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Company Number: 1346

NPK HOLDINGS LIMITED AND ITS SUBSIDIARY COMPANIES

Financial Statements

for the year ended 30 September 2001

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Company Information

Company Number: 1346

Directors

P J Schwind (Chairman)
J R M Keatley
M M Phizacklea MBA FCA
P H Franks AMICE

Secretary

JR M Keatley

Registered Office

1 Dolphin Lane Melbourn Royston Hertfordshire SG8 6AF

Auditors

Peters Elworthy & Moore Salisbury House Station Road Cambridge CB1 2LA

Bankers

Barclays Bank Plc 23 High Street Royston Herfordshire SG8 9AB

NOTICE IS HEREBY GIVEN that an Annual General Meeting of the above-named Company will be held at 1 Dolphin Lane, Melbourn, Royston, Hertfordshire, SG8 6AF on 10 May 2002 at 12 noon.

- 1. To receive and adopt the report of the Directors and the Financial Statements for the year ended 30 September 2001.
- 2. To declare a dividend on the ordinary shares.
- 3. To re-appoint Peters Elworthy & Moore as Auditors.

Dated: 1 March 2002

BY ORDER OF THE BOARD

Secretary/Director J R M Keatley

NOTE: Any member of the Company, entitled to attend the above meeting, may appoint one proxy to attend and vote in his/her stead, and such proxy need not be a member of the Company. Any such proxies must be lodged with the Company at its registered office at least 48 hours prior to the time appointed for the meeting.

Registered Office:

1 Dolphin Lane

Vanheetter

Melbourn Royston Hertfordshire SG8 6AF

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Directors' Report

for the year ended 30 September 2001

The directors submit their report together with the audited financial statements of the group for the year ended 30 September 2001.

Directors' Statement

Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the group and of the profit or loss for that year. 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;

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 group 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 group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Principal Activity and Business Review

The principal activity of the group continues to be that of investing in shares and properties. The directors intend to continue to develop such activities.

The profit on the ordinary activities of the group before taxation amounted to £207,000. After deducting taxation, the profit of £174,124 has been transferred to reserves.

The company reports one of the most disappointing sets of results for many years with profits of £207,000 against £466,707 in 2000. The al Qaeda attack on the New York Trade Towers on 11 September came just three weeks before the company's year end with predictable effects on our quoted investments. Subsequently our unquoted investments which are US dependent were also adversely affected. There has been some recovery since in the case of the listed investments but the continuing flow of company problems is still a concern.

Housebuilding, after a downturn at the end of 2000 appears to have recovered but, in the circumstances, the board is not in a position to forecast results for the current year.

Dividend

The dividend paid on preference shares was 10p per share.

The dividend recommended on ordinary shares is 18p per share (2000: 18p per share).

Directors' Report

for the year ended 30 September 2001

Directors and their Interests

The directors who served during the year and their beneficial interests in the share capital of the company were as follows:

	Ordinary 2001	Preference 2001	Ordinary 2000	Preference 2000
P J Schwind	<u>-</u>	_	-	-
J R M Keatley	57,776	34,666	57,776	34,666
M M Phizacklea	•	-		· -
P H Franks	-	-	-	-

Property

Investment properties are stated at their current market value of £2,703,380. In the opinion of the directors, the current market value of the Group's other freehold land and buildings is in excess of £50,000.

Political and Charitable Contributions

Muhater

The group made a political contribution of £500 to the Conservative Party and various charitable contributions totalling £1,709 during the year.

Auditors

The Auditors, Peters Elworthy & Moore, have indicated that they are willing to be reappointed at the forthcoming Annual General Meeting.

By Order of the Board

J R M Keatley Secretary

Date: 1 March 2002

Independent Auditors' Report to the Shareholders

year ended 30 September 2001

We have audited the financial statements on pages 4 to 15 which have been prepared under the historical cost convention as modified by the revaluation of certain fixed assets and the accounting policies set out on page 8.

Respective responsibilities of the directors and auditors

As described on page 1 the company's directors are responsible for the preparation of the financial statements in accordance with applicable law and United Kingdom Accounting Standards.

