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FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MAY 2001

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CHAIRMAN'S STATEMENT

I am pleased to be reporting to you as Chairman for the accounting period ending 31st May 2001.

I predicted at the end of our last financial year that the proposed abolition of the current transfer fee system would be a substantial threat to our business and would have a dramatic impact on the value of players in the Second Division and in particular our Club. As a direct result of this uncertainty the Club has been unable to reduce the financial losses this accounting period. The disposal of two players, Andy Scott and Robert Quinn, along with numerous cost cutting measures to reduce outgoings were necessary measures that the Club had to take. I was very sorry to lose Ray Lewington but understand his circumstances. However I am delighted to have Steve Coppell as his replacement and wish him well for the present season.

The highlight of last season was our qualification for the LDV Vans Trophy Final played at the Millennium Stadium, Cardiff, not just because of the financial benefit but to have qualified at a time when many considered our season over. It was a great achievement for the players and management although the result on the day was very disappointing as was the level of support. The Club does however acknowledge and thank the ten thousand or so fans who did travel.

The Club welcomes the Supporters' Trust, Bees United, moving with us on all aspects of our business but in particular their desire to help with the Club's relocation efforts. Continuing our efforts to relocate within the Borough is of course our priority, as it will enable us to increase turnover and benefit from new income streams that have never previously been available. I do have concerns over the timescales for relocation particularly in view of the loss of income from the transfer of players and any real delay threatens our very existence.

The annual report produced by Deloitte Touche on football finance highlights the financial plight of Clubs in the Football League with only five out of seventy-two making a trading profit. This puts our current situation into perspective. During the course of the 1999/2000 season the Club's wages bill represented 146% of our total turnover. However if the wage bill is analysed in conjunction with our gate receipts, the player costs represent 280% of gate income. This is not surprising knowing how low our gates are compared with other Division Two clubs and the fact that, other than sponsorship our only real source of income is gate receipts. This is due to the lack of corporate facilities at Griffin Park. This reinforces the need for a new stadium to give us access to new revenue streams. The pressure to spend on players to strive for success is always high. However the Club will now have to continue to reduce its outgoings wherever possible, at the same time trying to maintain a competitive edge on the field of play.

On a lighter note I am delighted that GMB has renewed its support of the Club for the fourth successive year and I welcome Infogrames UK Limited as our Stadium Sponsor in a prestigious two-year agreement. I am also encouraged by the number of season tickets sold for the 2001/2002 season.

In closing, I would like to thank my fellow Directors, all the staff both full and part-time for their continued effort, particularly those who give us their time on a voluntary basis and to thank our supporters and shareholders for their continued loyal support.

R G Noades CHAIRMAN

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DIRECTORS' REPORT FOR THE YEAR ENDED 31 MAY 2001

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 a 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.

Directors

R G Noades G J Hargraves D Tana D A Miller S Ebbs (resigned 04.12.00) J P Herting E Rogers

Secretary

P Kates

Registered Office

Griffin Park Braemar Road Brentford Middlesex, TW8 0NT

Principal Activities

The principal activities of the company throughout the year were those of a professional football league club.

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MAY 2001 (continued)

Review of Business

Whilst the directors are pleased with the increase in turnover, the club is still suffering from the high wage costs that subsist in the industry. The proposed changes in the system for transferring players contracts makes the future funding from such sources uncertain. The club is also suffering from a decreasing level of support at its present location.

Future Developments

The directors continue to strive to relocate the club to a new more viable ground.

Events Since the End of the Year

On 25 June 2001 Brentford FC Limited acquired the Griffin Park stadium, for a sum of £1,800,000, from Griffin Park Stadium Limited.

Fixed Assets

Movements in fixed assets are shown in notes 8 and 9 to the accounts.

Results and Dividends

The company's loss for the year, after taxation, amounted to £1,833,761 (2000 - £946,007). The directors are unable to recommend the payment of a dividend.

Directors

The directors during the period, were as shown above.

Directors' Interests

Throughout the period Mr D Tana held a beneficial interest in 1,010 ordinary shares of the company. The following who were directors at the year end held shares in group companies:

D Tana	1,010 ordinary shares in Griffin Park Stadium Limited
J P Herting	200 ordinary shares in Griffin Park Stadium Limited
J P Herting	5,400 ordinary shares in Brentford Holdings Limited
R G Noades	89,800 Ordinary shares in Altonwood Holdings Limited

Mr R G Noades had a 100% beneficial interest in the shares of Altonwood Holdings Limited, the ultimate holding company of Brentford FC Limited.

