rate of corporation tax in the UK of 30%	<u>117,000</u>	<u>(3,144,382)</u>
Effects of:		
Permanent differences	(117,000)	2,860,039
Tax losses for which no benefit was realised	<u>-</u>	<u>284,342</u>
Current tax charge for the period (note 3(a))	<u>-</u>	<u>-</u>

c. Factors that may affect future tax charges

The Company's future tax charges are expected to approximate the UK statutory rate of corporate tax.

d. Provision for deferred tax

The Company had no provided deferred tax at 31 December 2002 (2001: £Nil).

LG/SL (H INVESTMENT) LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2002

4. Debtors

	2002 £	2001 £
Amounts owed by fellow group undertakings	390,002	2
	<u>390,002</u>	<u>2</u>

5. Called Up Share Capital

	2002 £	2001 £
Authorised: Equity 1,000 ordinary shares of £1 each	<u>1,000</u>	<u>1,000</u>
Allotted, called up and fully paid Equity 2 ordinary shares of £1 each	<u>2</u>	<u>2</u>

During the year the Company made no share issues (2001: £Nil)

6. Reconciliation of Movement in Shareholders' Funds and Movements on Reserves

	Share capital £	Revaluation reserve £	Profit and loss account £	Total shareholders funds £
At 30 June 2001	2	482,579	9,998,693	10,481,274
Loss for the period	-	-	(10,481,272)	(10,481,272)
Realisation of property valuation gains on sales	-	(482,579)	482,579	-
At 31 December 2001	2	-	-	2
Profit for the year	-	-	390,000	390,000
At 31 December 2002	2	-	390,000	390,002

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER
2002

7. Employees

The Company had no employees during the year (6 months to 31 December 2001: Nil).

8. Directors' Emoluments

The directors did not receive any remuneration in respect of their services as directors of the Company (6 months to 31 December 2001: £Nil).

9. Parent and Ultimate Holding Company

The Company is a wholly owned subsidiary of LG/SL (H) Limited, which itself is indirectly owned by LG/SL Property Holdings Limited, which is registered in England and Wales. The ultimate holding company is Credit Suisse Group, which is incorporated in Switzerland.

Copies of group financial statements of LG/SL Property Holdings Limited and of the ultimate holding company, which are those of the smallest and largest groups in which the results of the company are consolidated, are available to the public and may be obtained from The Registrar of Companies, Companies House, Crown Way, Maindy, Cardiff and Credit Suisse Group, Paradeplatz, P.O. Box 1, 8070 Zurich, respectively.