

COMPANY NO. 0688672

FROGGATT INVESTMENTS LIMITED**REPORT AND FINANCIAL
STATEMENTS FOR THE YEAR
ENDED 31ST MARCH 2002****PRIDIE BREWSTER
CHARTERED ACCOUNTANTS.**29/39 London Road,
TWICKENHAM,
Middlesex TW1 3SZ.

30 January 2003

**REPORT OF THE DIRECTORS FOR THE
YEAR ENDED 31ST MARCH 2002****PRINCIPAL ACTIVITIES**

The principal activities of the Company are those of Property Investment.

RESULTS AND DIVIDENDS	2002	2001
Profit for the year after Taxation	35,101	36,636
Dividend Proposed	-	-
Transfer to Reserves	<u>£35,101</u>	<u>£36,636</u>

FIXED ASSETS

Movements in Fixed Assets are shown in Note 6 to the Financial Statements. In the Directors' opinion, the valuation of the Company's investment properties at the Balance Sheet date was in excess of book value.

DIRECTORS

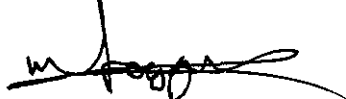
The following persons were Directors of the Company during the year, and their interests in the Share Capital were:

	31/3/2002	31/3/2001
L.M. Froggatt	175	175
M.L. Froggatt	-	-

AUDITORS

The Auditors, Pridie Brewster, Chartered Accountants, are willing to continue in office and a motion for their reappointment will be put before the Annual General Meeting.

BY ORDER OF THE BOARD



M.L. FROGGATT - Secretary

29/39 London Road,
Twickenham,
Middlesex TW1 3SZ.

30 January 2003

**PROFIT AND LOSS ACCOUNT FOR
THE YEAR TO 31ST MARCH 2002**

	NOTE	2002	2001
TURNOVER - Net Property Revenue		85,435	85,430
Other Operating Income	[2]	2,134	-
Administrative Costs		(43,531)	(37,612)
OPERATING PROFIT		44,038	47,818
Interest Payable	[3]	9	393
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	[4]	44,029	47,425
TAXATION	[5]	8,928	10,789
RETAINED PROFIT FOR THE YEAR		£35,101	£36,636
RETAINED PROFITS			
At 1st April 2001		691,733	655,097
Retained Profit for the year		35,101	36,636
At 31st March 2002		£726,834	£691,733

All gains or losses arising in the year have been recognised in the Profit and Loss Account and arise from continuing activities.

BALANCE SHEET AT 31ST MARCH 2002

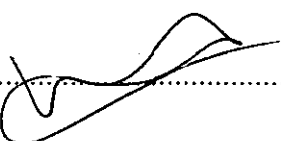
	NOTE	2002	2001
FIXED ASSETS			
Tangible Assets	[6]	167,770	111,432
CURRENT ASSETS			
Debtors	[7]	636,510	607,580
Cash at Bank		5,404	808
		<u>641,914</u>	<u>608,388</u>
CREDITORS - due within one year	[8]	82,454	27,691
		<u>559,460</u>	<u>580,697</u>
NET CURRENT ASSETS			
		<u>£727,230</u>	<u>£692,129</u>
NET ASSETS		<u><u>£727,230</u></u>	<u><u>£692,129</u></u>
CAPITAL AND RESERVES			
Called-up Share Capital	[9]	396	396
Profit and Loss Account		726,834	691,733
		<u>£727,230</u>	<u>£692,129</u>
Equity Shareholders' Funds	[11]	<u><u>£727,230</u></u>	<u><u>£692,129</u></u>

We confirm that:

- the Company was entitled for the year ended 31st March 2002 to audit exemption under Section 249A(1) Companies Act 1985 (The Act).
- no notice has been deposited under Section 249B(2) of the Act requiring an audit of the Accounts for the year.

We acknowledge our responsibilities for:

- ensuring that the Company keeps accounting records which comply with Section 221 of the Act
- preparing Accounts 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 its profit for the financial year in accordance with s226 and which otherwise comply with the requirements of this Act relating to Accounts, so far as applicable to the Company.

.....  L.M. FROGGATT - DIRECTOR

30 January 2003

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR TO 31ST MARCH 2002

1] ACCOUNTING POLICIES

- a] The Accounts are prepared under the historical cost convention.
- b] Depreciation is provided on tangible Fixed Assets, except property, at rates calculated to write off the cost of each asset over its expected useful life.