Auditors

The auditors, Howard Watson Smith & Co., have indicated their willingness to accept re-appointment under Section 385(2) of the Companies Act 1985.

ON BEHALF OF THE BOARD

R G NOADES - DIRECTOR

Date: 18 · 10 · 01

AUDITORS' REPORT TO THE MEMBERS OF BRENTFORD FC LIMITED

We have audited the financial statements on pages 4 to 17 which have been prepared under the historical cost convention and the accounting policies set out on pages 7 and 8.

Respective responsibilities of directors and auditors

As described on page 1, the company's directors are responsible for the preparation of financial statements. 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 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.

Financial support

In forming our opinion, we have considered the disclosures in note 1 of the financial statements concerning reliance on the ongoing financial support of fellow group companies and certain directors. In view of the significance of the fact that the preparation of the financial statements on a going concern basis assumes this ongoing support we consider that these disclosures should be brought to your attention. Our opinion is not qualified in this respect.

Opinion

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

HOWARD WATSON SMITH & CO CHARTERED ACCOUNTANTS

REGISTERED AUDITORS

MILTON KEYNES 19 OCTOBER 2001.

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MAY 2001

	Note	2001 £	2000 £
TURNOVER	2	2,238,601	1,871,951
Net operating expenses	3	4,799,034	4,389,499
OPERATING LOSS	4	(2,560,433)	(2,517,548)
Profit on sale of fixed assets		965,374	1,761,467
LOSS ON ORDINARY ACTIVITIES BEFORE INTEREST		(1,595,059)	(756,081)
Interest receivable Interest payable and similar charges	5	2,069 (240,771)	2,849 (192,775)
LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION		(1,833,761)	(946,007)
Tax on loss on ordinary activities	6		
RETAINED LOSS FOR THE FINANCIAL PERIOD		(1,833,761)	(946,007)
Retained loss brought forward		(1,901,673)	(955,666)
RETAINED LOSS CARRIED FORWARD		(3,735,434)	(1,901,673)

All activities derive from continuing operations.

The only recognised loss for the year was the loss for the financial year of £(1,833,761) (2000 - £(946,007)).

There are no material differences between the results disclosed in the above profit and loss account and those on an unmodified historical cost basis.

The annexed notes form part of these financial statements.

BALANCE SHEET AT 31 MAY 2001

	Note		2001 £		2000 £
FIXED ASSETS Intangible assets Tangible assets	8 9		217,423 99,322		827,753 215,690
CURRENT ASSETS Stocks Debtors Cash at bank and in hand	10 11	18,912 374,783 450,441	316,745	27,937 1,375,592 268,311	1,043,443
CREDITORS Amounts falling due within one year	12	844,136 4,894,315		1,671,840 4,602,285	
NET CURRENT LIABILITIES			(4,050,179)		(2,930,445)
TOTAL ASSETS LESS CURRENT LIABILITIES			(3,733,434)	·	(1,887,002)
CREDITORS Amounts falling due after more than one year	13		-		(12,671)
NET LIABILITIES			(3,733,434)		(1,899,673)
CAPITAL AND RESERVES Called up share capital Profit and loss account	15		2,000 (3,735,434)		2,000 (1,901,673)
EQUITY SHAREHOLDERS' FUNDS	16		(3,733,434)		(1,899,673)

ON BEHALF OF THE BOARD

R G NOADES - DIRECTOR

These financial statements were approved by the board on 18.10.01

The annexed notes form part of these financial statements.

CASH FLOW STATEMENT FOR THE YEAR ENDED 31 MAY 2001

	Note	2001 £	2000 £
NET CASH OUTFLOW FROM OPERATING ACTIVITIES	23	(284,357)	(2,534,543)
RETURNS ON INVESTMENTS AND SERVICING OF FINANCE	24	(238,702)	(189,926)
CAPITAL EXPENDITURE	24	660,424	1,394,407
		137,365	(1,330,062)
FINANCING	24	(43,344)	(48,473)
INCREASE (DECREASE) IN CASH	25	94,021	(1,378,535)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MAY 2001

1. ACCOUNTING POLICIES

The accounts have been prepared in accordance with applicable accounting standards. There were no material departures from those standards.

The principal accounting policies adopted in the preparation of the financial statements are set out below and have remained unchanged from the previous period, and have been consistently applied within the same accounts.

