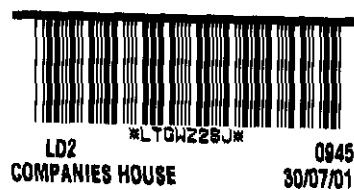


Registered number
3789718

Silverpark Properties Limited

Report and Accounts

30 September 2000



Silverpark Properties Limited
Report and accounts
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Silverpark Properties Limited
Company Information

Director

I M Livingstone
GA Springer

Secretary

R N Luck

Auditors

Hacker Young
168 Church Road
Hove
East Sussex
BN3 2DL

Registered office

St Alphage House
2 Fore Street
London
EC2Y 5DH

Registered number

3789718

Silverpark Properties Limited
Director's Report

The directors present their report and accounts for the year ended 30 September 2000.

Principal activities and review of the business

The company's principal activity during the period was property investment.

Results and dividends

The loss for the year, after taxation, amounted to £217,839. The directors do not recommend the payment of a dividend.

Directors

The directors who served during the year were as follows:

Mr GA Springer
Mr I M Livingstone

The directors had no interests in the ordinary shares of the company at any time during the year.

Auditors

The Company passed an Elective Resolution during the year, pursuant to Section 386 of the Companies Act 1985, electing to dispense with the obligation to re-appoint auditors annually. The resolution remains in force.

This report was approved by the board on 27 July 2001.

R N Luck
Secretary



Silverpark Properties Limited
Statement of Directors' Responsibilities

Company law requires the directors to prepare accounts 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 for that period. In preparing those accounts, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent; and
- prepare the accounts 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 accounts 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.

Silverpark Properties Limited
Auditors' Report

Report of the auditors
to the shareholder of Silverpark Properties Limited

We have audited the accounts on pages 5 to 10 which have been prepared under the historical cost convention and the accounting policies set out on page 8.

Respective responsibilities of directors and auditors

As described on page 3, the company's directors are responsible for the preparation of the accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts 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 accounts. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the accounts 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 accounts 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 accounts.

Opinion

In our opinion the accounts give a true and fair view of the state of the company's affairs as at 30 September 2000 and of its loss for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Hacker Young
Chartered Accountants and Registered Auditors

168 Church Road
Hove
East Sussex
BN3 2DL

27 July 2001

Silverpark Properties Limited
Profit and Loss Account
for the year ended 30 September 2000

	Notes	2000 £	1999 £
Turnover		80,815	-
Gross profit		<u>80,815</u>	<u>-</u>
Administrative expenses		(146,869)	(38,521)
Operating loss	4	<u>(66,054)</u>	<u>(38,521)</u>
		(66,054)	(38,521)
Interest payable	5	(151,785)	-
Loss on ordinary activities before taxation		<u>(217,839)</u>	<u>(38,521)</u>
Loss for the financial year		<u>(217,839)</u>	<u>(38,521)</u>
Retained loss for the financial year	11	<u>(217,839)</u>	<u>(38,521)</u>

Silverpark Properties Limited
Statement of total recognised gains and losses
for the year ended 30 September 2000

	Notes	2000 £	1999 £
Loss for the financial year		(217,839)	(38,521)
Unrealised deficit on revaluation of properties	11	(280,409)	-
Total recognised gains and losses related to the year		<u>(498,248)</u>	<u>(38,521)</u>

Silverpark Properties Limited
Balance Sheet
as at 30 September 2000

	Notes	2000 £	1999 £
Fixed assets			
Tangible assets	6	6,500,000	6,500,000
		<u>6,500,000</u>	<u>6,500,000</u>
Current assets			
Debtors	7	16,125	-
		<u>16,125</u>	<u>-</u>
Creditors: amounts falling due within one year	8	(7,052,892)	(6,538,519)
Net current liabilities		<u>(7,036,767)</u>	<u>(6,538,519)</u>
Total assets less current liabilities		<u>(536,767)</u>	<u>(38,519)</u>
		<u>(536,767)</u>	<u>(38,519)</u>
Capital and reserves			
Called up share capital	9	2	2
Revaluation reserve	11	(280,409)	-
Profit and loss account	12	(256,360)	(38,521)
Shareholder's funds:			
Equity		<u>(536,767)</u>	<u>(38,519)</u>
	13	<u>(536,767)</u>	<u>(38,519)</u>



I M Livingstone
Director
Approved by the board on 27 July 2001

Silverpark Properties Limited
Notes to the Accounts
for the year ended 30 September 2000

1 Accounting policies

The accounts have been prepared in accordance with applicable accounting standards. A summary of the more important accounting policies which have been consistently applied are given below.

