

NI 374761

LAGAN RAVENHILL LIMITED



ABBREVIATED

ACCOUNTS

- for the year ended -

31ST MARCH 2003



T MURPHY & CO
Chartered Accountants
43 Lockview Road
Belfast, BT9 5FJ

THE AUDITORS REPORT TO THE SHAREHOLDERS OF LAGAN RAVENHILL LIMITED

Full financial statements for shareholders for the year ended the 31 March 2003 were approved by the board of Directors on the 2 June 2003. The Directors have prepared the attached financial statements for the year ended 31 March 2003 in compliance with Articles 255 to 257 of the Companies (Northern Ireland) Order 1986 for filing with the registrar of companies.

We reported as auditors of Lagan Ravenhill Ltd to the members on the 2 July 2003 on the company's financial statements prepared under Article 236 of the Companies (Northern Ireland) Order 1986 for the year ended 31 March 2003 and our audit opinion was as follows:

This report is made solely to the company's members, as a body, in accordance with Article 243 Companies (Northern Ireland) Order 1986. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members, as a body, for our audit work, for this report or for the opinions we have formed.

We have audited the financial statements on pages 5 to 11 which have been prepared under the historical cost convention and the accounting policies set out in note 1 to the financial statements.

Respective responsibilities of directors and auditors

As described in the Directors' Report, the company's directors are responsible for the preparation of the financial statements. It is our responsibility to form an opinion based on our audit, on those statements and to report our opinion to you.

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 (Northern Ireland) Order 1986. 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.

(Continued)

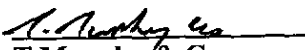
Basis of opinion

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.

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs at 31 March 2003 and of its profit for the year then ended and have been properly prepared in accordance with the Companies (Northern Ireland) Order 1986.


T Murphy & Co
Registered Auditors

Date: 2 July 2003

43 Lockview Road
Belfast
BT9 5FJ

LAGAN RAVENHILL LIMITED**ABBREVIATED BALANCE SHEET AT 31ST MARCH 2003**

	Note	£	2003 £	£	2002 £
CURRENT ASSETS					
Stocks		6,785,029		5,565,099	
Debtors		32,416		75,465	
		<u>6,817,445</u>		<u>5,640,564</u>	
CREDITORS: Amounts falling due within one year		<u>(6,852,942)</u>		<u>(5,772,477)</u>	
NET CURRENT LIABILITIES			<u>(35,497)</u>		<u>(131,913)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>(35,497)</u>		<u>(131,913)</u>
NET ASSETS/(LIABILITIES)			<u><u>(35,497)</u></u>		<u><u>(131,913)</u></u>
CAPITAL AND RESERVES					
Called up share capital	2		2,000		2,000
Profit and loss account			<u>(37,497)</u>		<u>(133,913)</u>
SHAREHOLDERS FUNDS			<u><u>(35,497)</u></u>		<u><u>(131,913)</u></u>

We have relied on the exemptions for individual financial statements contained in Articles 255 to 257 of the Companies (Northern Ireland) Order 1986 because, under that order, the company is entitled to benefit from these exemptions as a small company.

The abbreviated accounts were approved by the board on the 2 June 2003 and signed on its behalf by:



Directors

Directors

LAGAN RAVENHILL LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2003

1. ACCOUNTING POLICIES

1.1 BASIS OF ACCOUNTING

The financial statements have been prepared under the historical cost convention. The principal accounting policies which have been adopted within that convention are set out below.

1.2 TURNOVER

Turnover represents the total invoice value, excluding value added tax, of goods sold and services rendered including group companies during the year.

1.3 INVESTMENTS

Investments are usually stated at cost, but are written down to realisable value if there has been a permanent diminution in value.

1.4 STOCKS AND WORK IN PROGRESS

Work in progress is stated at the lower of cost and net realisable value. Bank interest incurred on borrowings used to finance specific developments is capitalised until the date work commences on the development. Thereafter, all interest incurred is expenses to the profit and loss account in the period it arises.

Undeveloped land is stated at cost, which comprises purchase price plus all associated legal and professional costs.

1.5 DEFERRED TAXATION

The company provides deferred taxation to take account of timing difference between the treatment of certain items for accounts purposes and their treatment for taxation purposes on a liability method except where a liability is not considered likely to arise in the foreseeable future.

1.6 LEASING AND HIRE PURCHASE

(a) Finance leases

Finance leases have been capitalised with the company's rights in such assets included in the balance sheet under tangible assets and the obligation to make future payments under these leases have been included under creditors

(b) Operating leases

Payments made under operating leases are charged to the profit and loss account on a straight line basis.

(c) Hire Purchase contracts

Hire Purchase contracts are dealt with in a similar fashion to finance leases.

LAGAN RAVENHILL LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2003

2. SHARE CAPITAL

	2003	2002
	£	£
<u>Authorised</u>		
Equity interests:		
100,000 Ordinary A shares of £1 each	100,000	100,000
100,000 Ordinary B shares of £1 each	100,000	100,000
	<u>200,000</u>	<u>200,000</u>
 <u>Allotted, called up and fully paid</u>		
Equity interests:		
1000 Ordinary A shares of £1 each	1,000	1,000
1000 Ordinary B shares of £1 each	1,000	1,000
	<u>2,000</u>	<u>2,000</u>

3. SECURITY

First Trust Bank Limited hold a fixed charge over the company's development site.