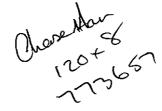


Please complete in typescript, or in bold black capitals.



363a

Annual Return

Company I	N	uı	ml	be
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803940

Company Name in full

* F262 A D40 *
* F363AD40 *

Sapco One Limited

Date of this return(See note 1) The information in this return is made up to

Day	Month	Year
30	09	1998

Date of next return(See note 2)

If you wish to make your next return to a date earlier than the anniversary of this return please show the date here. Companies House will then send a form at the appropriate time.

Day	Month	Year
30	09	1999

Registered Office (See note 3) Show here the addressat the date of this return.

Any change of registered office mustbe notified on form 287.

Post town

County / Region

Postcode

3 FINSBURY AVE	NUE	
LONDON		
EC2M 2PA		

Principal business activities

(See note 4)

Show trade classification code number(s for the principal activity or activities.

7499	
	/

If the code number cannot be determined, give a brief description of principal activity.



Form revised March 1995

When you have completed and signed the form please send it to the Registrar of Companies at: Companies House, Crown Way, Cardiff, CF4 3UZ

DX 33050 Cardiff

for companies registered in England and Wales

Companies House, 37 Castle Terrace, Edinburgh, EH1 2EB for companies registered in Scotland DX 235 Edinburgh

Posister of members of			
Register of members (See note 5) If the register of members is not kept at the			
registered office, state here where it is kept.			
Post town			
County / Region	Postcode		
Register of Debenture holders			
(See note 6) If there is a register of debenture holders	N/A		
and it is not kept at the registered office, state here where it is kept.			
Post town			
County / Region	Postcode		
Company type (See note 7)			
Public limited company			
Private company limited by shares	×		
Private company limited by guarantee without share capital			
Private company limited by shares exempt under section 30	Please mark the appropriate box		
Private company limited by guarantee exempt under section 30			
Private unlimited company with share capital			
Private unlimited company without share capital			
Company Constant (15)			
	Details of a new company secretary must be notified on form 288a.		
(Please photocopy this area to provide Name * Style / Title details of joint	*Honours etc		
secretaries). Forename(s)			
* Voluntary details.	HENDERSON SECRETARIAL SERVICES LIMITED		
Previous forename(s)			
Previous surname(s)	TOUCHE REMNANT SECRETARIAL SERVICES LIMITED		
Address	3 FINSBURY AVENUE		
Usual residential			
address must be given. In the case of a Post town corporation, give the	LONDON		
registered or principal office address. County / Region	Postcode EC2M 2PA		
Country			

Director's (see r Please list direct	notes 1 to tors in a	o 5) Iphabetical order.	Details of new directors	s must be notified on form	288a			
ח	Viame	* Style / Title			Day	Month	Year	
		* Honours etc		Date of birth	06	05	1952	
		Forename(s)	PATRICK JAMES					
		Surname	BUSHNELL					
	Prev	rious forename(s)						
	Pre	vious surname(s)						
ļ	Address	:	POUNCE HALL, SEWARDS	SEND	<i>ye</i>			
Usual residenti								
address must be given. In the cas corporation, give	se of a	Post town	SAFFRON WALDEN					
registered or print office address.	ncipal	County / Region	ESSEX	Postcode	CB10 2	2LE		
		Country		Nationality	BRITIS	H		
E	Busines:	s occupation	INVESTMENT MANAGER		<u> </u>			
(Other di	irectorships	See attached list					
* Voluntary details.				···				
]				
. !	Name	* Style / Title		Ī	Day	Month	Year	
		* Honours etc		Date of birth	11	02	1962	
		Forename(s)	JOANNE LESLEY					
		Surname	ELLIOTT					
	Prev	vious forename(s)						
	Pre	vious surname(s)	gardon r. r					
,	Address	3	50 A DIGBY MANSIONS,	HAMERSMITH BRIDGE ROAD				
Usual residenti addressmust be								
given. In the case corporation, give registered or pri	se of a	Post town	LONDON					
office address.	•	County / Region		Postcode	W6 9E)F		
		Country		Nationality	BRITIS	Н		
1	Busines	s occupation	CORPORATE FINANCE MA	ANAGER				
•	Other d	irectorships	See attached list					