It is our responsibility 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 and other members of the group 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 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 the group's and the company's affairs as at 30 September 2001 and of the profit of the group for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

PETERS ELWORTHY & MOORE

Chartered Accountants and

Registered Auditor

CAMBRIDGE

Date: 5 March 2002

Consolidated Profit and Loss Account

for the year ended 30 September 2001

	Notes	2001 £	2001 £	2000 £	2000 £
Turnover	2		934,042		1,170,309
Other external charges	_		(512,651)		(529,526)
			421,391		640,783
Staff costs	3	88,279	,	83,982	,
Depreciation		10,243		6,147	
Other operating charges	-	76,344	-	68,802	
			174,866		158,931
Operating profit	4		246,525		481,852
Other interest receivable	5		467		305
			246,992		482,157
Interest payable	6		(39,992)		(35,450)
Profit on Ordinary Activities before Taxation			207,000		446,707
Tax on profit on ordinary activities	7		(32,876)		(80,556)
Profit on Ordinary Activities after Taxation			174,124		366,151
Dividends	8		(68,037)		(68,037)
Retained profit transferred to reserves	16		106,087		298,114

All amounts relate to continuing activities.

Consolidated Balance Sheet

as at 30 September 2001

	Notes	2001 £	2001 £	2000 £	2000 £
Fixed Assets		∞	•	~	~
Intangible assets	9		7,346		7,550
Tangible assets	10		2,750,245		2,823,593
Investments	11		2,211,150		2,009,029
			4,968,741		4,840,172
Current Assets					
Stocks	12	6,820		7,232	
Debtors	13	18,539		82,832	
Cash in hand		149		256	
		25,508		90,320	
Creditors: Amounts falling due within one year	14	(1,024,873)		(918,429)	
Net Current Liabilities			(999,365)		(828,109)
			3,969,376		4,012,063
Capital and Reserves					
Share capital	15		453,573		453,573
Investment revaluation reserve	15		(449,314)		(245,831)
Profit and loss account	16		3,965,117		3,804,321
Shareholders' funds	17		3,969,376		4,012,063
Analysis of shareholders' funds					
Equity interests			3,799,303		3,841,990
Non-equity interests			170,073		170,073
			3,969,376		4,012,063

ON BEHALF OF THE BOARD

J R M Keatley

Director

Approved by the Board on 1 March 2002

NPK HOLDINGS LIMITED

Balance Sheet

as at 30 September 2001

	Notes	2001	2001	2000	2000
	NULES	£	£	£	2000 £
Fixed Assets					
Intangible assets	9		7,346		7,550
Tangible assets	10		2,750,245		2,823,252
Investments	11		2,213,150		2,017,821
			4,970,741		4,848,623
Current Assets					
Stocks	12	6,820		7,232	
Debtors	13	18,539		82,418	
Cash in hand		149		256	
		25,508		89,906	
Creditors: Amounts falling due within one year	14	(1,026,873)		(926,466)	
Net Current Liabilities			(1,001,365)		(836,560)
			3,969,376		4,012,063
Capital and Reserves					
Share capital	15		453,573		453,573
Investment revaluation reserve	16		(449,314)		(245,831)
Profit and loss account	16		3,965,117		3,804,321
Shareholders' funds	17		3,969,376		4,012,063
Analysis of shareholders' funds					
Equity interests			3,799,303		3,841,990
Non-equity interests			170,073		170,073
			3,969,376		4,012,063

ON BEHALF OF THE BOARD

JRM Keatley Director

Approved by the Board on 1 March 2002

Statement of Total Recognised Gains and Losses

for the year ended 30 September 2001

	2001 £	2000 £
Profit for the financial year	174,124	366,151
Unrealised (deficit) on revaluation of investments	(148,774)	(107,365)
Total gains recognised since last annual report	25,350	258,786
Note of historical cost profits and losses		
	2001	2000
	£	£
Reported profit on ordinary activities before taxation	207,000	446,707
Realisation of investment and property revaluation gains of previous years	54,709	132,820
Historical cost profit on ordinary activities before taxation	261,709	579,527
Historical cost profit for the year retained after taxation and dividends	160,796	430,934

Notes to the Financial Statements

for the year ended 30 September 2001

1 Accounting Policies

Accounting Convention

The Financial Statements have been prepared in accordance with applicable Accounting Standards under the historical cost convention, as modified by the revaluation to market value of investment properties and listed investments.

