

**NEWCASTLE CHRONICLE AND
JOURNAL LIMITED**

Report and Financial Statements

2 January 2005



NEWCASTLE CHRONICLE AND JOURNAL LIMITED

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NEWCASTLE CHRONICLE AND JOURNAL LIMITED

OFFICERS AND REGISTERED OFFICE

DIRECTOR

T M Directors Limited

SECRETARY

T M Secretaries Limited

REGISTERED OFFICE

Kingsfield Court
Chester Business Park
Chester
CH4 9RE

DIRECTORS' REPORT

The sole director presents its annual report and the audited financial statements for the 53 weeks ended 2 January 2005.

ACTIVITIES

The principal activity of the company is the publication and printing of newspapers.

REVIEW OF DEVELOPMENTS, RESULTS AND FUTURE PROSPECTS

The company's profit before taxation was £22,158,000 (year ended 28 December 2003 - £18,994,000).

During the year, an interim dividend of £14,500,000 was paid to the immediate parent company (year ended 28 December 2003 - £13,000,000), the Director does not recommend the payment of a final dividend (year ended 28 December 2003 - £nil). The profit retained for the year of £935,000 (2003 - £186,000) has been transferred to reserves.

The financial position of the company is set out on page 6.

The director expects the company to perform satisfactorily during 2005.

DIRECTORS AND THEIR INTERESTS

The present membership of the Board is set out on page 1. There have been no changes to the membership of the Board of directors during the period or since the period end.

The ultimate parent company at 2 January 2005 was Trinity Mirror plc.

The sole director has had no interests in the shares of the company, its fellow subsidiaries or its ultimate parent company at any time.

DIRECTORS' AND OFFICERS' LIABILITY INSURANCE

During the period, the company has maintained cover for its directors and officers under a directors' and officers' liability insurance policy.

DONATIONS

During the period contributions for charitable purposes totalled £1,676 (year ended 28 December 2003 - £3,080).

DISABLED EMPLOYEES

The company has continued its policy of encouraging the employment of registered disabled persons, bearing in mind the job requirements for skills and aptitude. In the areas of planned employee training and career development, the company strives to ensure that disabled employees receive maximum possible benefits, including opportunities for promotion. Where an employee becomes disabled during employment every effort is made to retain the employee's services and any necessary re-training for suitable alternative employment within the company is provided.

EMPLOYEES

Company employees or their elected representatives are informed of the progress of the company on a regular basis. Suggestions from employees aimed at improving the performance of the company are welcomed.

DIRECTORS' REPORT (continued)

PAYMENT OF SUPPLIERS

Whilst the company has no formal supplier payment policy it agrees appropriate terms and conditions for its transactions with suppliers (by means ranging from standard written terms to individually negotiated contracts) and to make payments in accordance with those terms and conditions provided that the supplier has also complied with them.

At 2 January 2005 the company had an average of 32 days (year ended 28 December 2003 - 30 days) purchases outstanding in trade creditors.

AUDITORS

The company has elected, pursuant to Section 386 of the Companies Act 1985, to dispense with the obligation to appoint auditors annually. Deloitte & Touche LLP have expressed their willingness to continue in office as auditors.

DIRECTORS' RESPONSIBILITIES

United Kingdom 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 company as at the end of the financial year and of the profit or loss of the company for that period. 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;
- state whether applicable accounting standards have been followed; and
- 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 the system of internal control, for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the sole Directors and signed



T M DIRECTORS LIMITED

8th April 2005

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF NEWCASTLE CHRONICLE AND JOURNAL LIMITED

We have audited the financial statements of Newcastle Chronicle and Journal Limited for the 53 weeks ended 2 January 2005 which comprise the profit and loss account, the balance sheet, the reconciliation of movement in equity shareholders' funds and the related notes 1 to 23. These financial statements have been prepared under the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with section 235 of the Companies Act 1985. 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.

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 United Kingdom law and accounting standards. Our responsibility is to audit the financial statements in accordance with relevant United Kingdom legal and regulatory requirements and 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 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 for the above period and consider the implications for our report if we become aware of any apparent misstatements.

