

Company Registration No. 01528236 (England and Wales)

CAPITAL VALUE BROKERS LIMITED
DIRECTORS' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 1999



CAPITAL VALUE BROKERS LIMITED

COMPANY INFORMATION

Directors

CV Bishop
MR Bishop
CJ Atty
MP Drew
L Durden
TG Hails
KA Webster
BWJ Manning
C Timms
RJ Mackie (Appointed 8 July 1998)
J Wigglesworth (Appointed 1 April 1999)
PH Smith (Appointed 15 April 1999)

Secretary

CV Bishop

Company number

01528236

Registered office

17 Dufferin Street
London
Great Britain
EC1Y 8NJ

Auditors

F W Stephens & Co
10 Charterhouse Square
London
EC1M 6LQ

Bankers

National Westminster Bank plc
1 Finsbury Square
London
EC2A 1AA

CAPITAL VALUE BROKERS LIMITED

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CAPITAL VALUE BROKERS LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 1999

The directors present their report and financial statements for the year ended 31 March 1999.

Principal activities

The principal activity of the company is the broking of and consulting on leases.

Directors

The following directors have held office since 1 April 1998:

CV Bishop	
MR Bishop	
CJ Atty	
MP Drew	
L Durden	
TG Hails	
KA Webster	
BWJ Manning	
CM Moore	(Resigned 28 June 1999)
C Timms	
RJ Mackie	(Appointed 8 July 1998)
J Wigglesworth	(Appointed 1 April 1999)
PH Smith	(Appointed 15 April 1999)

Directors' interests

The directors' beneficial interests in the shares of the company were as stated below:

	31 March 1999	Ordinary of £1 each 1 April 1998
CV Bishop	1	1
MR Bishop	1	1
CJ Atty	-	-
MP Drew	-	-
L Durden	-	-
TG Hails	-	-
KA Webster	-	-
BWJ Manning	-	-
CM Moore	-	-
C Timms	-	-
RJ Mackie	-	-

Auditors

In accordance with section 385 of the Companies Act 1985, a resolution proposing that F W Stephens & Co be reappointed as auditors of the company will be put to the Annual General Meeting.

CAPITAL VALUE BROKERS LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 1999

Directors' responsibilities

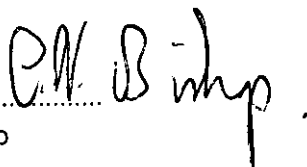
Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- 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 safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

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

By order of the board



CV Bishop

Director

17th July 1999

CAPITAL VALUE BROKERS LIMITED

AUDITORS' REPORT

TO THE SHAREHOLDERS OF CAPITAL VALUE BROKERS LIMITED

We have audited the financial statements on pages 4 to 8 which have been prepared in accordance with the Financial Reporting Standard for Small Entities, under the historical cost convention and the accounting policies set out on page 6.

Respective responsibilities of directors and auditors

As described on page 2 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 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 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 31 March 1999 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

F. W. Stephens & Co

F W Stephens & Co

Chartered Accountants
Registered Auditor

4th August, 1999

10 Charterhouse Square
London
EC1M 6LQ

CAPITAL VALUE BROKERS LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 1999

	Notes	1999 £	1998 £
Turnover		1,440,725	3,581,251
Administrative expenses		(1,128,173)	(1,377,896)
Other operating income		14,002	15,300
Operating profit	2	326,554	2,218,655
Other interest receivable and similar income	3	523,941	368,525
Profit on ordinary activities before taxation		850,495	2,587,180
Tax on profit on ordinary activities	4	(255,000)	(807,826)
Profit on ordinary activities after taxation	9	595,495	1,779,354

CAPITAL VALUE BROKERS LIMITED

BALANCE SHEET AS AT 31 MARCH 1999

	Notes	1999 £	£	1998 £	£
Fixed assets					
Tangible assets	5		12,002		9,063
Current assets					
Debtors	6	11,405		2,567,851	
Cash at bank and in hand		7,905,345		5,342,260	
		<u>7,916,750</u>		<u>7,910,111</u>	
Creditors: amounts falling due within one year	7	<u>(871,245)</u>		<u>(1,457,162)</u>	
Net current assets			<u>7,045,505</u>		<u>6,452,949</u>
Total assets less current liabilities			<u>7,057,507</u>		<u>6,462,012</u>
Capital and reserves					
Called up share capital	8		2		2
Profit and loss account	9		7,057,505		6,462,010
Shareholders' funds			<u>7,057,507</u>		<u>6,462,012</u>

The financial statements were approved by the Board on 17.7.99


CV Bishop
Director

CAPITAL VALUE BROKERS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1999

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention and in accordance with the Financial Reporting Standard for Smaller Entities.

1.2 Turnover

Turnover represents amounts receivable for goods and services net of VAT and trade discounts.