Accounting convention

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

Depreciation

Compliance with Statement of Standard Accounting Practice 19 (SSAP 19) "Accounting for Investment Properties" requires departure from the requirements of the Companies Act 1985 relating to depreciation and an explanation for the departure is given below.

Investment properties

In accordance with SSAP 19, investment properties are revalued annually and the surplus or deficit is transferred to the revaluation reserve. No depreciation is provided in respect of investment properties. The Companies Act 1985 requires all properties to be depreciated. However, this requirement conflicts with SSAP 19 and the director considers that to depreciate would not give a true and fair view.

Deferred taxation

Deferred taxation is provided on the liability method on all timing differences which are expected in the foreseeable future, calculated at the rate at which it is estimated that the tax will be payable.

Cash flow statement

The company has taken advantage of the exemption permitted by Financial Reporting Standard 1, whereby a cash flow statement need not be prepared by a small company as defined in the Companies Act 1985.

Turnover

Turnover represents rental income net of value added tax.

2 Turnover

The total turnover of the company for the year has been derived from its principal activity, wholly undertaken in the UK.

3 Net operating expenses

	2000 £	1999 £
Property Expenses	142,945	37,071
Administrative Expenses	1,500	1,450
	<u>144,445</u>	<u>38,521</u>

4 Operating loss

	2000 £	1999 £
Auditors' remuneration	<u>1,500</u>	<u>1,450</u>

Silverpark Properties Limited
Notes to the Accounts
for the year ended 30 September 2000

5 Interest payable	2000	1999
	£	£
Bank loan	151,785	-
	<u>151,785</u>	<u>-</u>

6 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 October 1999	6,500,000
Additions	280,409
Disposals	-
Deficit on revaluation	(280,409)
At 30 September 2000	<u>6,500,000</u>
	2000 £
At cost	<u>6,780,409</u>

The investment property was valued by the director on an open market value basis at £6,500,000 30 September 2000.

	2000	1999
	£	£
Net book value of plant and machinery included above held under finance leases and hire purchase contracts	<u>-</u>	<u>-</u>

7 Debtors	2000	1999
	£	£
Other taxes and social security costs.	16,125	-
	<u>16,125</u>	<u>-</u>

8 Creditors: amounts falling due within one year	2000	1999
	£	£
Bank loan	1,995,630	-
Trade creditors	59,546	-
Amounts owed to group undertakings	4,988,201	6,537,069
Accruals and deferred income	9,515	1,450
	<u>7,052,892</u>	<u>6,538,519</u>

The loan is secured by a charge over the investment property.

Silverpark Properties Limited
Notes to the Accounts
for the year ended 30 September 2000

9 Share capital

	2000 £	1999 £
Authorised:		
Ordinary shares of £1 each	1,000	1,000
	-	-
	<u>1,000</u>	<u>1,000</u>

	2000 No	1999 No	2000 £	1999 £
Allotted, called up and fully paid:				
Ordinary shares of £1 each	2	2	2	2
			<u>2</u>	<u>2</u>

10 Movement in share capital

	2000 £	1999 £
At 1 October	2	-
Shares issued	-	2
	<u>2</u>	<u>2</u>
At 30 September 2000	2	2

11 Revaluation reserve

	2000 £	1999 £
At 1 October	-	-
Arising on revaluation during the year	(280,409)	-
	<u>(280,409)</u>	<u>-</u>
At 30 September 2000	(280,409)	-

12 Profit and loss account

	2000 £	1999 £
At 1 October	(38,521)	-
Retained loss	(217,839)	(38,521)
	<u>(256,360)</u>	<u>(38,521)</u>
At 30 September 2000	(256,360)	(38,521)

13 Reconciliation of movement in shareholder's funds

	2000 £	1999 £
At 1 October	(38,519)	-
Loss for the financial year	(217,839)	(38,521)
Shares issued	-	2
Other recognised gains and losses	(280,409)	-
At 30 September 2000	<u>(536,767)</u>	<u>(38,519)</u>

14 Parent undertaking

The company is a wholly owned subsidiary of Kerkehout Beheer B V, a company incorporated and registered in The Netherlands. The ultimate parent undertaking is Nutmeg Limited, a company incorporated in Guernsey, Channel Islands.