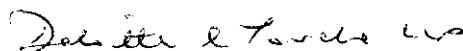
Basis of audit opinion

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.

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 2 January 2005 and of its profit for the 53 weeks then ended and have been properly prepared in accordance with the Companies Act 1985.



Deloitte & Touche LLP

Chartered Accountants and Registered Auditors
Newcastle

11 April 2005

PROFIT AND LOSS ACCOUNT
53 weeks 2 January 2005

	Note	53 weeks ended 2 January 2005 £'000	52 weeks ended 28 December 2003 £'000
TURNOVER	2	64,303	59,913
Cost of sales		(25,405)	(22,457)
Gross profit		38,898	37,456
Distribution costs		(4,130)	(3,763)
Administrative expenses – recurring		(11,729)	(13,916)
Administrative expenses – exceptional	4	(245)	(182)
Administrative expenses – total		(11,974)	(14,098)
Other operating income		21	21
		(16,083)	(17,840)
OPERATING PROFIT	4	22,815	19,616
Interest receivable	5	-	3
Interest payable and similar charges	6	(657)	(625)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		22,158	18,994
Tax on profit on ordinary activities	7	(6,723)	(5,808)
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION		15,435	13,186
Equity dividends	8	(14,500)	(13,000)
RETAINED PROFIT FOR THE PERIOD/YEAR	19	935	186

The results relate solely to continuing operations.

There are no recognised gains or losses other than the profit for the current period and prior year. Accordingly a statement of total recognised gains and losses has not been prepared.

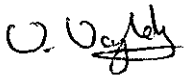
NEWCASTLE CHRONICLE AND JOURNAL LIMITED

BALANCE SHEET

2 January 2005

	Note	2 January 2005		28 December 2003	
		£'000	£'000	£'000	£'000
FIXED ASSETS					
Intangible assets	9	60,060		60,060	
Tangible assets	10	12,926		16,740	
Investments	11	1		1	
			72,987		76,801
CURRENT ASSETS					
Stocks	12	354		320	
Debtors	13	98,181		217,892	
Cash at bank and in hand		568		949	
			99,103		219,161
CREDITORS: amounts falling due within one year	14	(90,335)		(213,610)	
NET CURRENT ASSETS			8,768		5,551
TOTAL ASSETS LESS CURRENT LIABILITIES			81,755		82,352
CREDITORS: amounts falling due after more than one year	15		(13,003)		(14,141)
PROVISIONS FOR LIABILITIES AND CHARGES	16		(911)		(1,927)
ACCRUALS AND DEFERRED INCOME	17		(813)		(191)
NET ASSETS			67,028		66,093
CAPITAL AND RESERVES					
Called up share capital	18		64,225		64,225
Profit and loss account	19		2,803		1,868
EQUITY SHAREHOLDERS' FUNDS			67,028		66,093

These financial statements were approved by the sole Director on 8th April 2005 and signed.



T M DIRECTORS LIMITED

RECONCILIATION OF MOVEMENTS IN EQUITY SHAREHOLDERS' FUNDS
2 January 2005

	53 weeks ended 2 January 2005 £'000	52 weeks ended 28 December 2003 £'000
Profit for the financial year attributable to members	15,435	13,186
Dividends	(14,500)	(13,000)
	<hr/>	<hr/>
Net addition to equity shareholders' funds	935	186
Opening equity shareholders' funds	66,093	65,907
	<hr/>	<hr/>
Closing equity shareholders' funds	67,028	66,093
	<hr/>	<hr/>

NOTES TO THE ACCOUNTS
53 weeks ended 2 January 2005

1. ACCOUNTING POLICIES

The financial statements are prepared in accordance with applicable United Kingdom accounting standards. The particular accounting policies adopted are described below and have been applied consistently in the current period and prior year.

Accounting convention

The financial statements are prepared under the historical cost convention.

Intangible fixed assets

Intangible fixed assets comprise acquired publishing rights and titles and are stated in the balance sheet at the directors' assessment of the fair value of intangible assets based on discounted cash flow valuations. In the opinion of the directors these assets have an indefinite economic life, due to their typical lifespan, and are not therefore subject to annual amortisation. The carrying value of these assets will be reviewed annually and adjusted to the recoverable amount if required.