Turnover

The turnover shown in the profit and loss account represents amounts receivable during the year.

Fixed Assets

Investment properties are stated at current market value. Depreciation is calculated to write off the cost of tangible and intangible fixed assets, other than freehold land and investment properties, over their estimated useful lives by equal annual instalments at the following rates:

Freehold buildings - 2% on cost
Plant and equipment - 10% on cost
Motor vehicles - 25% on cost
Manor and market rights - 2% on cost

Stocks

Stocks are stated at the lower of cost and net realisable value.

Listed Investments

Listed investments are stated at market value and unlisted investments at cost.

Investment Revaluation Reserve

Movements in the market value of listed investments and investment properties are taken to the investment revaluation reserve. Where there is a permanent diminution in the value of investments, the deficit is taken immediately to the profit and loss account. Temporary diminutions in the value of investments are carried forward in the investment revaluation reserve, the deficit being shown in the statement of total recognised gains and losses as a movement on the investment revaluation reserve.

Basis of Consolidation

The consolidated financial statements include the results, assets and liabilities of the holding company and its subsidiaries made up to 30 September 2001. As permitted by section 228(7) of the Companies Act 1985 a profit and loss account for the holding company is not presented. The retained profit for the year attributable to the holding company was £106,087 (2000: £298,114).

Cash Flow Statement

In the opinion of the directors the group qualifies as a small group and accordingly a cash flow statement is not required.

Pensions

The group operates a defined contribution scheme, the assets of which are held separately from those of the group. In addition the group pays pensions to former employees. Both costs are written off in the year in which they are incurred.

Notes to the Financial Statements

for the year ended 30 September 2001

2	Turnover			

The turnover and operating profit for the year	were derived from	the group's principal	activity and this was carried	out
wholly in the UK.				
			Group	
			2001	26

		Grou	ıb
		2001	2000
		£	£
	Rental income from properties	344,501	354,066
	Income from listed investments	29,643	55,547
	Income from unlisted investments	37,376	47,040
	Proceeds from sale of listed investments	301,393	382,956
	Proceeds from sale of unlisted investments	83,341	· -
	Proceeds from sale of investment properties	135,700	330,700
	Proceeds from sale of trading land	2,088	<u>-</u>
		934,042	1,170,309
3	Staff Costs	2001	2000
		£	£
	Staff costs including directors' remuneration comprise:		
	Wages and salaries	72,207	69,744
	Social security costs	9,264	7,417
	Other pension costs	6,808	6,821
		88,279	83,982
	The average number of persons, including directors, employed during the year was:		
		Number	Number
	Office and management	5_	5
	Staff costs include the following information in respect of directors:		
		2001	2000
		£	£
	Aggregate emoluments	65,060	64,009
4	Operating Profit	2001	2000
	Operating profit is shown after charging:	£	£
	Depreciation of tangible and intangible fixed assets	8,443	6,147
	Loss on disposal of fixed assets	1,800	0,147
	Staff costs (note 3)	88,279	83,982
	Auditors' remuneration	3,700	3,600

Notes to the Financial Statements

for the year ended 30 September 2001

5	Other Interest Receivable	Group)
		2001	2000
		£	£
	Other interest	467	305
6	Interest Payable	2001	2000
		£	£
	Bank overdraft	39,992	35,450
7	Tax on Profit on Ordinary Activities	2001	2000
	•	£	£
	Based on profit for the year:		
	U.K. corporation tax from 20% to 30% (2000: from 20% to 30%)	34,461	81,320
	Movement on deferred taxation	(1.505)	(200)
	Adjustment in respect of prior period – corporation tax	(1,585)	(564)
		32,876	80,556
3	Dividends	2001	2000
		£	£
	Equity Ordinary shares – final proposed of 18p per share (2000: 18p per share)	51,030	51,030
	Non-equity		
	10% preference shares	17,007	17,007
		68,037	68,037
9	Intangible Fixed Assets - Group and Company		2001 £
	Manor and market rights:		<i>3.</i>
	Cost at beginning and end of year	-	10,202
	Accumulated depreciation at beginning of year Charged in year	-	2,652 204
	Accumulated depreciation at end of year	-	2,856
	Net book value at end of year	=	7,346
	Net book value at beginning of year	_	7,550

The directors consider the rights acquired to have a life of fifty years and consequently the cost is being amortised over this period.

