

Company Registration No: 3689995

CAPITAL BUSINESS PARKS LIMITED

Report and Financial Statements

31 December 2001



CAPITAL BUSINESS PARKS LIMITED

REPORT AND FINANCIAL STATEMENTS 2001

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CAPITAL BUSINESS PARKS LIMITED

REPORT AND FINANCIAL STATEMENTS 2001

OFFICERS AND PROFESSIONAL ADVISORS

DIRECTORS

M H Marx
CJ Barwick

SECRETARY

S A Lanes

REGISTERED OFFICE

Portland House
Stag Place
London SW1E 5 DS

DIRECTORS' REPORT

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

PRINCIPAL ACTIVITIES

The principal activity of the company for the year under review and for the foreseeable future is that of property management and investment. The Company has not traded throughout the years since its incorporation.

DIRECTORS

The directors who held office throughout the year and to date were as follows:

M H Marx
C J Barwick

None of the directors had any interests in the shares of the company nor any other Group company during the year except as noted below.

The interests of M H Marx and C J Barwick at 31 December 2001 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 2001 Report and Financial Statements of that company.

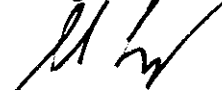
PAYMENT POLICY

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 2001 was seven days (2000: five days).

AUDITORS

The company has been dormant throughout the years since its incorporation and no members have required the company to obtain an audit of its accounts for the year in question in accordance with section 249b(2).

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



S A Lanes
Secretary

22 OCTOBER 2002

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 accounting standards have been followed; and
- 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 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.

CAPITAL BUSINESS PARKS LIMITED

BALANCE SHEET 31 December 2001

	Note	2001 £	2000 £
CURRENT ASSETS			
DEBTORS:			
Amounts due from group undertaking		<u>1</u>	<u>1</u>
CAPITAL AND RESERVES			
CALLED UP SHARE CAPITAL	3	<u>1</u>	<u>1</u>
EQUITY SHAREHOLDERS' FUNDS		<u>1</u>	<u>1</u>

For the year ended 31 December 2001 the company was entitled to exemption under section 249aa(1) of the Companies Act 1985.

No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 249b(2).

The directors acknowledge their responsibility for: (i) Ensuring the company keeps accounting records which comply with section 221; and (ii) Preparing accounts which give a true and fair view of the state of affairs of the company as at the end of its financial year, and of its profit and loss for the financial year in accordance with section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.

The financial statement was approved by the Board of Directors on 22 OCTOBER 2002.

Signed on behalf of the Board of Directors


M H Marx
Director

NOTES TO THE ACCOUNTS
Year ended 31 December 2001

1 ACCOUNTING POLICIES

Basis of accounting

These financial statements are prepared in accordance with applicable accounting standards and under the historical cost convention.

Cash flow statement

The ultimate parent company, Development Securities PLC, has prepared a consolidated cash flow statement in accordance with Financial Reporting Standard No. 1, thus exempting this company from the requirement to prepare a cash flow statement.

2 PROFIT AND LOSS ACCOUNT

The company has not traded during the current financial year and accordingly no profit and loss account is presented. There were no recognised gains or losses or movements in shareholders' funds during the current financial year.

None of the directors received any emoluments from the company during the year (2000: £nil).

The company does not have any employees (2000: nil).

3 CALLED UP SHARE CAPITAL

	2001	2000
	£	£
Authorised:		
100 Ordinary shares of £1	<u>100</u>	<u>100</u>
Called up, allotted and nil paid:		
1 Ordinary share of £1	<u>1</u>	<u>1</u>

4 ULTIMATE PARENT COMPANY

The ultimate parent and controlling company of the largest and smallest group of which the company is a member and for which consolidated accounts are prepared is Development Securities PLC. The immediate parent company is Development Securities (Projects) Limited. Both companies are registered in England and Wales and incorporated in Great Britain. 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.

5 RELATED PARTY DISCLOSURE

The company is a wholly owned subsidiary undertaking and, in accordance with the exemption provided by Financial Reporting Standard No. 8, "Related Party Disclosures," transactions with other undertakings within the Development Securities PLC Group have not been disclosed within these financial statements.