Tangible fixed assets

Freehold land and tangible capital assets not yet in use have not been depreciated. Depreciation on assets qualifying for investment and regional development grants is calculated on their full cost. Depreciation on other assets is provided on cost in equal instalments over the estimated lives of the assets. The estimated useful economic lives are as follows:

(i)	Freehold property	67 years
(ii)	Leasehold properties	The term of the lease
(iii)	Fixtures, fittings, plant and machinery	3 - 25 years

Stocks

Stocks are stated at the lower of cost and net realisable value. Cost represents materials, direct labour and production overheads.

Regional Development grant & Newcastle City Council grant

Regional Development grants are being credited to revenue over a period approximating to the average life of the related fixed assets. The Newsroom grant is being credited to revenue over a five year period which is the estimated initial life of the project. The TM Printing Grant is being credited over a twenty five year period.

Investments

Fixed asset investments are stated at cost unless, in the opinion of the directors, there has been an impairment in value, in which case an appropriate adjustment is made.

Group consolidated financial statements are not prepared as the company is a wholly owned subsidiary of another company registered in England and Wales.

Deferred taxation

Deferred taxation is provided in full at the anticipated tax rates on timing differences arising from the different treatment of items for accounting and taxation purposes. No provision is made for deferred tax on investment revaluations. A deferred tax asset is regarded as recoverable and therefore recognised only when it can be regarded as more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted. The company has elected not to discount the deferred tax assets and liabilities.

NOTES TO THE ACCOUNTS (continued)
53 weeks ended 2 January 2005

1. ACCOUNTING POLICIES (continued)

Leases

Where the company has substantially all the risks and rewards of ownership of an asset subject to a lease, the lease is treated as a finance lease. Other leases are treated as operating leases. Future instalments payable under finance leases, net of finance charges are included in creditors with the corresponding asset values recorded in fixed tangible assets and depreciated over the shorter of their estimated useful lives or their lease terms. Payments are apportioned between the finance element, which is charged to the profit and loss account as interest, and the capital element which reduces the outstanding obligation for future instalments. Operating lease payments are charged to the profit and loss account in equal annual amounts over the period of the leases.

Pension scheme arrangements

The company contributes to the Trinity Retirement Benefit Scheme, a defined benefit scheme.

The Trinity Retirement Benefit Scheme operates for employees of a number of Trinity Mirror group companies and as such, Newcastle Chronicle and Journal Limited is unable to identify its share of the underlying assets and liabilities of the Scheme. Under FRS 17 the actual cost of providing pensions to the company will be charged to the profit and loss account as incurred during the year and as such they account for the pension scheme as if it were a defined contribution scheme.

For defined contribution schemes, the amount charged to the profit and loss account in respect of pension costs and other post retirement benefits is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the balance sheet.

Cash flow statement

The company is not presenting a cash flow statement in accordance with the exemption in FRS 1 - Cash Flow Statements. The ultimate parent company has included a consolidated cash flow statement in the group accounts.

Capital instruments

Capital instruments are accounted for in accordance with the principles of FRS 4 issued by the Accounting Standards Board and are classified as equity share capital or debt as appropriate.

2. TURNOVER

Turnover arises wholly from the company's principal activity carried out within the United Kingdom and excludes VAT and similar sales based taxes.

NOTES TO THE ACCOUNTS (continued)
53 weeks ended 2 January 2005

3. INFORMATION REGARDING DIRECTORS AND EMPLOYEES

The corporate director received no remuneration from the company (2003: £nil), is not a member of any pension scheme (2003: same) and has no options or interests in the company or its ultimate parent (2003: same).

	53 weeks ended 2 January 2005 £'000	52 weeks ended 28 December 2003 £'000
Employee costs during the period/year		
Wages and salaries	16,456	16,305
Social security costs	1,483	1,510
Pension costs	1,347	881
	<u>19,286</u>	<u>18,696</u>
Average number of persons employed	No	No
Production	322	323
Sales and distribution	578	579
Administration	144	158
	<u>1,044</u>	<u>1,060</u>

The above excludes 54 (2003: 53) casual workers due to the impracticability of determining regular and occasional workers. The employee costs and numbers exclude the Director.