Notes to the Financial Statements

for the year ended 30 September 2001

Tangible Fixed Assets	Investment	Freehold Land and	Fixtures Fittings and	
a) Group	Properties £	Buildings £	Vehicles £	Total £
Cost or valuation at beginning of year Additions	2,791,120	26,061	201,371 26,431	3,018,552 26,431
Disposals	(87,740)		(18,592)	(106,332
Cost or valuation at end of year	2,703,380	26,061	209,210	2,938,651
Accumulated depreciation at beginning of year	-	9,188	185,771	194,959
Charged in year Eliminated on disposals		417	7,822 (14,792)	8,239 (14,792
Accumulated depreciation at end of year	-	9,605	<u>178,801</u>	188,406
Net book value at end of year	2,703,380	16,456	30,409	2,750,245
Net book value at beginning of year	2,791,120	16,873	15,600	2,823,593
b) Company	Investment Properties £	Freehold Land and Buildings £	Fixtures Fittings and Vehicles £	Tota
Cost or valuation at beginning of year	2,791,120	26,061	197,979	3,015,16
Additions Disposals	(87,740)	-	26,431 (15,200)	26,43 (102,94)
Cost or valuation at end of year	2,703,380	26,061	209,210	2,938,65
Accumulated depreciation at beginning of year		9,188	182,720	191,90
•				191,90 7,89
Accumulated depreciation at beginning of year Charged in year		9,188	182,720 7,481	191,90 7,89 (11,40
Accumulated depreciation at beginning of year Charged in year Eliminated on disposals	2,703,380 - - - 2,703,380	9,188 417 -	182,720 7,481 (11,400)	2,938,65 191,900 7,895 (11,400 188,40 2,750,24

The investment properties were valued by Messrs Hirsch & Co, Chartered Surveyors on a market value basis at 31 December 1997. This valuation has been applied to the investment properties as at 30 September 2001, since in the opinion of the directors, there has been no material change in the open market value of these properties since that date. The original cost of investment properties amounted to £3,049,870.

Notes to the Financial Statements

for the year ended 30 September 2001

Investments	2001	2001	2001	2000
Listed and unlisted:	Listed £	Unlisted £	Total £	Tota
2.000 4.00 4.0004.		_		
Cost or market value at beginning of year	1,090,196	918,832	2,009,028	1,419,047
Additions	414,337	420,910	835,247	1,033,591
Disposals	(254,004)	(201 440)	(254,004)	(251,223
Repaid On revaluation	(148,774)	(201,440)	(201,440) (148,774)	(55,021 (107,365
Provision against cost of unlisted investments	(148,774)	(28,907)	(28,907)	(30,000
1 Tovision against cost of unitsted investments	1 101 555			
	1,101,755	1,109,395	<u>2,211,150</u>	2,009,029
		roup	Comp	
	2001	2000	2001	200
	£	£	£	
Listed and unlisted as above	2,211,150	2,009,029	2,211,150	2,009,02
Shares in subsidiary companies:				
Cost less amounts written off at				
beginning and end of year	<u> </u>		2,000	8,79
	2,211,150	2,009,029	2,213,150	2,017,82
			2001	200
			£	
Subsidiary Companies:				
Nash Fordham and Company Limited				
208 Ordinary shares of £leach				
Cost less amounts written off			-	
Royston Market Company Limited				
2,000 Ordinary shares of £1 each				
Cost less amounts written off			2,000	8,79
			2,000	8,79
				0,7.

The above subsidiary companies are wholly owned and are registered in England.

