FAMILY EQUITY PLAN LIMITED

FINANCIAL STATEMENTS 1999



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DIRECTORS' REPORT

The Directors present their Annual Report and the audited financial statements for the year ended 31st December 1999.

Review of business

The Company's principal activities during the year were Personal Equity Plan management and Individual Savings Account management, which started on 6th April 1999. The Directors believe that the present level of activity will be sustained for the forseeable future. The Company is regulated by the Personal Investment Authority and

Results and dividends

The profit for the year was £119,365 (1998: £158,529). The Directors do not recommend the payment of a dividend in 1999 (1998: £nil).

Directors

The Directors of the Company for the financial year ended 31st December 1999 are listed below:

J R Reeve Chairman
J W Adams Chief Executive

K Meeres Company Secretary

No Director had any interest in the shares of the Company at 31st December 1999.

Elective resolutions

There are elective resolutions in force to dispense with :-

- a) the laying of accounts and reports before the Company in general meeting,
- b) the holding of Annual General Meetings, and
- c) the obligation to appoint auditors annually.

DIRECTORS' REPORT Continued

Statement of 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;
- * state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- * 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.

By order of the Board.

K Meeres Secretary

Date: 24th March 2000

16 West Street Brighton East Sussex

BN1 2RL

REPORT OF THE AUDITORS TO THE MEMBERS OF

FAMILY EQUITY PLAN LIMITED

We have audited the financial statements on pages 4 to 8 which have been prepared under the historical cost convention and the accounting policies set out on page 6.

Respective Responsibilities of Directors and Auditors

The directors are responsible for preparing the Annual Report. As described on page 2, this includes standards. Our responsibilities, as independent auditors, are established in the United Kingdom by statute, the Auditing Practices Board and our profession's ethical guidance.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the United Kingdom Companies Act. We also report to you if, in our opinion, the directors' report is not consistent with the financial statements, if the company has not kept proper accounting specified by law regarding directors' remuneration and transactions is not disclosed.

We read the other information contained in the Annual Report and consider the implications for our report if we become aware of any apparent misstatements or material inconsistences with the financial statements.

Basis of Audit 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 at 31st December 1999 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

PricewaterhouseCoopers

Chartered Accountants and Registered Auditors

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LONDON

Date:

24th March 2000

PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31ST DECEMBER 1999

	Notes	1999	1998
		£	£
Continuing operations			
Turnover	2	452,078	348,766
Cost of sales		(39,846)	(27,078)
Gross profit		412,232	321,688
Administrative expenses		(344,962)	(195,101)
Profit on ordinary activities before interest and	taxation	67,270	126,587
Interest Received		39,656	54,652
Interest payable and similar charges	3	(1,221)	
Profit on ordinary activities before taxation	4	105,705	181,235
Tax on ordinary activities	5	13,660	(22,706)
Retained profit for the year	12,13	119,365	158,529

The Company has no recognised gains and losses other than those included in the movements on the Profit and Loss account above, and therefore no separate statement of total recognised gains and losses has been presented.

There is no difference between the profit on ordinary activities before taxation and the retained profit for the year stated above, and their historical cost equivalents.

BALANCE SHEET

AS AT 31ST DECEMBER 1999

	Notes	1999 £	1998 £
CURRENT ASSETS			
Debtors Cash at bank		61,68 7 596,229	5,297 535,966
CREDITORS:		657,916	541,263
Amounts falling due within one year	9	(36,222)	(38,934)
NET CURRENT ASSETS		621,694	502,329
CAPITAL AND RESERVES			
Called up share capital	10	1,465,000	1,465,000
Profit and loss account	11	(843,306)	(962,671)
Equity shareholders' funds	12	621,694	502,329

The financial statements on pages 4 to 8 were approved by the Board of Directors on 24th March 2000.

J W Adams

Chief Executive

K Meeres Secretary

The notes on pages 6 to 8 form part of these accounts.

NOTES TO THE ACCOUNTS

1. ACCOUNTING POLICIES

- a) The financial statements have been prepared in accordance with Companies Act 1985 and applicable Accounting Standards issued in the United Kingdom. The financial statements have been prepared under the historical cost convention.
- b) The Company has taken advantage of the exemption permitted by the FRS 1 (Revised) 'Cash Flow Statements' and has elected not to prepare the cash flow statement.