Pensions

The company contributes to the Trinity Retirement Benefit Scheme, a defined benefit scheme.

The scheme provides benefits based on final pensionable pay and is set up under a trust which holds the assets of the scheme separately from the company.

The pension cost is assessed in accordance with the advice of qualified actuaries using the projected unit method. The last formal actuarial valuation of the Trinity Retirement Benefit Scheme was prepared as at 30 June 2003. At the date of the revaluation the actuarial value of the assets in the scheme was sufficient to cover 127% of the accrued benefits of the members, after allowing for projected salaries on the basis of the following assumptions:

Investment return – pre-retirement	6.25% pa
Pensionable salary increases	4.30% pa
Investment return – post-retirement	5.50% pa
Pension increases	2.75% pa
Price inflation	2.75% pa

Contributions to the scheme for the period were £1,322,000 (2003 - £876,000).

The implications of the surplus for the employer are an unchanged contribution rate.

Accrued pension costs at 2 January 2005 were £nil (28 December 2003 - £nil).

The accounts of the ultimate parent company, Trinity Mirror plc, contain full disclosure details of the scheme.

NOTES TO THE ACCOUNTS (continued)

53 weeks ended 2 January 2005

3. INFORMATION REGARDING DIRECTORS AND EMPLOYEES (CONTINUED)

The company also contributes to the Trinity Mirror Pension plan, a defined contribution scheme for which the pension cost for the 53 weeks ended 2 January 2005 was £25,000 (year ended 28 December 2003: £5,000). At 2 January 2005 there were no outstanding/prepaid contributions (2003: £nil).

4. OPERATING PROFIT

	53 weeks ended 2 January 2005 £'000	52 weeks ended 28 December 2003 £'000
Operating profit is after charging/(crediting):		
Exceptional redundancy costs	245	182
Depreciation		
owned assets	2,226	2,206
leased assets	497	498
Auditors' remuneration		
audit fees	37	34
non audit fees	20	17
Rentals under operating leases		
land and buildings	168	179
plant and machinery	563	508
Release of Regional Development & Local Authority Grants	(21)	(21)

5. INTEREST RECEIVABLE

	53 weeks ended 2 January 2005 £'000	52 weeks ended 28 December 2003 £'000
Bank interest receivable	-	3

6. INTEREST PAYABLE AND SIMILAR CHARGES

	53 weeks ended 2 January 2005 £'000	52 weeks ended 28 December 2003 £'000
Hire purchase and finance leases	657	625

NOTES TO THE ACCOUNTS (continued)

53 weeks ended 2 January 2005

7. TAX ON PROFIT ON ORDINARY ACTIVITIES

	53 weeks ended 2 January 2005 £'000	52 weeks ended 28 December 2003 £'000
Tax charge in period/year		
Profit on ordinary activities before tax	22,158	18,994
Current tax:		
Corporation tax charge for current period	7,033	5,872
Adjustment to prior period	(7)	(21)
	7,026	5,851
Deferred tax:		
Deferred tax credit for the current period	(305)	(100)
Adjustment to prior period	2	57
	6,723	5,808

Included within the corporation tax charge for the year is a net tax credit of £73,757 (2003:£54,634) in respect of exceptional items disclosed in the profit and loss account.

Reconciliation of current tax charge

The standard rate of current tax for the period, based on the UK standard rate of corporation tax is 30% (2003 -30%). The current tax charge for the period is more than 30% (2003 - was also more than 30%) for the reasons set out in the following reconciliation:

	2 January 2005	28 December 2003
UK standard rate of corporation tax	30.0%	30.0%
Expenses not deductible for tax purposes	0.4%	0.2%
Capital allowances in excess of depreciation	1.7%	0.2%
Movement in short term timing differences	(0.4%)	0.5%
Prior year adjustment	(0.0%)	(0.1%)
Total current tax charge for period	31.7%	30.8%

8. EQUITY DIVIDENDS

	53 weeks ended 2 January 2005 £'000	52 weeks ended 28 December 2003 £'000
Interim dividend paid to immediate parent company 22.6p per share (2003: 20.2p per share)	14,500	13,000

NOTES TO THE ACCOUNTS (continued)

53 weeks ended 2 January 2005

9. INTANGIBLE FIXED ASSETS

	2 January 2005 £'000	28 December 2003 £'000
Valuation and net book value:		
At beginning and end of period	60,060	60,060

Intangible fixed assets represent the fair value of publishing rights of titles acquired.