Royston Market Company Limited's income was derived from rental income. Its activities ceased during the year, when the leases were transferred to NPK Holdings Limited. Nash Fordham and Company Limited has not traded in the year.

		Gr	Group		
12	Stocks	2001	2000		
		£	£		
	Trading land	6,820	7,232		

Notes to the Financial Statements

for the year ended 30 September 2001

13	Debtors	Gro	Group		Company	
		2001	2000	2001	2000	
		£	£	£	£	
	Due within one year:					
	Other debtors	14,495	9,219	14,495	8,805	
	Prepayments	4,044	73,613	4,044	73,613	
		18,539	82,832	18,539	82,418	

14 Creditors: Amounts falling due within one year

	Group		Company	
	2001	2000	2001	2000
	£	£	£	£
Bank overdraft	817,936	663,397	817,936	663,397
Amounts owed to group company	-	-	9,391	23,474
Corporation tax	32,461	78,945	25,945	69,825
Other taxes and social security costs	3,216	3,190	3,216	3,190
Other	66,189	55,188	66,189	55,188
Accruals and deferred income	54,041	66,679	53,166	60,362
Proposed dividend	51,030	51,030	51,030_	51,030
<u>-</u>	1,024,873	918,429	1,026,873	926,466

The bank overdraft is secured by a debenture over the freehold properties of the company and there exists a cross guarantee and debenture between NPK Holdings Limited and its subsidiaries.

15	Share Capital	Group and Company		
		2001	2000	
		£	£	
	Authorised:			
	300,000 Ordinary shares of £1 each	300,000	300,000	
	700,000 10% Preference shares of £1 each	700,000	700,000	
		1,000,000	1,000,000	
	Allotted, called up and fully paid:			
	283,500 Ordinary shares of £1 each	283,500	283,500	
	170,073 10% Preference shares of £1 each	170,073	170,073	
		453,573	453,573	

Notes to the Financial Statements

for the year ended 30 September 2001

16	Reserves			Investment Revaluation Reserve £	Profit and Loss £
	At 1 October 2000 Profit for the year Realised profits transferred from investment re Deficit on revaluation of assets	evaluation reserve		(245,831) - (54,709) (148,774)	3,804,321 106,087 54,709
	At 30 September 2001			(449,314)	3,965,117
17	Reconciliation of the Movement in Shareholders' Funds Group Company				
		2001 £	2000 £	2001 £	2000 £
	Profit for the financial year Dividends	174,124 (68,037)	366,151 (68,037)	174,124 (68,037)	366,151 (68,037)
	Other reserves – movement during the year	106,087 (148,774)	298,114 _(107,365)	106,087 (148,774)	298,114 (107,365)
	(Decrease) / Increase in shareholders' funds	(42,687)	190,749	(42,687)	190,749
	Opening shareholders' funds	4,012,063	3,821,314	4,012,063	3,821,314
	Closing shareholders' funds	3,969,376	4,012,063	3,969,376	4,012,063

18 Pensions

The group operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the group in an independently administered fund. In addition, the group pays pensions to former employees. The pension cost charge represents contributions payable by the group to the fund amounting to £2,221 and pension payments of £4,587. (2000: £2,221 and £4,600 respectively).

Notes to the Financial Statements

for the year ended 30 September 2001

19 Related Party Transactions

The shares of the company are owned by numerous individuals. Mr J R M Keatley, a director of the company, owns 20.4% of the shares of the company and has a significant influence over the operating and financial policies of NPK Holdings Limited and its subsidiary companies.

Mr J R M Keatley is also a director of Ashtenne Residential Limited, Ashtenne Residential Capital Limited and Enterprise Heritage Capital Limited, in which the company has made material investments. During the year NPK Holdings Limited received gross interest of £15,405 from Ashtenne Residential Capital Limited and £2,387 from Ashtenne Residential Limited from its investments in the loan stock of these companies.

The company occupies premises owned by Mr J R M Keatley. Mr J R M Keatley has charged the company a market rent of £11,000 for the year ended 30 September 2001. This amount was still outstanding at the year end.