Basis of Preparation of Financial Statements

The financial statements have been prepared under the historical cost convention and on a going concern basis which assumes the ongoing financial support of fellow group companies and certain directors. In considering the going concern basis the directors have had regard to the period to 31 May 2002. The company's circumstances and the uncertainties regarding the transfer system relating to players' contracts render it impracticable to look beyond that date.

The effect of events relating to the year ended 31 May 2001 which occurred before the date of approval of the financial statements by the Board of Directors, has been included in the statements to the extent required to show a true and fair view of the state of affairs at 31 May 2001 and of the results for the year ended on that date.

Depreciation

Depreciation has been computed to write off the cost less estimated residual value of tangible fixed assets over their expected useful lives using the following rates:

Improvements to leasehold buildings

Plant and machinery Fixtures and fittings Motor vehicles Computer equipment - equal instalments over the period of the lease

20% per annum of cost
20% per annum of cost
25% per annum of cost
25% per annum of cost

Goodwill

Following an impairment review the directors consider that the useful life of goodwill has expired and it has been written off in these financial statements.

Intangible Fixed Assets - Players Contracts

Transfer costs of players contracts are capitalised and amortised on a straight line basis over the period of the related contract.

Upon sale, the difference between the transfer fee receivable and the net book value of the related player's contract is taken to the profit and loss account.

Where, as a result of injury or other circumstances, the value of a player's contract has suffered a permanent diminution, the carrying value in the accounts is reduced to the directors'estimate of its market value.

Stocks

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

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MAY 2001 (continued)

Deferred Taxation

Deferred taxation is provided on the liability method to take account of timing differences between the treatment of certain items for accounts purposes and their treatment for tax purposes. Tax deferred or accelerated is accounted for in respect of all material timing differences to the extent that it is considered that a net liability may arise.

Leasing

Tangible fixed assets acquired under finance leases or hire purchase contracts are capitalised and depreciated in the same manner as other tangible fixed assets. The related obligations, net of future finance charges, are included in creditors.

Rentals payable under operating leases are charged to the profit and loss account on a straight line basis over the period of the lease.

Pension Costs

The company operates a pension scheme for the benefit of its employees. The scheme is a defined contribution scheme, and the contributions are charged against profits as they are paid.

Grants received

Grants received from the Football Trust are taken to the profit and loss account when received. Other grants received in respect of operating costs of the company are dealt with in the profit and loss account in the period in which the relevant expenditure is incurred.

Impairment

Impairment reviews have been carried out on all the company's fixed assets comparing the carrying value to their recoverable amounts and a provision has been made to reduce them to their recoverable amounts, where necessary.

2. TURNOVER

Turnover represents gate and related receipts less percentage payments to the Football League and Football Association, receipts from the Football League and sponsorship and net promotional income, all exclusive of value added tax.

The turnover and results before tax are wholly attributable to the Company's principal activities as a professional football club.

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MAY 2001 (continued)

3. NET OPERATING EXPENSES

		2001 £	2000 £
	Administrative expenses Other operating income	4,974,267 175,233	4,615,152 225,653
		4,799,034	4,389,499
4.	OPERATING LOSS		
	Operating loss is stated after charging:		
		2001 £	2000 £
	Directors' emoluments Directors' pension contributions	54,078	52,848
	in respect of money purchase benefits	6,320	642
	Total directors' emoluments	60,398	53,490
	Amortisation of intangible assets Depreciation of assets held under	478,593	547,377
	finance lease and hire purchase	23,940	23,940
	Depreciation of owned assets	34,217	26,064
	Operating rental - land and buildings	40,000	40,000
	Impairment loss Auditors remuneration	494,898 12,000	254,546 12,000
		=====	=

During the year one director was accruing benefits under the defined contribution pension scheme. (2000 - same)

5. INTEREST PAYABLE AND SIMILAR CHARGES

2001 £	2000 £
238,704	188,287
2,067	4,488
240,771	192,775
	£ 238,704 2,067

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MAY 2001 (continued)

6. TAXATION ON ORDINARY ACTIVITIES

There is no tax charge for the year.

The company will surrender tax losses of approximately £1,500,000 to a fellow group company.

Losses in excess of £2,000,000 will be carried forward to set against future trading profits.

7. STAFF COSTS

The average number of persons employed by the company, including directors, during the period was as follows:

	Number	Number
Administration and commercial staff Playing, training and ground staff	19 54	19 52
	73	71

The company also employs a significant number of staff on matchdays.