10. TANGIBLE FIXED ASSETS

	Land and buildings		Fixtures, fitting plant and machinery	Assets under the course of construction	Total
	Freehold £'000	Leasehold £'000	£'000	£'000	£'000
Cost					
At beginning of period	172	5,709	36,071	361	42,313
Additions	-	77	442	2,199	2,718
Disposals	-	(26)	(7,939)	-	(7,965)
At end of period	172	5,760	28,574	2,560	37,066
Accumulated depreciation					
At beginning of period	-	1,954	23,619	-	25,573
Charge for the period	-	190	2,533	-	2,723
Disposals	-	(22)	(4,134)	-	(4,156)
At end of period		2,122	22,018	-	24,140
Net book value					
At 2 January 2005	172	3,638	6,556	2,560	12,926
At 28 December 2003	172	3,755	12,452	361	16,740

The net book value of assets held under finance leases and hire purchase contracts is £2,822,000 (year ended 28 December 2003 - £3,319,000).

NOTES TO THE ACCOUNTS (continued)

53 weeks ended 2 January 2005

11. INVESTMENTS

	Listed investments £'000	Subsidiary undertakings £'000	Total £'000
Cost:			
At 2 January 2005 and 28 December 2003	1	-	1
Provisions for impairments			
At beginning and end of period	-	-	-
Net book value			
At 2 January 2005	1	-	1
At 28 December 2003	1	-	1

The market value of the listed investment at the year end was £150 (year ended 28 December 2003 - £146).

The company has a 100% ordinary share interest in Markstead Limited, a dormant company registered in England and Wales.

12. STOCKS

	2 January 2005 £'000	28 December 2003 £'000
Raw materials and consumables	354	320

13. DEBTORS

	2 January 2005 £'000	28 December 2003 £'000
Trade debtors	7,024	7,472
Amounts owed by group undertakings		
Ultimate parent company	81,414	206,596
Fellow subsidiaries	9,246	3,353
Other debtors	32	77
Prepayments and accrued income	465	394
	98,181	217,892

NOTES TO THE ACCOUNTS (continued)

53 weeks ended 2 January 2005

14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2 January 2005 £'000	28 December 2003 £'000
Obligations under finance leases and hire purchase agreements	1,622	1,336
Trade creditors	1,554	1,441
Amounts owed to group undertakings		
Fellow subsidiaries	79,610	203,541
Corporation tax payable	3,516	2,944
Other creditors	248	141
Other taxation and social security	425	409
Accruals and deferred income	3,360	3,798
	<u>90,335</u>	<u>213,610</u>

15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2 January 2005 £'000	28 December 2003 £'000
Obligations under finance leases at a commercial rate of interest and hire purchase agreements	<u>13,003</u>	<u>14,141</u>
Repayable by instalments as follows:		
Between one and two years	1,376	1,138
Between two and five years	5,876	4,968
Beyond five years	5,751	8,035
	<u>13,003</u>	<u>14,141</u>

The finance leases are secured by a fixed charge over the printing press, now owned by Mirror Colour Print, which has a net book value of £2,822,000 (year ended 28 December 2003- £3,319,000).

