

ROGER SUTTON & CO

Chartered Accountants

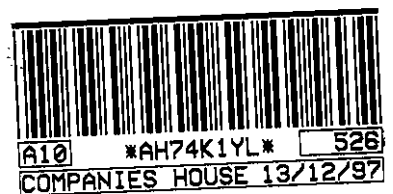
TOPTERM INVESTMENTS LIMITED
FINANCIAL ACCOUNTS
FOR THE YEAR ENDED 31st MARCH, 1997

Company Registration Number - 890714

Roger Sutton & CO

Chartered Accountants and Registered Auditors

79 High Street Teddington Middlesex TW11 8HG



TOPTERM INVESTMENTS LIMITED

FINANCIAL ACCOUNTS FOR THE
YEAR ENDED 31ST MARCH 1997

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TOPTERM INVESTMENTS LIMITEDREPORT OF THE DIRECTORS

The directors present their report and financial accounts for the year ended 31st March 1997.

PRINCIPAL ACTIVITY

The principal activity of the company throughout the year was property investment.

DIRECTORS

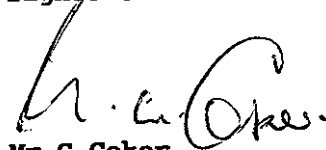
The directors who served during the year and their beneficial interests in the company's issued ordinary share capital were as follows:

	<u>31st March 1997</u>	<u>31st March 1996</u>
G A Coker	2,000	2,000
Mrs J Coker	2,000	2,000

SMALL COMPANY EXEMPTIONS

The report of the directors has been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Signed on behalf of the board of directors:



Mr G Coker
Director

Approved by the board: 21st November 1997

TOPTERM INVESTMENTS LIMITED
PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31ST MARCH 1997

	Note	<u>1997</u> £	<u>1996</u> £
Rents Receivable	2	31,184	29,086
Property Outgoings		(11,276)	(9,988)
		<hr/>	<hr/>
		19,908	19,098
Administrative expenses		(6,336)	(11,932)
<u>PROFIT ON ORDINARY ACTIVITIES</u> <u>BEFORE TAXATION</u>		<hr/>	<hr/>
		13,572	7,166
Bank Interest Receivable		3	2
Taxation	3	(3,150)	(3,334)
<u>PROFIT ON ORDINARY ACTIVITIES</u> <u>AFTER TAXATION</u>		<hr/>	<hr/>
		10,425	3,834
Dividends		(12,000)	(12,000)
<u>LOSS FOR THE YEAR</u>		<hr/>	<hr/>
		(1,575)	(8,166)
<u>RETAINED PROFIT BROUGHT FORWARD</u>		<hr/>	<hr/>
		5,576	13,742
<u>RETAINED PROFIT CARRIED FORWARD</u>		<hr/>	<hr/>
		4,001	5,576

None of the company's activities were acquired or discontinued during the above two financial years.

Other recognised gains apart from the (loss) for the year are disclosed in the Statement of Recognised Gains and Losses which is included in these financial statements on page 3.

TOPTERM INVESTMENTS LIMITEDSTATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
FOR THE YEAR ENDED 31ST MARCH 1997

	<u>1997</u>	<u>1996</u>
	£	£
PROFIT FOR THE FINANCIAL YEAR	10,425	3,834
Unrealised surplus on the revaluation of investment properties.	<u>290,003</u>	<u>-</u>
<u>TOTAL RECOGNISED GAINS</u> relating to the year	<u>300,428</u>	<u>3,834</u>

TOPTERM INVESTMENTS LIMITEDBALANCE SHEET
AS AT 31ST MARCH 1997

		<u>1997</u>		<u>1996</u>	
	Note	£	£	£	£
FIXED ASSETS					
Tangible Assets	5		305,699		15,929
CURRENT ASSETS					
Cash at Bank and in Hand			1,046		3,203
CREDITORS: Amounts Falling Due Within One Year	6	(8,741)		(9,556)	
NET CURRENT LIABILITIES			(7,695)		(6,353)
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>298,004</u>		<u>9,576</u>
CAPITAL AND RESERVES					
Called Up Share Capital	7		4,000		4,000
Revaluation reserve	8		290,003		-
Profit and Loss Account			4,001		5,576
<u>TOTAL SHAREHOLDERS' FUNDS</u>	9		<u>£ 298,004</u>		<u>£ 9,576</u>

The directors consider that for the year ended 31st March 1997 the company was entitled to exemption under subsection 1 of section 249A of the Companies Act 1985. No member or members have deposited a notice requesting an audit for the current financial year under subsection 2 of section 249B of the Act.

The directors acknowledge their responsibilities for ensuring that the company keeps accounting records which comply with section 221 of the Companies Act 1985 and 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 or loss for the financial year in accordance with the requirements of section 226, and which otherwise comply with the requirements of the Act relating to accounts, so far as applicable to the company.

The financial statements have been prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies.

Signed on behalf of the
board of directors


G A Coker
Director

Approved by the board: 21st November 1997

TOPTERM INVESTMENTS LIMITEDNOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 1997**1. ACCOUNTING POLICIES****Basis of Accounting**

These financial accounts have been prepared in accordance with applicable accounting standards and under the historical cost convention as modified to incorporate the revaluation of investment properties.

