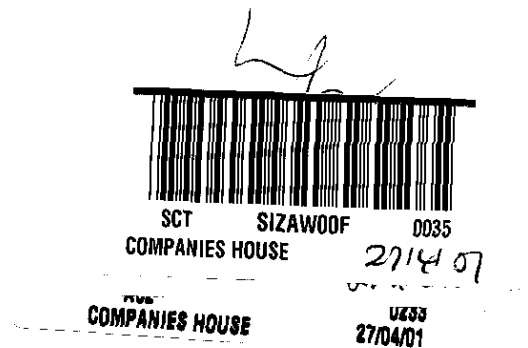


United Distillers Property Company Limited

FINANCIAL STATEMENTS

30 JUNE 2000

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Company Registration No. 26958



DIRECTORS' REPORT

The directors have pleasure in submitting their annual report, together with the audited financial statements, for the year ended 30 June 2000.

Activities

The company did not trade during the financial year or the preceding financial year. The directors foresee no changes in the company's activities.

Euro

The directors do not anticipate that there will be any implications on the activities of the company on the introduction of the euro. There are no costs associated with the introduction of the euro for United Distillers Property Company Limited. A statement explaining the impact of the introduction of the euro, and the programme put in place to deal with this along with associated costs, for the Diageo group is disclosed in the annual report of the ultimate parent undertaking, Diageo plc.

Financial

The result for the year is £nil (1999 -£nil).

Directors

The directors who served during the year were as follows:-

S M Bunn
R H Myddelton
M D Peters

Subsequent to year end, M D Peters resigned as director on 10 November 2000 and P S Binning was appointed as director on 15 December 2000.

Emoluments

None of the directors received any remuneration during the year in respect of their services as directors of the company (1999 -£nil).

Directors' interests

No directors had any interest, beneficial or non-beneficial, in the share capital of the company or had a material interest during the year in any significant contract with the company.

The directors who held office at the end of the year had the following beneficial interests in ordinary shares of 28 ¹⁰¹/₁₀₈pence of the ultimate parent company, Diageo plc:

DIRECTORS' REPORT (continued)

(i) Ordinary shares and conditional rights to ordinary shares

	<u>Ordinary shares</u>		<u>Conditional rights to ordinary shares</u>				
	At beginning of year	At end of year	At beginning of year	Granted in year	Vested in year	Lapsed in year	At end of year
S M Bunn	2,061	682	4,650	0	0	0	4,650
R H Myddelton	19,519	22,780	53,449	5,919	10,125	(7,956)	51,412
M D Peters	4,744	6,957	4,650	0	0	0	4,650

The directors were granted conditional rights to receive ordinary shares or, exceptionally, a cash sum under certain long term incentive plans (The Grand Metropolitan Restricted Share Plan ('GrandMet RSP') and the Total Shareholder Return Plan ('TSR')). The GrandMet RSP vested during the year and the directors received 56% of their conditional rights to ordinary shares. R H Myddelton did not have his shares released until September 2000; these are shown under the "vested in year" column above. Full details of the performance criteria are disclosed in the annual report of the ultimate holding company, Diageo plc.

(ii) Options

	At beginning of year	Granted in year	Exercised in year	At end of year	<u>Exercised</u>	
					Option price (pence)	Market price (pence)
S M Bunn	4,021	5,032	(977)	8,076	353	635
R H Myddelton	204,354	33,808	(1,954)	236,208	353	635
M D Peters	12,730	5,824	(961) (550)	17,043	359 354	438

The directors held the above options under Diageo plc share option schemes at prices between 314p and 518p per ordinary share exercisable by 2009. The options are granted at market value on the date the option is granted and the option price is payable when the option is exercised.

The mid-market share price of Diageo plc shares fluctuated between 384p and 696.5p per share during the year. The mid-market share price on 30 June 2000 was 593p.

At 30 June 2000, R H Myddelton had an interest in 3,123,181 shares subject to call options held by trusts to satisfy grants made under ex-Grandmet incentive plans; and the directors had an interest in 22,068,050 shares and 2,296,087 shares subject to call options held by trusts to satisfy grants made under Diageo incentive plans and savings related share option schemes.

DIRECTORS' REPORT (continued)

A new Diageo plc senior executive share option plan ('SESOP') was introduced with effect from 1 January 2000. The combined benefits provided under the TSR and the SESOP are expected to be the same as those previously provided under the TSR. Options granted under the SESOP may not normally be exercised unless a performance condition is satisfied.

The performance condition applicable to the first grant of options under the SESOP is linked to the increase in earnings per share and is initially applied over the three year period commencing on the date the options are granted. Full details of the performance condition are disclosed in the annual report of the parent company, Diageo plc.

Options granted during the year for R H Myddelton are principally options granted under the SESOP, which are subject to performance conditions, as detailed above.

