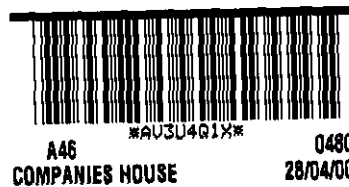


Company No. 1797973

LANCEGREEN LIMITED

REPORT AND FINANCIAL STATEMENTS

YEAR TO 31ST MARCH 1999



LANCEGREEN LIMITED
DIRECTORS' REPORT

The Directors present their report on the financial statements for the year to 31st March 1999.

PRINCIPAL ACTIVITIES AND BUSINESS REVIEW

The principal activity of the company was the provision of services for a residents' property management company. The Directors consider the results to be satisfactory.

STATEMENT OF DIRECTORS' RESPONSIBILITIES

Company law requires the Directors to prepare Accounts 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 Accounts the Directors are required to:-

- select suitable accounting policies and then apply them consistently
- make judgments 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 Accounts on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

DIRECTORS AND THEIR INTERESTS

The directors who continued to serve during the period and their interests in the company are as stated below:-

	Number of Shares	
	at 31/03/99	at 31/03/98
Andrew Stanley Armstrong	1	1
Elizabeth Claire Baillie	1	1
Martyn Philip Bembridge	1	
Suzanne Barbara Collie	1	
David Christopher Coy	1	1
Alexander Hilton Dack (resigned 1/11/97)		1
Lois Fitzwilliam	1	1
Peter Kantounas	1	1
Mary Keenan (resigned 1/11/97)		1
Neil Lee Massey	1	1
George Ronald Meadows	1	1
John Richard Moody	1	1
Victoria Claire Priestly (resigned)		1
Christopher Paul Smith	1	

By order of the Board

Registered Office
Flat 6,
241 Hackney Road
London
E2 8NA

S. Perez

S Perez
Director

Date: 27.4.2000

LANCEGREEN LIMITED
BALANCE SHEET AT 31ST MARCH 1999

	Note	1999 £	1998 £
<u>Fixed Assets</u>			
Tangible Assets	3	Nil	Nil
<u>Current Assets</u>			
Debtors for Management Charges		529	705
Prepayments		275	660
Cash at Bank		2,699	1,733
		-----	-----
		3,503	3,098
<u>Creditors - amounts falling due within one year</u>			
Accruals		-559	-1,589
		-----	-----
<u>Net Current Assets</u>		2,944	1,589
		-----	-----
<u>Net Assets</u>		2,944	1,589
		=====	=====
<u>Share Capital</u>			
Called up share capital	4	650	650
Maintenance Fund		2,294	859
		-----	-----
		2,944	1,509
		=====	=====

The Directors have taken advantage of the exemption conferred by Section 249A(1) of the Companies Act 1985, and the Board confirms:

the company is entitled to the exemption for the year in question;

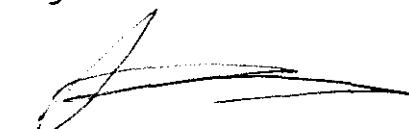
no members holding 10% of the shares or more have requested an audit;

the directors acknowledge their responsibility for:

1: ensuring the company keeps accounting records which comply with Section 221 of the Companies Act 1985, and

2: 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 income and expenditure account in accordance with the requirements of Section 226 and which otherwise comply with the requirements of the Companies Act 1985 relating to accounts.

Signed on behalf of the Board of Directors by and approved on:-



.....(Director)

ARMSTRONG, ANDREW

27.04.2000
Date

The notes on pages 4 to 6 form part of these financial statements.

LANCEGREEN LIMITEDNOTES TO THE FINANCIAL STATEMENTSFOR THE YEAR ENDED 31ST MARCH 19991: ACCOUNTING POLICIESBasis of Accounting

The financial statements are prepared under the historical cost convention and in accordance with applicable accounting standards.

Deferred Taxation

Deferred taxation is provided where there is a reasonable probability of the amount becoming payable in the foreseeable future.

2: OPERATING PROFIT

As the company does not trade, the attached statement of income and expenditure represents the costs incurred and refundable by the tenants of 241 Hackney Road / 1A Queensbridge Terrace, London E2.

	1999	1998
<u>3: FIXED ASSETS</u>		
Cost	289	289
Depreciation	-289	-289
	----	----
Net Book Value	Nil	Nil
	===	===

4: SHARE CAPITAL

Ordinary Shares of £50 each Authorized:	650	650
	===	===
Allotted and Issued:	650	650
	===	===

5: RECONCILIATION OF MOVEMENT ON SHAREHOLDERS' FUNDS

Gain for the financial year	1,435	84
Opening shareholders' funds	1,509	1,425
	-----	-----
Closing shareholders' funds	2,944	1,509
	=====	=====

LANCEGREEN LIMITED
MAINTENANCE FUND REVENUE ACCOUNT
FOR THE YEAR TO 31ST MARCH 1999

	1999	1998
	£	£
Service Charges Receivable	3,569	3,220
	-----	-----
Expenditure		
Accounts preparation	559	892
Bank charges	131	95
Company secretarial	-176	411
Electricity	139	128
Insurance	1,399	1,138
Repairs and maintenance	82	472
	-----	-----
	2,134	3,136
	-----	-----
Net Surplus for the Year	1,435	84
	-----	-----

LANCEGREEN LIMITED

MAINTENANCE FUND REVENUE ACCOUNT

FOR THE YEAR TO 31ST MARCH 1999

Analysis of Charges and Expenses for the year ended 31st March 1999

	Hackney Road £	Queensbridge Terrace £	Joint Costs £
Service Charges Receivable	3,269 -----	300 ---	
Expenditure			
Accounts preparation			559
Bank charges	86	45	
Company Secretarial			-176
Electricity	139		
Insurance	1,399		
Repairs and maintenance	37	45	
	-----	--	---
	1,661	90	383
	-----	--	---
Net Surplus/Deficit for the Year	1,608 -----	210 ---	-383 ----