

Registration Number 4331138

17 - 23 Farringdon Road No 2 Limited

Directors' Report and Financial Statements

for the period ended 30 November 2002



17 - 23 Farringdon Road No 2 Limited

Company Information

Directors	J C Best A W Buller (Jnr)
Secretary	J C Best
Company Number	4331138
Registered Office	Berry House 4 Berry Street London EC1V 0AA
Auditors	Leslie Michael Lipowicz & Co Accounts House 16 Dalling Road Hammersmith London W6 OJB
Business Address	Berry House 4 Berry Street London EC1V 0AA

17 - 23 Farringdon Road No 2 Limited

Contents

	Page
Directors' Report	1
Auditors' Report	2 - 3
Balance Sheet	4
Notes to the Financial Statements	5

17 - 23 Farrington Road No 2 Limited

**Directors' Report
for the period ended 30 November 2002**

The directors present their report and the financial statements for the period ended 30 November 2002.

Principal Activity

The company acted as agents on behalf of joint venture partners in conducting the operation of building activities.

The company did not trade on its own behalf.

Directors and their Interests

The directors who served during the period and their interests in the company are as stated below:

	Ordinary shares 2002
J C Best	-
A W Buller (Jnr)	-

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 the affairs of the company and of the profit or loss of the company for that period. In preparing these the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

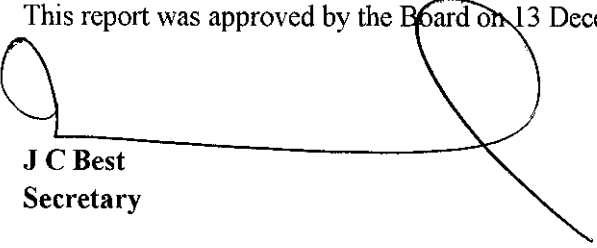
The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditors

Leslie Michael Lipowicz & Co were appointed auditors to the company and in accordance with Section 385 of the Companies Act 1985, a resolution proposing their reappointment will be put to the Annual General Meeting.

This report is prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

This report was approved by the Board on 13 December 2002 and signed on its behalf by


J C Best
Secretary

17 - 23 Farringdon Road No 2 Limited

Independent auditors' report to the shareholders of 17 - 23 Farringdon Road No 2 Limited

We have audited the financial statements of 17 - 23 Farringdon Road No 2 Limited for the period ended 30 November 2002 which comprise the balance sheet and the related notes. These financial statements have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002), under the historical cost convention and the accounting policies set out therein.

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 law and United Kingdom 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.

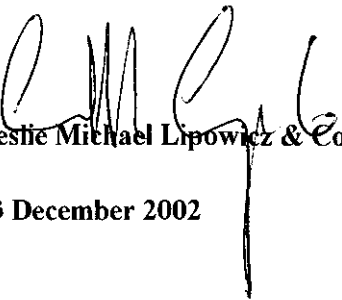
We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity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

17 - 23 Farringdon Road No 2 Limited

Independent auditors' report to the shareholders of 17 - 23 Farringdon Road No 2 Limited continued

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 30 November 2002 and have been properly prepared in accordance with the Companies Act 1985.



Leslie Michael Lipowicz & Co
13 December 2002

Accounts House
16 Dalling Road
Hammersmith
London W6 0JB

17 - 23 Farringdon Road No 2 Limited

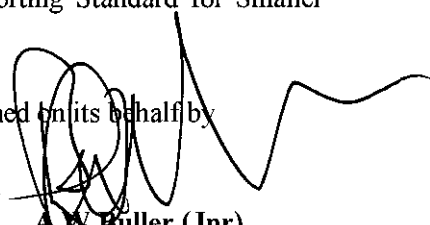
**Balance Sheet
as at 30 November 2002**

	Notes	2002 £	£
Current Assets			
Debtors	2	1	
		<hr/>	
		1	
Net Current Assets			<hr/> 1
Total Assets Less Current Liabilities			<hr/> <hr/> 1
Capital and Reserves			
Called up share capital	3		<hr/> 1
Equity Shareholders' Funds	4		<hr/> <hr/> 1

The financial statements are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002).

The financial statements were approved by the Board on 13 December 2002 and signed on its behalf by


J C Best
Director


A W Buller (Jnr)
Director

The notes on page 5 form an integral part of these financial statements.

17 - 23 Farringdon Road No 2 Limited

**Notes to the Financial Statements
for the period ended 30 November 2002**

1. Accounting Policies

1.1. Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002).

2. Debtors

**2002
£**

Other debtors	1
	<hr/>

3. Share capital

**2002
£**

Authorised equity

100 Ordinary shares of £1 each	100
	<hr/>

Allotted, called up and fully paid equity

1 Ordinary shares of £1 each	1
	<hr/>

4. Reconciliation of movements in shareholders' funds

**2002
£**

Net proceeds of equity share issue	1
	<hr/>

Net addition to shareholders' funds	1
	<hr/>