

Company Registration No: 3770562

FIELDMORE LIMITED

Report and Financial Statements

31 December 1999



REPORT AND FINANCIAL STATEMENTS 1999

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REPORT AND FINANCIAL STATEMENTS 1999

OFFICERS AND PROFESSIONAL ADVISORS

DIRECTORS

C Barwick
M Marx

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

DIRECTORS' REPORT

The directors present their annual report and audited financial statements for the period from 10 May 1999 to 31 December 1999.

INCORPORATION

The company was incorporated on 10 May 1999 as Fieldmore Limited and commenced trading on that date.

PRINCIPAL ACTIVITY AND REVIEW OF DEVELOPMENTS

The principal activity of the company at present and for the foreseeable future is that of property investment, trading and development. The company acquired its first trading property during the year.

RESULTS & DIVIDENDS

The results for the period are set out in the profit and loss account on page 5. The director does not recommend the payment of a dividend.

DIRECTORS AND DIRECTORS' INTERESTS

The directors who held office during the period and to date were as follows:

I A Lauzeral (appointed 10 May 1999, resigned 12 May 1999)
C J M Donald (appointed 12 May 1999, resigned 21 June 1999)
C Barwick (appointed 21 June 1999)
M Marx (appointed 21 June 1999)

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

The interests of M H Marx and C J Barwick at 31 December 1999 in the 50p ordinary shares of Development Securities PLC and options granted to them under that company's share option scheme are disclosed in the 1999 Report and Financial Statements of that company.

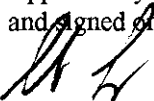
PAYMENT POLICY

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 1999 was 5 days (1998: 19 days).

AUDITORS

A resolution concerning the appointment 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

26 October 2000

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 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.

REPORT OF THE AUDITORS TO THE MEMBERS OF FIELDMORE LIMITED

We have audited the financial statements on pages 5 to 8 which have been prepared under the accounting policies set out on page 7.

Respective responsibilities of directors and auditors

As described on page 3, 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.

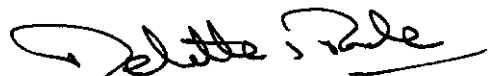
Basis of opinion

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 1999 and of its profit for the period 10 May 1999 (date of incorporation) to 31 December 1999 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

26 October 2000

PROFIT AND LOSS ACCOUNT

Period 10 May 1999 to 31 December 1999

	Note	1999 £
TURNOVER	1	22,523
Direct costs: administrative expenses		<u>(425)</u>
OPERATING PROFIT AND PROFIT ON ORDINARY ACTIVITIES BEFORE AND AFTER TAXATION RETAINED FOR THE FINANCIAL PERIOD	2,6	<u>22,098</u>

All turnover, profits and losses derive from continuing operations.

There are no recognised gains or losses other than the profit for the period , as stated above.

BALANCE SHEET
31 December 1999

	Note	1999 £
CURRENT ASSETS		
Land, developments and trading properties		869,578
CREDITORS: amounts falling due within one year	4	<u>(847,479)</u>
NET CURRENT ASSETS		<u>22,099</u>
CAPITAL AND RESERVES		
Called up share capital	5	1
Profit and loss account	6	<u>22,098</u>
TOTAL EQUITY SHAREHOLDERS' FUNDS		<u>22,099</u>

These financial statements were approved by the Board of Directors on **26** October 2000.

Signed on behalf of the Board of Directors


M H Marx
Director

NOTES TO THE ACCOUNTS
Period 10 May to 31 December 1999

1 ACCOUNTING POLICIES

Basis of Accounting

The financial statements have been prepared in accordance with applicable accounting standards and under the historical cost convention.

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 OPERATING PROFIT

None of the directors received any emoluments from the company during the period.

The auditors' remuneration for the current period has been borne by Development Securities PLC, the ultimate parent company.

The company does not have any employees.

3 TAXATION

No taxation charge arises on profit for the period due to the surrender of losses from other group companies for nil consideration.

4 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	1999 £
Amounts owing to group undertakings	838,249
Accruals and deferred income	<u>9,230</u>
	<u>847,479</u>

NOTES TO THE ACCOUNTS
Period 10 May to 31 December 1999

5 CALLED UP SHARE CAPITAL

	1999 £
Authorised:	
1,000 Ordinary shares of £1 each	<u>1,000</u>
Called up, allotted and fully paid:	
One Ordinary share of £1	<u>1</u>

6 PROFIT AND LOSS ACCOUNT

	1999 £
At 10 May	-
Profit for the period	<u>22,098</u>
At 31 December	<u>22,098</u>

7 ULTIMATE AND IMMEDIATE CONTROLLING PARTIES

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

8 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.

9 RECONCILIATION OF MOVEMENT IN TOTAL EQUITY SHAREHOLDERS' FUNDS

	1999 £
Retained profit on ordinary activities after taxation	22,098
Issue of new shares	<u>1</u>
Net movement in equity shareholders' funds	22,099
Opening total equity shareholders' funds	-
Closing total equity shareholders' funds	<u>22,099</u>