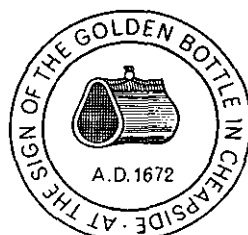


MITRE COURT PROPERTY HOLDING COMPANY

FINANCIAL STATEMENTS

31 MARCH 2001



MITRE COURT PROPERTY HOLDING COMPANY

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 MARCH 2001

The directors present to the members their report and financial statements for the year ended 31 March 2001.

The financial statements were approved by the board of directors on 7 June 2001.

PARENT COMPANY

The Company is a wholly-owned subsidiary of C. Hoare & Co.

RESULTS AND DIVIDENDS

The results for the year are set out in the Profit and Loss Account.

The directors recommend that no dividend be paid in respect of the year ended 31 March 2001

REVIEW OF ACTIVITIES

The principal activity of the company, unchanged since last year, is to carry on the business of a property investment company.

FIXED ASSETS

In the opinion of the Directors, the market value of the properties is £2,797,206 and they are included in the balance sheet at that amount (Cost £704,363).

Details of the movements in the fixed assets during the year are disclosed in note 4 of the accounts.

DIRECTORS

The Directors of the company holding office during the year, together with their shareholding at the beginning and end of the period were as follows:-

	Shareholding	
	31 March 2001	31 March 2000
H C Hoare	1	1
D J Hoare	-	-
R Q Hoare	-	-
M R Hoare	-	-
A M V Hoare	-	-
A S Hoare	-	-
V E Hoare	-	-

H C Hoare's one share is held as a nominee of C. Hoare & Co.

The interest of the Directors in the share capital of C. Hoare & Co. is disclosed in that Company's accounts.

S M Hoare and Mrs A S Hopewell were appointed Directors with effect from 1st April 2001.

MITRE COURT PROPERTY HOLDING COMPANY

DIRECTORS' REPORT

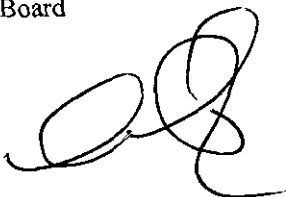
FOR THE YEAR ENDED 31 MARCH 2001

AUDITORS

The auditors, Horwath Clark Whitehill, will retire at the forthcoming Annual General Meeting and offer themselves for re-appointment.

By Order of the Board

C N LUGTON

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end.

Secretary

7 June 2001

37 Fleet Street,
London,
EC4P 4DQ

MITRE COURT PROPERTY HOLDING COMPANY
STATEMENT OF DIRECTORS' RESPONSIBILITIES
FOR THE YEAR ENDED 31 MARCH 2001

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 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, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to assume 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 safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud or other irregularities.

**REPORT OF THE AUDITORS TO THE MEMBERS OF
MITRE COURT PROPERTY HOLDING COMPANY**

We have audited the financial statements on pages 5 to 9 which have been prepared under the accounting policies set out on page 7.

RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS

As described on page 3 the company's Directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those financial statements and to report our opinion to you.

BASIS OF OPINION

We conducted our audit in accordance with 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 the information in the financial statements.

UNQUALIFIED OPINION

In our opinion, the financial statements give a true and fair view of the state of the company's affairs at 31 March 2001 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Horwath Clark Whitehill

HORWATH CLARK WHITEHILL
Chartered Accountants
and Registered Auditors

7 June 2001

London

MITRE COURT PROPERTY HOLDING COMPANY

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2001

	Notes	2001 £	2000 £
Turnover	1b	203,024	81,632
Operating costs		22,230	8,689
		<hr/>	<hr/>
OPERATING PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION	2	180,794	72,943
Tax on profit on ordinary activities	3	12,396	13,650
		<hr/>	<hr/>
RETAINED PROFIT FOR THE YEAR	8	168,398	59,293
		<hr/>	<hr/>

**STATEMENT OF TOTAL RECOGNISED
GAINS AND LOSSES**

For the year ended 31 March 2001

Profit for the year	168,398	59,293
Revaluation of property	(114,644)	795,000
	<hr/>	<hr/>
TOTAL RECOGNISED GAINS AND LOSSES	53,754	854,293
	<hr/>	<hr/>

The notes on pages 7 to 9 form part of these financial statements.