1.3 Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Plant and machinery	25% on cost
Fixtures, fittings & equipment	25% on cost
Motor vehicles	25% on cost

2 Operating profit	1999	1998
	£	£
Operating profit is stated after charging:		
Depreciation of tangible assets	8,224	4,976
Auditors' remuneration	1,500	1,500
Directors' emoluments	741,803	997,864
Compensation for loss of office paid to directors	-	7,000
	<u> </u>	<u> </u>
3 Other interest receivable and similar income	1999	1998
	£	£
Bank interest	523,941	368,525
	<u> </u>	<u> </u>
4 Taxation	1999	1998
	£	£
U.K. current year taxation		
U.K. corporation tax at 31% (1998 - 31%)	255,000	816,873
Deferred taxation	-	(9,113)
	<u> </u>	<u> </u>
	255,000	807,760
Prior years		
U.K. corporation tax	-	66
	<u> </u>	<u> </u>
	255,000	807,826
	<u> </u>	<u> </u>

CAPITAL VALUE BROKERS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1999

5 Tangible fixed assets

	£
Cost	
At 1 April 1998	64,827
Additions	14,969
Disposals	(7,283)
	<hr/>
At 31 March 1999	72,513
	<hr/>
Depreciation	
At 1 April 1998	55,764
On disposals	(3,477)
Charge for the year	8,224
	<hr/>
At 31 March 1999	60,511
	<hr/>
Net book value	
At 31 March 1999	12,002
	<hr/>
At 31 March 1998	9,063
	<hr/>

6 Debtors	1999 £	1998 £
Trade debtors	222	2,490,746
Other debtors	11,183	77,105
	<hr/>	<hr/>
	11,405	2,567,851
	<hr/>	<hr/>

7 Creditors: amounts falling due within one year	1999 £	1998 £
Trade creditors	5,596	4,406
Taxation and social security	523,299	1,351,227
Other creditors	342,350	101,529
	<hr/>	<hr/>
	871,245	1,457,162
	<hr/>	<hr/>

CAPITAL VALUE BROKERS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1999

8	Share capital	1999 £	1998 £
	Authorised		
	2 Ordinary of £1 each	2	2
		<u>2</u>	<u>2</u>
	Allotted, called up and fully paid		
	2 Ordinary of £1 each	2	2
		<u>2</u>	<u>2</u>

9 Statement of movements on profit and loss account

	Profit and loss account £
Balance at 1 April 1998	6,462,010
Retained profit for the year	595,495
	<u>595,495</u>
Balance at 31 March 1999	7,057,505
	<u>7,057,505</u>

10 Control

The company is under the control of Mr and Mrs C V Bishop who own 100% of the share capital.

11 Related party transactions

During the year, the company was charged legal expenditure amounting to £5,632 by Timms Associates Limited, a company under the control of C Timms who is a director of Capital Value Brokers Limited.

Included within "Creditors: amounts falling due within one year" is a Director's Current Account with CV Bishop amounting to £174,124 at the year end.

CAPITAL VALUE BROKERS LIMITED
MANAGEMENT INFORMATION
FOR THE YEAR ENDED 31 MARCH 1999

CAPITAL VALUE BROKERS LIMITED

DETAILED TRADING AND PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 31 MARCH 1999

	1999		1998	
	£	£	£	£
Turnover				
Rent receivable		14,002		15,300
Commissions receivable		1,440,725		3,581,251
Administrative expenses		(1,128,173)		(1,377,896)
Operating profit		326,554		2,218,655
Other interest receivable and similar income				
Bank interest received	523,941		368,525	
		523,941		368,525
Profit before taxation	58.46%	850,495	71.94%	2,587,180

CAPITAL VALUE BROKERS LIMITED

SCHEDULE OF ADMINISTRATIVE EXPENSES FOR THE YEAR ENDED 31 MARCH 1999

	1999 £	1998 £
Administrative expenses		
Wages and salaries (excl. N.I.)	126,690	125,058
Directors' remuneration	741,803	997,864
Employer's N.I. contributions	86,152	110,622
Compensation for loss of office	-	7,000
Other staff costs	7,887	1,809
Rent re licences and other	35,449	37,887
Security	1,878	322
Light and heat	1,969	2,320
Cleaning	2,611	2,834
Repairs and maintenance	5,810	4,863
Printing, postage and stationery	12,545	16,286
Advertising	2,099	-
Telephone	6,270	4,733
Computer running costs	2,535	5,278
Travelling expenses	15,946	17,897
Sponsored events	1,883	24,892
Entertaining - non allowable	21,337	-
Legal and prof fees	17,475	1,060
Consultancy fees	6,968	-
Accountancy	2,581	2,512
Audit fees	1,500	1,500
Bank charges	458	1,021
Sundry expenses	13,842	6,781
Charitable donations - covenanted	80	-
Subscriptions	375	381
Depreciation on plant and machinery	7,901	4,976
Depreciation on FF & E	323	-
Profits/losses on disp of tangibles	3,806	-
	<u>1,128,173</u>	<u>1,377,896</u>