The company has taken advantage of the exemption from preparing a cash flow statement conferred by Financial Reporting Standard No 1 on the grounds that it is entitled to the exemptions available in Sections 246 to 247 of the Companies Act 1985 for small companies.

Turnover

Turnover is the amount derived from rental income received from the investment properties held.

Tangible Fixed Assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life:

Fixtures and Fittings	25% reducing balance
-----------------------	----------------------

No provision has been made for the depreciation of land and buildings held as investment properties. This is a departure from the requirement of the Companies Act 1985 to depreciate all fixed assets with a limited useful economic life. The directors believe this departure is necessary for the accounts to give a true and fair view.

2. TURNOVER

The company's turnover is entirely attributable to the UK.

3. TAXATION

No provision has been made for taxation on the revaluation of investment properties.

4. OPERATING PROFIT

	<u>1997</u>	<u>1996</u>
	£	£
Operating Profit is stated after charging:		
Depreciation of Tangible Assets	233	311
	<u> </u>	<u> </u>

TOPTERM INVESTMENTS LIMITEDNOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 19975. TANGIBLE FIXED ASSETS

	Fixtures and Fittings £	Land and Buildings £	Total £
COST OR VALUATION			
At 1st April 1996	7,731	14,997	22,728
Surplus on revaluation	-	290,003	290,003
At 31st March 1997	7,731	305,000	312,731
DEPRECIATION			
At 1st April 1996	6,799	-	6,799
Charge for the year	233	-	233
At 31st March 1997	7,032	-	7,032
NET BOOK VALUE			
At 31st March 1997	699	305,000	305,699
At 31st March 1996	932	14,997	15,929

The open market value of Land and buildings was estimated in August 1995 at £305,000 by Mr I Melville FRICS. The accounts have been adjusted this year to reflect this valuation. The historical cost of the land and buildings is £14,997.

6. CREDITORS - Amounts Falling Due
Within One Year

	<u>1997</u> £	<u>1996</u> £
Corporation Tax	151	334
Advanced Corporation Tax	750	3,000
Directors Current Account-J Coker	6,500	4,000
-G Coker	400	1,272
Other Creditors	940	950
	<u>8,741</u>	<u>9,556</u>

TOPTERM INVESTMENTS LIMITEDNOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31ST MARCH 19977. SHARE CAPITAL

	<u>1995</u>	<u>1994</u>
	£	£
Authorised: Ordinary Shares of £1 Each	<u>5,000</u>	<u>5,000</u>
Allotted, Called up and Fully Paid	<u>4,000</u>	<u>4,000</u>

8. RESERVES

	Profit and Loss Account	Revaluation Reserve
	£	£
Balance at 1st April 1996	5,576	-
Revaluation of Investment properties	-	290,003
Retained Loss for the Year	(1,575)	-
Balance at 31st March 1997	<u>4,001</u>	<u>290,003</u>

9. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	<u>1997</u>	<u>1996</u>
	£	£
PROFIT FOR THE FINANCIAL YEAR	10,425	3,834
Dividends	(12,000)	(12,000)
	(1,575)	(8,166)
revaluation of investment properties	<u>290,003</u>	<u>-</u>
	288,428	(8,166)
Opening shareholders' funds	<u>9,576</u>	<u>17,742</u>
<u>CLOSING SHAREHOLDERS' FUNDS</u>	<u>298,004</u>	<u>9,576</u>

TOPTERM INVESTMENTS LIMITEDTRADING AND PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31ST MARCH 1997

	<u>1997</u>		<u>1996</u>	
	£	£	£	£
OTHER OPERATING INCOME				
Net rental income	31,183		29,086	
Interest Received	3		2	
		31,186		29,088
		31,186		29,088
LESS OVERHEADS				
Sundry expenses	130		194	
Motor expenses	992		146	
Printing postage and stationery	99		23	
Heating and lighting	2,842		2,188	
Cleaning and Garden Expenses	2,894		2,680	
Repairs and renewals	4,885		1,602	
Telephone	905		713	
Other insurances	260		245	
General rates	2,209		544	
Water rates	795		756	
Caretaking	-		780	
Depreciation fixtures and fittings	233		311	
Bank charges	156		83	
Bad debts (G Coker Ltd)	-		10,715	
Professional fees	282		-	
Accountancy Fees	930		940	
		17,612		21,920
<u>NET PROFIT FOR THE YEAR</u>		<u>£ 13,574</u>		<u>£ 7,168</u>

This page does not form part of the statutory accounts.

ACCOUNTANTS' REPORT TO THE DIRECTORS OF

TOPTERM INVESTMENTS LIMITED

In accordance with instructions given to us we have prepared financial statements for the company for the year ended 31st March 1997 from the accounting records of the company and on the basis of information and explanations supplied by you to us. The directors' responsibilities under the Companies Act 1985 in respect of the maintenance of accounting records and the preparation of the financial statements are stated on the balance sheet on page 4 of the financial statements.

We have not carried out an audit. Therefore, this report does not provide any assurance that the financial statements are free from material misstatements.



Roger Sutton & Co.
Chartered Accountants

79 High Street
Teddington
Middlesex
TW11 8HG

21st November 1997