2 TURNOVER

All turnover comprises fees and commissions derived from Personal Equity Plan and Individual Savings Account management in the United Kingdom and is stated exclusive of VAT.

3. INTEREST PAYABLE AND SIMILAR CHARGES

On bank loans and overdrafts and other loans	1999 £ 1,221	1998 £
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXA		
Profit on ordinary activities before taxation is	1999 £	1998 £
after charging:		
	4.700	3.717
Non audit services	5,038	3,716 4,118
TAXATION	1999 £	1998 £
Corporation tax		
Current year provision	_	13,660
Over provision in prior year	(13,660)	(637)
Surrenders of tax losses from fellow group companies		
Under provision in prior year		9,683
	(13,660)	22,706
	Profit on ordinary activities before taxation is after charging: Auditors' remuneration for: Audit services Non audit services TAXATION Corporation tax Current year provision Over provision in prior year Surrenders of tax losses from fellow group companies	On bank loans and overdrafts and other loans 1,221 PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION Profit on ordinary activities before taxation is after charging: Auditors' remuneration for: Audit services Audit services 5,038 TAXATION 1999 £ Corporation tax Current year provision Over provision in prior year Currenders of tax losses from fellow group companies Under provision in prior year - Under provision in prior year - - - - - - - - - -

No provision has been made for corporation tax in the current year due to the utilisation of trading losses brought forward. (1998: 31% less marginal relief)

The company has trading losses carried forward of approximately £788,619. The Directors do not consider it prudent to recognise a deferred tax asset. The amount of unprovided deferred tax asset is estimated to be approximately £236,500.

NOTES TO THE ACCOUNTS (Continued)

6. DIRECTORS' EMOLUMENTS

The current directors received no emoluments during the year in respect of their services since they are remunerated as members of the Committee of Management of the Company's parent (1998: £nil).

7. EMPLOYEES

There are no employees directly employed by the Company (1998: nil). A service charge payable by the Company to the parent includes a portion for salary and staff related costs.

8. DEBTORS

Amounts falling due within one year:	1999 £	1998 £
Amounts due from fellow subsidiary	50,150	192
Other debtors	8,537	5,105
Corporation tax paid in advance	3,000	-
	61,687	5,297

9. CREDITORS

Amounts falling due within one year:	1999 £	1998 £
Amounts owed to parent company	19,704	11,241
Corporation tax payable	-	13,660
Other creditors	2,414	2,655
Accruals and deferred income	14,104	11,378
	24,000	20.024
	36,222	38,934

10. SHARE CAPITAL

	1999	1998
	£	£
Authorised:-		
1,500,000, £1 ordinary shares	1,500,000	1,500,000
Allotted, called up and fully paid		
1,465,000, £1 ordinary shares	1,465,000	1,465,000

NOTES TO THE ACCOUNTS (Continued)

11. PROFIT AND LOSS ACCOUNT

		1999 £	1998 £
	Balance at 1st January	(962,671)	(1,121,200)
	Profit for the year	119,365	158,529
	Balance at 31st December	(843,306)	(962,671)
12.	RECONCILIATION OF MOVEMENTS IN SHAREHOLDER	1999	1998 £.
12.	RECONCILIATION OF MOVEMENTS IN SHAREHOLDER Opening shareholders' funds Profit for the year		1998 £ 343,800 158,529

13. RELATED PARTY TRANSACTIONS

The company has taken advantage of an exemption from FRS8 not to disclose transactions with Family Assurance Friendly Society Limited's group undertakings. Balances with Family Assurance Friendly Society Limited's group undertakings are shown in notes 8 and 9.

The Directors of Family Equity Plan Limited and its key management had no material transactions with the Company during 1999.

14. ULTIMATE PARENT

The immediate and ultimate parent company is Family Assurance Friendly Society Limited, a Friendly Society incorporated in England and Wales in accordance with the Friendly Societies Act 1992. Copies of the ultimate parent's consolidated financial statements may be obtained from:

The Secretary
Family Assurance Friendly Society Limited
16-17 West Street
Brighton
East Sussex
BN1 2RL