16. PROVISIONS FOR LIABILITIES AND CHARGES

	Deferred taxation £'000	Property provisions £'000	Total £'000
Provision at beginning of period	1,917	10	1,927
Current period tax charge	(305)	-	(305)
Transfer to group company	(713)	-	(713)
Adjustment to prior year	2	-	2
	<u>901</u>	<u>10</u>	<u>911</u>

NOTES TO THE ACCOUNTS (continued)

53 weeks ended 2 January 2005

16. PROVISIONS FOR LIABILITIES AND CHARGES (continued)

	2 January 2005 £'000	28 December 2003 £'000
Deferred taxation		
Provision at beginning of period/year	1,917	1,960
Current period tax charge	(305)	(100)
Transfer to Group Company	(713)	-
Adjustment to prior year	2	57
	<u>901</u>	<u>1,917</u>

The amounts for deferred tax provided in the accounts are as follows:

	2 January 2005 £'000	28 December 2003 £'000
Depreciation in excess of capital allowances	1,009	2,119
Other short term timing differences	(108)	(202)
	<u>901</u>	<u>1,917</u>

17. ACCRUALS AND DEFERRED INCOME

Government & Local Authority grants

	2 January 2005 £'000	28 December 2003 £'000
At beginning of period/year	191	212
New grant	-	-
Release to profit and loss account	(21)	(21)
	<u>170</u>	<u>191</u>

NOTES TO THE ACCOUNTS (continued)

53 weeks ended 2 January 2005

17. ACCRUALS AND DEFERRED INCOME (continued)

25 year lease granted to TM Printing

	2 January 2005 £'000	28 December 2003 £'000
At beginning of period/year	-	-
New grant	643	-
Release to profit and loss account	-	-
	<hr/>	<hr/>
At end of period/year	643	-
	<hr/>	<hr/>

Total Grants

	2 January 2005 £'000	28 December 2003 £'000
At beginning of period/year	191	212
New grant	643	-
Release to profit and loss account	(21)	(21)
	<hr/>	<hr/>
At end of period/year	813	191
	<hr/>	<hr/>

18. CALLED UP SHARE CAPITAL

	2 January 2005 £'000	28 December 2003 £'000
Authorised		
64,225,000 ordinary shares of £1 each	64,225	64,225
	<hr/>	<hr/>
Called up, allotted and fully paid		
64,225,000 ordinary shares of £1 each	64,225	64,225
	<hr/>	<hr/>

19. RESERVES

	Profit and loss account £'000
Balance at beginning of period	1,868
Profit for the period	935
	<hr/>
Balance at end of period	2,803
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NOTES TO THE ACCOUNTS (continued)

53 weeks ended 2 January 2005

20. FINANCIAL COMMITMENTS

Capital commitments

At 2 January 2005, the company had no capital commitments (28 December 2003: £nil).

Operating lease commitments

At 2 January 2005 the company was committed to making the following payments during the next period in respect of non-cancellable operating leases:

	2 January 2005			28 December 2003		
	Other	Land and	Total	Other	Land and	Total
	£'000	Buildings	£'000	£'000	Buildings	£'000
Leases which expire:						
Within one year	191	8	199	81	2	83
Within two to five						
years	245	3	248	438	16	454
After five years	-	15	15	-	63	63
	<u>436</u>	<u>26</u>	<u>462</u>	<u>519</u>	<u>81</u>	<u>600</u>

21. CONTINGENT LIABILITIES

The company, together with certain of its fellow subsidiaries in the United Kingdom, has guaranteed the loans and bank overdraft of the ultimate parent company with certain of the group's bankers. At 2 January 2005 this amounted to £451 million (year ended 28 December 2003 - £570 million).

22. ULTIMATE PARENT COMPANY AND IMMEDIATE PARENT UNDERTAKING

In the opinion of the sole director, the company's ultimate parent company, and controlling entity at 2 January 2005 was Trinity Mirror plc, a company registered in England and Wales. Copies of the group financial statements are available from its registered office at One Canada Square, Canary Wharf, London, E14 5AP. Trinity Mirror plc is the parent undertaking of the largest and smallest group which includes the company and for which group financial statements are prepared.

The immediate parent undertaking is TIH (Newcastle) Limited, a company registered in England and Wales.

23. RELATED PARTY TRANSACTIONS

The company has taken advantage of the exemption included in Financial Reporting Standard No.8 "Related Party Disclosures" (paragraph 3) for wholly owned subsidiaries not to disclose transactions with entities that are part of the group or investees of the group qualifying as related parties.