No depreciation is provided on Freehold and Leasehold properties which are held as investment properties and the residual values exceed book values. The Directors consider that this accounting policy is necessary for the Accounts to give a true and fair view. The amount of depreciation which might otherwise have been shown is negligible.

- c] The Company qualifies as a Small Company under the requirements of Financial Reporting Standard Number 1 and, accordingly, does not require to present a cash flow statement.

2] OTHER OPERATING INCOME

	2002	2001
Profit on disposal of investment property	£2,134	-
	=====	=====

3] INTEREST PAYABLE

Interest on overdue tax	-	194
Bank Overdraft Interest	9	199
	=====	=====
	£9	£393
	=====	=====

4] PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION

This is stated after charging the following:

Directors' Remuneration in respect of management services	£32,200	£25,200
	=====	=====

5] TAXATION

Corporation Tax on the profits for the year @ an effective rate of 21.3% (2001 - 22.7%)	£8,928	£10,789
	=====	=====

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR TO 31ST MARCH 2002 - continued**

6] FIXED ASSETS

Tangible Assets	Freehold Ground Rents	Freehold Land and Properties	Expenditure on Leasehold Factory Site	TOTAL
Cost				
At 1.4.2001	4,937	46,894	59,601	111,432
Additions	-	61,275	-	61,275
Disposals	(4,937)	-	-	(4,937)
	<hr/>	<hr/>	<hr/>	<hr/>
At 31.3.2002	-	108,169	59,601	167,770
	<hr/>	<hr/>	<hr/>	<hr/>
Net Book Value				
At 31.3.2002	-	£108,169	£59,601	£167,770
	<hr/>	<hr/>	<hr/>	<hr/>
At 31.3.2001	£4,937	£46,894	£59,601	£111,432
	<hr/>	<hr/>	<hr/>	<hr/>

The Company's Investment Properties are stated at cost and have not been revalued in accordance with Statement of Standard Accounting Practice Number 19.

7] DEBTORS	2002	2001
Unsecured Loans to Related Companies (Note 12)	636,210	605,716
Trade Debtors	-	156
Prepayments	300	1,708
	<hr/>	<hr/>
	£636,510	£607,580
	<hr/>	<hr/>

8] CREDITORS - amounts due within one year

Trade Creditors	57,211	9,559
Sundry Creditors	13,931	5,743
Accrued Charges	2,384	1,600
Corporation Tax	8,928	10,789
	<hr/>	<hr/>
	£82,454	£27,691
	<hr/>	<hr/>

9] CALLED-UP SHARE CAPITAL

Ordinary Shares of £1 each:

Authorised	£1,000	£1,000
	<hr/>	<hr/>
Allotted, Called-up and Fully Paid	£ 396	£ 396
	<hr/>	<hr/>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2002 - continued**

**10] CAPITAL COMMITMENTS AND CONTINGENT
LIABILITIES**

There were no capital commitments or contingent liabilities at the Balance Sheet date [2001 - Nil].

11] EQUITY SHAREHOLDERS' FUNDS

A separate analysis of movements in Equity Shareholders' Funds is not provided as there are no changes in the current or previous year, other than the profit shown in the Profit & Loss Account.

12] RELATED PARTY TRANSACTIONS

The following Companies, which are wholly or partly controlled by L.M. Froggatt and M.L. Froggatt, who are Directors and Shareholders of this Company, are considered to be related parties, which had transactions or balances with Froggatt Investments Limited during the year.

Name of Related Party	Relationship	Balance owing at Balance Sheet date DR/(CR)	
		£ 2002	2001
Activeoffice Ltd.) Connected Companies, of) which L.M. Froggatt and) M.L. Froggatt are) Shareholders & Directors	-	-
Capital Freeholds Ltd.		-	-
Areawise Ltd.		-	-
Concise Property Ltd.) Connected Companies,) of which L.M. Froggatt) is a Shareholder) and Director and M.L.) Froggatt is a Director	229,566	218,566
Crowdhill Ltd.		-	12,397
Inducon (Westminster) Ltd.		406,644	374,753
Manaway Developments Ltd.		-	-

Inter-Company Accounts are maintained by Froggatt Investments Limited during the year for each of the related Companies and the balances at the year-end are shown above.

Inducon (Westminster) Limited is a building company and carries out certain building work in the normal course of business for Froggatt Investments Limited. Total building costs invoiced in the year by Inducon to the Company in respect of its properties amounted to £51,750 exclusive of VAT (2001 - £4,000).