Directors(see Please list direct	notes 1-5) ctors in alp	ohabetical order	Details of new director	s must be notif	ied on form	288a.		
	Name	* Style / Title	MR			Day	Month	Year
		* Honours etc		Da	ate of birth	08	06	1946
		Foreneme(s)	CHRISTOPHER MONTAGE	J				
		Surname	TURNER					
Previous forename(s) Previous surname Address		ous forename(s)						
		EAST GARNET HOUSE, C	AMP ROAD					
Usual residential address must be given. In the case of a corporation, give the registered or principal County / Region		LONDON	İ	Postcode	SW19	4UW		
office address.		Country				<u> </u>		
	Nationalit	ty	BRITISH		- segretari			
Business occupation Other directorships		PROPERTY INVESTMENT MANAGER						
		See attached list	(
	Name	* Style / Title				Day	Month	Year
		* Honours etc		Da	ate of birth			
		Forename(s)						
		Surname						
	Previ	ous forename(s)						
	Pr	revious surname						
	Address							
Usual resident	tial							
address must be given. In the ca	ase of a	Post town						
corporation, given registered or proffice address.	rincipal (County / Region			Postcode			
		Country						
	Nationali	ty						
	Business	occupation						
	Other dir	ectorships						
* Voluntary details	ş.							,

	Other relevant directorships
Company Number	803940
Company Name	Sapco One Limited
Directors Name	BUSHNELL PATRICK JAMES
† Directors only. † Other directorships	CHACO INVESTMENTS LIMITED
	COUNTY HALL DEVELOPMENT GROUP PLC (IN RECEIVERSHIP)
NOTES Show the full forenames, NOT INITIALS. If the director or secretary is a corporation or Scottish firm, show the	HENDERSON REAL ESTATE STRATEGY
name on surname line and registered or principal office on the usual residential line. Give previous forenames or surname(s) except: - for a married woman, the name by which she was known before marriage need not be given.	HENDERSON REAL ESTATE STRATEGY LIMITED
- for names not used since the age of 18 or for at least 20 years	NORTH EASTERN INDUSTRIAL PROPERTIES LIMITED
A peer or individual known by a title may state the title instead of or in addition to the forenames and surname and need not give the name by which that person was known before he or she adopted the title or preceded to it.	SHOWART LIMITED
Other directorships.	SKILLION FINANCE LIMITED
Give the name of every company incorporated in Great Britain of which the person concerned is a director or has been a director at any time in the past five years.	CTDEETD! AN LIMITED
You may exclude a company which either is, or at all times during the past five years when the person concerned was a director, was	STREETPLAN LIMITED
- dormant - a parent company which wholly owned the company	TOUCHE REMNANT PROPERTY CO.
making the return, or - another wholly owned subsidiary of the same parent company.	TRUST UNION PROPERTIES (NUMBER TWENTY-THREE) LIMITED
company.	

	Other relevant directorships
Company Number	803940
Company Name	Sapco One Limited
Directors Name	ELLIOTT JOANNE LESLEY
† Directors only. † Other directorships	CHACO INVESTMENTS LIMITED
	DIGBY MANSIONS (39-58A) RESIDENTS ASSOCIATION LIMITED
NOTES	EAST OF SCOTLAND RACQUET CENTRES LIMITED
Show the full forenames, NOT INITIALS. If the director or secretary is a corporation or Scottish firm, show the name on surname line and registered or principal office on the usual residential line.	
Give previous forenames or surname(s) except: - for a married woman, the name by which she was known before marriage need not be given.	IBERIA DEVELOPMENTS LIMITED
- for names not used since the age of 18 or for at least 20 years	LONDON & EDINBURGH (PARIS NORD II) LIMITED
A peer or individual known by a title may state the title instead of or in addition to the forenames and surname and need not give the name by which that person was known before he or she adopted the title or preceded to it.	MASTERBUILD LIMITED
Other directorships.	PANDAVALE PROPERTIES LIMITED
Give the name of every company incorporated in Great Britain of which the person concerned is a director or has been a director at any time in the past five years.	
You may exclude a company which either is, or at all times during the past five years when the person concerned was a director, was	PUMAHOLD LIMITED
- dormant	RICHMOND ICE RINK LIMITED
a parent company which wholly owned the company making the return, or another wholly owned subsidiary of the same parent	
company.	SHOWART LIMITED
•	SKILLION FINANCE LIMITED
	THE COLONNADES LIMITED
	TRUST UNION PROPERTIES (NUMBER TWENTY-THREE) LIMITED