The aggregate payroll costs of these persons were as follows:

	£	£
Wages and salaries Social security Pension costs	2,482,781 246,959 10,466	2,491,589 240,422 7,723
	2,740,206	2,739,734

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MAY 2001 (continued)

8. INTANGIBLE FIXED ASSETS

	Players contracts £	Goodwill £	Total £
Cost			
At 1 June 2000 Additions Disposals	1,203,753 436,575 (276,141)	396,836	1,600,589 436,575 (276,141)
At 31 May 2001	1,364,187	396,836	1,761,023
Amortisation			
At 1 June 2000 Charge for the year Impairment Eliminated on disposals	667,012 399,225 193,360 (112,833)	105,824 79,368 211,644	772,836 478,593 405,004 (112,833)
At 31 May 2001	1,146,764	396,836	1,543,600
Net book value			
At 31 May 2001	217,423		217,423
At 31 May 2000	536,741 =====	291,012 =====	827,753

The transfer costs of obtaining the contract for services of a player are capitalised in the year in which incurred and amortised in accordance with the accounting policy set out in note 1.

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MAY 2001 (continued)

9. TANGIBLE FIXED ASSETS

	provements to short leasehold buildings £	Plant and machinery £	Fixtures and fittings £	Motor vehicles £	Total £
Cost					
At 1 June 2000 Additions	62,512	12,964 6,900	109,402 24,783	95,763	280,641 31,683
At 31 May 2001	62,512	19,864	134,185	95,763	312,324
Depreciation					
At 1 June 2000 Charge for the yea Impairment	1,594 r 1,596	3,126 3,718 3,020	28,311 28,903 66,971	31,920 23,940 19,903	64,951 58,157 89,894
At 31 May 2001	3,190	9,864	124,185	75,763	213,002
Net book value					
At 31 May 2001	59,322	10,000	10,000	20,000	99,322
At 31 May 2000	60,918	9,838	<i>81,091</i>	63,843	215,690

The motor vehicles are held under finance lease/hire purchase contracts.

10. STOCKS

	2001 £	2000 £
Stock of commercial goods	<u>18,912</u>	27,937

12.

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MAY 2001 (continued)

11. DEBTORS - ALL RECEIVABLE WITHIN ONE YEAR

Amounts owed to group undertakings

Social security and other taxes

Accruals and deferred income

Other creditors

	2001 £	2000 £
Trade debtors	79,837	76,409
Amounts owed by group undertakings Other debtors	2,335 79,972	411 75,066
Prepayments and accrued income	10,139	3,706
Transfer fees receivable	202,500	1,220,000
	374,783	1,375,592
	====	
CREDITORS - AMOUNTS DUE WITHIN ONE	YEAR	
	2001 £	2000 £
Other loans	50,000	50,000
Bank overdraft (secured)	3,648,685	3,560,576
Obligations under finance leases and hire purchase contracts	5 150	25 922
Trade creditors	5,159 16 6,8 54	35,832 311,751

37,378

176,078

71,428

738,733

4,894,315

43,638

130,561

197,897

272,030

4,602,285

The bank overdraft is secured by a fixed and floating charge over all the assets of the company and guarantees provided by Altonwood Limited and Griffin Park Stadium Limited, the latter also supporting its guarantee with a charge over the freehold stadium.

Obligations under finance leases and hire purchase contracts, in notes 12 and 13, are secured by related assets.

Other loans represents £50,000 owed to director E Rogers as an interest free loan.

Other creditors includes £62,500 (2000 - £181,571) relating to transfer fees payable.

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MAY 2001 (continued)

13. CREDITORS - AMOUNTS DUE AFTER ONE YEAR

	2001 £	2000 £
Other loans Obligations under finance loages and hire	-	7,398
Obligations under finance leases and hire purchase contracts	<u>-</u>	5,273
	- -	12,671
Analysis of debt maturity Amounts payable:	2001 £	2000 £
Within one year or on demand Between one and two years Between two and five years In five years or more	3,703,844	3,646,408 12,671
	3,703,844	3,659,079

14. DEFERRED TAXATION

Following the impairment review goodwill has now been written down to nil. As a result there is now no potential liability to tax on realisation of goodwill at book value (2000 - £87,000 - not provided).

15. SHARE CAPITAL

	2001 €	2000 £
Authorised 200,000 ordinary shares of £0.01 each	2,000	2,000
Allotted, called up and fully paid 200,000 ordinary shares of £0.01 each	2,000	2,000

16. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	2001 £	2000 £
Loss for the financial period Opening shareholders' funds	(1,833,761) (1,899,673)	(946,007) (953,666)
Closing shareholders' funds	(3,733,434)	(1,899,673)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MAY 2001 (continued)

17. POST BALANCE SHEET EVENTS

On 25 June 2001 Brentford FC Limited acquired the Griffin Park stadium, for a sum of £1,800,000, from Griffin Park Stadium Limited, a fellow subsidiary company.