Secretary

V A Lynch resigned as secretary on 17 August 1999 and S M Bunn was appointed in her stead.

By order of the board



S M Bunn
Secretary
Edinburgh Park, 5 Lochside Way, Edinburgh, EH12 9DT

25 April 2001

**DIRECTORS' RESPONSIBILITIES
IN RESPECT OF THE PREPARATION OF FINANCIAL STATEMENTS**

The following statement, which should be read in conjunction with the report of the auditors, is made with a view to distinguishing for shareholders the respective responsibilities of the directors and of the auditors in relation to the financial statements.

The directors are required by the Companies Act 1985 to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the company at the end of the financial period and of the profit of the company for the financial period.

The directors, in preparing the financial statements on pages 6 to 9, consider that the company has used appropriate accounting policies, consistently applied and supported by reasonable and prudent judgements and estimates, that all accounting standards they consider to be applicable have been followed, and that it is appropriate to prepare the financial statements on the going concern basis.

The directors have responsibility for ensuring that the company keeps accounting records which disclose with reasonable accuracy the financial position of the company and which enable them to ensure that the financial statements comply with the Companies Act 1985.

The directors have general responsibility for taking such steps that are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

**AUDITORS REPORT
TO THE MEMBERS OF UNITED DISTILLERS PROPERTY COMPANY LIMITED**

We have audited the financial statements on pages 6 to 9

Respective responsibilities of directors and auditors

The directors are responsible for preparing the directors' report and, as described on page 4, the financial statements in accordance with applicable United Kingdom law and accounting standards. Our responsibilities, as independent auditors, are established in the United Kingdom by statute, the Auditing Practices Board and by our profession's ethical guidance.

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. 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.

Basis of audit opinion

We constructed our audit in accordance with auditing standards issued by the Auditing Practices Board. An audit includes the 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 30 June 2000 and of its result for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

KPMG Audit Plc

25 April 2001

KPMG Audit Plc
Chartered Accountants
Registered Auditor

London

ACCOUNTING POLICIES

Basis of preparation

The financial statements are prepared under the historical cost convention, modified by the revaluation of certain land and buildings, and comply with applicable UK accounting standards.

The company is a wholly owned subsidiary of Diageo plc and is included in the consolidated financial statements of Diageo plc which are publicly available. Consequently, the company has taken advantage of the exemption from preparing a cash flow statement under the terms of Financial Reporting Standard No 1 (Revised 1996). The company is also exempt under the terms of Financial Reporting Standard No 8 from disclosing related party transactions (but not balances) with entities that are part of the Diageo plc group or investees of the Diageo plc group.

The company is exempt from the requirement to prepare group accounts under section 228 CA 1985 as its results are included in the consolidated accounts of Diageo plc.

PROFIT AND LOSS ACCOUNT

The notes on page 9 form part of these financial statements.

During the financial year and the preceding financial year, the company did not trade and received no income and incurred no expenditure. Consequently, during those years, the company made neither a profit nor a loss, and there were no other recognised gains or losses.

Accordingly, neither a profit and loss account, a statement of recognised gains and losses, a note of historical cost profits and losses, nor a reconciliation of shareholders funds has been presented.

BALANCE SHEET

	Note	<u>30 June 2000</u> £'000	<u>30 June 1999</u> £'000
Current assets			
Debtors - due within one year			
Amount owed by group undertakings		4,774	4,774
Current liabilities			
Creditors - due within one year			
Amount owed to group undertakings		<u>(1,252)</u>	<u>(1,252)</u>
Total assets less current liabilities		<u>3,522</u>	<u>3,522</u>
Capital and reserves			
Called up share capital	2	50	50
Profit and loss account		3,463	3,463
Other reserves		<u>9</u>	<u>9</u>
Equity shareholders' funds		<u>3,522</u>	<u>3,522</u>

The notes on page 9 form part of these financial statements.

The financial statements on pages 6 to 9 were approved by the board of directors on 25 April 2001 and signed on its behalf by:


R H Myddelton
Director

NOTES TO THE FINANCIAL STATEMENTS

1. Profit and loss

Auditors' remuneration was paid on behalf of the company by a group undertaking.

2. Called up share capital

	<u>30 June 2000</u> £'000	<u>30 June 1999</u> £'000
Authorised		
Equity - 100,000 ordinary shares of £1 each	100	100
	<hr/>	<hr/>
Allotted, called up and fully paid		
Equity - 50,000 ordinary shares of £1 each	50	50
	<hr/>	<hr/>

3. Immediate and ultimate parent undertaking

The company's immediate parent company is United Distillers & Vintners (ER) Limited a company incorporated and registered in Scotland. The company's ultimate parent company is Diageo plc a company incorporated and registered in England

The consolidated accounts of Diageo plc for the year ended 30 June 2000, can be obtained from the Registered Office at 8 Henrietta Place, London W1G 0NB.