	Other relevant directorships
Company Number	803940
Company Name	Sapco One Limited
Directors Name	TURNER CHRISTOPHER MONTAGU
† Directors only. † Other directorships	BARCLAYS DE ZOETE WEDD RESEARCH LIMITED
	BARCLAYS DE ZOETE WEDD UK EQUITIES LIMITED
NOTES	
Show the full forenames, NOT INITIALS. If the director or secretary is a corporation or Scottish firm, show the name on surname line and registered or principal office	EBBGATE HOLDINGS LIMITED
on the usual residential line. Give previous forenames or surname(s) except: - for a married woman, the name by which she was known before marriage need not be given.	HENDERSON INVESTORS LIMITED
- for names not used since the age of 18 or for at least 20 years	SHOWART LIMITED
A peer or individual known by a title may state the title instead of or in addition to the forenames and surname and need not give the name by which that person was known before he or she adopted the title or preceded to it.	SKILLION FINANCE LIMITED
Other directorships.	THE COLONNADES LIMITED
Give the name of every company incorporated in Great Britain of which the person concerned is a director or has been a director at any time in the past five years.	TRUST UNION PROPERTIES (NUMBER TWENTY-THREE) LIMITED
You may exclude a company which either is, or at all times during the past five years when the person concerned was a director, was	THOU STATES AND THE CONTROL OF THE C
- dormant	
- a parent company which wholly owned the company making the return, or	
 another wholly owned subsidiary of the same parent company. 	
	·

Issued share capitalsee note 91 Enter details of all the shares in issue at the date of this return.	(e.g. Ordinary/Preference)	(e.g. Ordinary/Preference) shares issued		Nominal Value (i.e. Number of shares issued multiplied by nominal value per share)		
	ORD SHARES		100,000	£	100,000	
	Totals		100,000	£	100,000.00	
List of past and present members (Use attached schedule where appropriate) A full list is required if one was not included with either of the last two	There were no change:	s in the period				
returns. (see note 10)			on pape	r in anoth	ner format	
	A list of changes is enclosed					
	A full list of members is enclosed X					
Elective resolutions (Private companies only) (See note 11)	If at the date of this return an election is in force to dispense with annual general meetings mark this box					
	If at the date of this re laying acc	turn an electio ounts in gener	n is in fo al meetir	orce to dis ngs <i>mark th</i>	pense with is box X	
Certificate	I certify that the information given in this return is true to the best of my knewatsperietrof HENDERSON SECRETARIAL SERVICES ITD					
Signed	Neil Daylor	SECRETAR	Date	30 V	eptember 199	
† Please delete as appropriate.	† a_director/secretary					
When you have signed the return send is with the fee to the Registrar of Companion Cheques should be made payable to Companies House.		es (enter numb		ntinuation	sheets.	
Please give the name, address, telephone number, and if available, a DX number and Exchange, for the person Companies House should contact if there is any query.	HENDERSON SECRETARIAL SERVICES LIMITED, 3 FINSBURY AVENUE, LONDON, EC2M 2PA					
		Tel 0171	-410-4100	· · · · · · · · · · · · · · · · · · ·		
	DX number	DY eych:	ange			



Please complete in typescript, or in bold black capitals.

List of past and present members Schedule to form 363a, 363b

Company Number					
Company Name in full					
	Number of shares or amount of stock held by existing members at date of this return.	Particulars of shares or stock transferred since the date of the last return (or in the case of the first return, since the incorporation of the company) by (a) persons who are still members, and (b) persons who have ceased to be members.			
Name and address		umber or Date of amount registration ransferred of transfer	Remarks		
NEW ENGLAND PROPERTIES PLC 3 FINSBURY AVENUE, LONDON, EC2M 2PA	Ord shares 99,999				
TR PROPERTY INVESTMENT TRUST PLC 3 FINSBURY AVENUE, LONDON, EC2M 2PA	Ord shares				
			:		