As part consideration of the £1,800,000, two loans of £250,000 were assigned to Brentford FC Limited. Payment of the balance of £1,300,000 has been deferred for five years, subject to certain conditions and is left as an interest free loan, secured by a third ranking equitable charge over the freehold stadium.

18. CONTINGENT LIABILITIES AND CAPITAL COMMITMENTS

Under the terms of certain contracts with other football clubs in respect of player transfers, certain additional amounts would be payable by the company if conditions as to future first team appearances are met. The amount that could be payable is £115,000.

At 31 May 2001 the directors had authorised the capital commitment as detailed in note 17 above.

19. PENSION COSTS

The company operates a defined contribution scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension costs charge represents contributions payable by the company to the fund and amounted to £10,466 (2000 £7,723).

There were no amounts outstanding at the end of the year.

20. RELATED PARTY TRANSACTIONS

Altonwood Services Limited, a group company, charged Brentford FC Limited the following:

In respect of -

Services of club manager MR R G Noades (ceased November 2000)	£84,150
Pitch maintenance (ceased 31 January 2001)	£ 27,842
Other	£ 5,917

During the year, rent of £40,000 was charged by Griffin Park Stadium Limited. At 31 May 2001 the company owed Griffin Park Stadium Limited £37,378.

The company has guaranteed bank liabilities of Griffin Park Stadium Limited which at 31 May 2001 amounted to £NIL.

The company incurred costs totalling £45,391 in respect of training facilities invoiced by Streete Court Leisure Limited, a group company. This facility ceased 31 January 2001.

21. ULTIMATE HOLDING COMPANY

The ultimate holding company is Altonwood Holdings Limited a company incorporated in England and Wales. Group accounts are available from Companies House.

Altonwood Holdings Limited is under the control of Mr R G Noades.

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MAY 2001 (continued)

22. RENTAL COMMITMENT

At 31 May 2001 the company had a commitment in respect of a licence for land and buildings to pay £40,000 in the next year. As stated in note 17 above, the company acquired the freehold stadium in June 2001 to which this rent relates.

23. RECONCILIATION OF OPERATING LOSS TO NET CASH OUTFLOW FROM OPERATING ACTIVITIES

		2001 £	2000 £
	Operating loss Depreciation charge Impairment losses Decrease in stocks (Increase)/decrease in debtors Increase/(decrease) in creditors	(2,560,433) 536,750 494,898 9,025 1,000,809 234,594	(2,517,548) 597,381 254,546 5,492 (819,734) (54,680)
	Net cash inflow/outflow from operating activities	(284,357)	(2,534,543)
24.	GROSS CASH FLOWS		
		2001 £	2000 £
	Returns on investments and servicing of finance		
	Interest received (including tax recovered) Interest paid (including tax deducted) Interest element of finance lease rental payments	$ \begin{array}{r} 2,069 \\ (238,704) \\ (2,067) \\ \hline (238,702) \end{array} $	2,849 (188,287) (4,488)
		(238,702)	(189,926)
	Capital expenditure		
	Payments to acquire fixed assets Receipts from sales of fixed assets	(468,258) 1,128,682 660,424	(790,093) 2,184,500 1,394,407
	Financing		
	Repayments of loans Capital element of finance lease repayment	(7,398) (35,946) ————————————————————————————————————	(14,796) (33,677) (48,473)

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 MAY 2001 (continued)

25. ANALYSIS OF NET DEBT

Cash at bank and in hand Overdraft	2000 £ 268,311 (3,560,576)	Cash flow £ 182,130 (88,109)	Other changes £	2001 £ 450,441 (3,648,685)
		94,021		
Debt due within 1 year Debt due after 1 year Finance leases	(50,000) (7,398) (41,105)	7,398 35,946	(7,398) 7,398	(50,000) (5,159)
		43,344		
Total	(3,390,768)	137,365		(3,253,403)

26. RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET DEBT

	2001 £	2000 £
Increase/(decrease) in cash in the Year	94,021	(1,378,535)
Cash outflow from decrease in debt and lease financing	43,344	48,473
Movement in net debt in the Year Net debt at 1 June 2000	137,365 (3,390,768)	(1,330,062) (2,060,706)
Net debt at 31 May 2001	(3,253,403)	(3,390,768)