MITRE COURT PROPERTY HOLDING COMPANY

BALANCE SHEET

AS AT 31 MARCH 2001

	Notes	2001 £	2000 £
FIXED ASSETS			
Tangible assets	4	2,797,206	2,944,866
CURRENT ASSETS			
Debtors		6,976	5,167
Cash at bank and in hand		54,320	25,952
		61,296	31,119
CREDITORS: amounts falling due within one year			
Amount due to Parent Company		-	170,000
Accruals		1,100	1,057
Corporation tax		12,266	13,546
		13,366	184,603
NET CURRENT ASSETS / (LIABILITIES)		47,930	(153,484)
NET ASSETS		2,845,136	2,791,382
Financed by:			
CAPITAL AND RESERVES			
Called up share capital	5	10,000	10,000
Reserve fund	6	150,000	150,000
Revaluation reserve	7	2,092,843	2,207,487
Profit and loss account	8	592,293	423,895
SHAREHOLDERS' FUNDS	9	2,845,136	2,791,382

Approved by the Board on 7 June 2001
and signed on its behalf:



H C HOARE

D J HOARE

}

Directors

The notes on pages 7 to 9 form part of these financial statements.

MITRE COURT PROPERTY HOLDING COMPANY

NOTES TO THE FINANCIAL STATEMENTS

31 MARCH 2001

1. ACCOUNTING POLICIES

a) Basis of Accounting

The financial statements have been prepared under the historical cost convention as modified by the revaluation of properties and in accordance with applicable Accounting Standards.

b) Turnover

This represents gross rents receivable and is attributable to the company's main activity as a property investment company.

c) Depreciation

In accordance with SSAP 19, no depreciation is provided on investment properties.

2. OPERATING PROFIT	2001	2000
This is stated after charging:	£	£
Administration expenses	21,137	7,739
Auditors' remuneration	695	600
Auditors' remuneration - non audit work	398	350
	<u>22,230</u>	<u>8,689</u>

There were no employees of the Company, other than the Directors, who did not receive any remuneration (2000: £Nil).

3. TAX ON PROFIT ON ORDINARY ACTIVITIES	2001	2000
	£	£
Based on profit for the year		
Corporation tax @ 20% (2000: 21%)	12,266	13,546
Under provision for prior year	130	104
	<u>12,396</u>	<u>13,650</u>

No provision is required in respect of deferred taxation.

MITRE COURT PROPERTY HOLDING COMPANY
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
31 MARCH 2001

4 TANGIBLE FIXED ASSETS

	Freehold Property £	Leasehold Property £	Total £
At valuation			
31 March 2000	2,589,260	355,606	2,944,866
Additions	-	-	-
Disposals	(33,016)	-	(33,016)
Revaluation	(114,644)	-	(114,644)
	<u>2,441,600</u>	<u>355,606</u>	<u>2,797,206</u>
31 March 2001			
At Cost			
31 March 2001	<u>348,757</u>	<u>355,606</u>	<u>704,363</u>

The freehold properties owned at 31 March 2001 were valued on that date by Weatherall Green & Smith, Chartered Surveyors. Leasehold properties are held at cost.

5. SHARE CAPITAL

	2001 £	2000 £
Authorised 100,000 £1 Ordinary shares	<u>100,000</u>	<u>100,000</u>
Allotted, called up and fully paid 10,000 £1 Ordinary shares	<u>10,000</u>	<u>10,000</u>

6. RESERVE FUND

Balance as at 31 March 2001	<u>150,000</u>	<u>150,000</u>
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MITRE COURT PROPERTY HOLDING COMPANY
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
31 MARCH 2001

7. REVALUATION RESERVE

	2001	2000
	£	£
31 March 2000	2,207,487	1,412,487
Movement for the year	(114,644)	795,000
	<hr/>	<hr/>
31st March 2001	2,092,843	2,207,487
	<hr/>	<hr/>

8. PROFIT AND LOSS ACCOUNT

31 March 2000	423,895	364,602
Retained profit for the year	168,398	59,293
	<hr/>	<hr/>
31 March 2001	592,293	423,895
	<hr/>	<hr/>

9. RECONCILIATION OF MOVEMENT IN SHAREHOLDERS' FUNDS

Profit for the financial year		
and net movement to shareholders' funds	53,754	854,293
Shareholders' funds as at 31 March 2000	2,791,382	1,937,089
	<hr/>	<hr/>
Shareholders' funds as at 31 March 2001	2,845,136	2,791,382
	<hr/>	<hr/>

10. ULTIMATE PARENT COMPANY

The Ultimate Parent Company is C. Hoare & Co., and that Company's accounts are filed at Companies House.