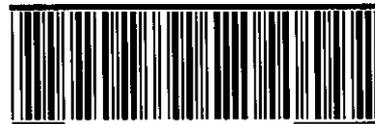


Company Number: 2351555

SAVILLS
(EUROPE) LIMITED

REPORT & ACCOUNTS

for the year ended 30 April 1997



A27 *A5MXG3EV* 329
COMPANIES HOUSE 03/02/98

DIRECTORS AND ADVISERS

The following are on the Board of Directors at 28 January 1998:

Aubrey Adams
Robert Dean

REGISTERED NUMBER

2351555

REGISTERED OFFICE

20 Grosvenor Hill, Berkeley Square, London W1X 0HQ

ADVISERS

Solicitors
Ashurst Morris Crisp, Broadwalk House, 5 Appold Street, London EC2A 2HA

REPORT OF THE DIRECTORS

The Directors present their Report and the Accounts of the Company for the year to 30 April 1997.

Principal activity

The principal activity of the Company has been to enter into agreements in connection with and hold investments in Savills' European operations.

Principal developments

The Company has not traded during the year.

Dividends

The profit attributable to the shareholders is £nil (1996 - £nil). No interim dividend was paid and no final dividend is proposed (1996 - £nil).

Directors

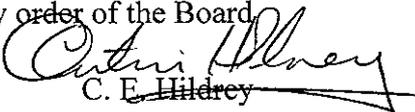
The current Directors of the Company, who were the Directors throughout the year under review, are shown on page 1. Neither of the Directors has any beneficial interest in the share capital of the Company, but Robert Dean holds one share on trust for Savills (Overseas Holdings) Limited. Throughout the year under review they were both Directors of the ultimate parent undertaking, Savills plc and their interests in the share capital of that company at the beginning and end of the year under review are disclosed in its accounts. The Company has not been notified of any changes since 30 April 1997 in those interests except: that as a result of further grants of options under The Savills plc 1992 Employee Benefit Trust (the ESOP) and the purchase of 1,225,000 shares by the Trustee of the ESOP, the Directors' deemed interest in the shares held by the Trustee of the ESOP has increased to 2,242,785; and Aubrey Adams has purchased an additional 33,330 shares.

Auditors

A special resolution has been passed to the effect that auditors shall not be appointed and that Section 384 of the Companies Act 1985 shall be excluded from applying to the Company in accordance with the exemptions granted under Section 250 of the Companies Act 1985.

Registered office:
20 Grosvenor Hill
Berkeley Square
London W1X 0HQ

By order of the Board



C. E. Hildrey

28 January 1998

PROFIT & LOSS ACCOUNT
year ended 30 April 1997

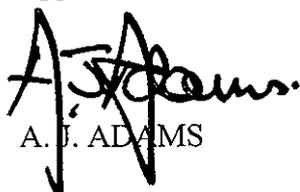
The Company did not trade and had no income or expenditure during the year ended 30 April 1997 (1996 - £nil) and consequently made neither profit nor loss.

BALANCE SHEET
at 30 April 1997

| | Notes | 1997 £ | 1996 £ |
|--|-------|-----------------|-----------------|
| Current assets | | | |
| Debtors | 3 | 2 | 2 |
| Creditors - amounts falling within one year | 4 | (67,378) | (67,378) |
| Net current liabilities | | <u>(67,376)</u> | <u>(67,376)</u> |
| Net liabilities | | <u>(67,376)</u> | <u>(67,376)</u> |
| Capital & reserves | | | |
| Called up equity share capital | 5 | 2 | 2 |
| Profit & loss account | | (67,378) | (67,378) |
| Shareholders' funds - equity | | <u>(67,376)</u> | <u>(67,376)</u> |

The Company was dormant within the meaning of Section 250 of the Companies Act 1985 throughout the year ending 30 April 1997.

Approved by the Board of Directors on 28 January 1998 and signed on its behalf by


A. J. ADAMS

The Notes on pages 4 and 5 form part of the Accounts.

NOTES TO THE ACCOUNTS
year ended 30 April 1997

1. Principal accounting policies

Basis of accounting - The Accounts have been prepared under the historical cost convention and in accordance with applicable accounting standards, and on a going concern basis on the assumption that the ultimate parent undertaking will continue to provide support. If the Company were unable to continue, adjustments would have to be made to reduce the value of assets to their recoverable amount and to provide for any further liabilities that might arise.

Foreign currency transactions - Transactions are translated at the rate of exchange ruling on the day of transaction.

Cash flow statements - Under Financial Reporting Standard 1 (revised), the Company is exempt from the requirement to prepare a cash flow statement on the grounds that it is a wholly owned subsidiary undertaking of Savills plc, and its cash flows are included within the consolidated cash flow statement of that company.

Related party transactions - Under Financial Reporting Standard 8, the Company is exempt from the requirement to disclose transactions with other Group companies as it is a wholly owned subsidiary undertaking of Savills plc.

2. Staff costs & Directors' emoluments

The Company had no employees during the year under review (1996 - nil). The Directors received no emoluments from the Company during the year under review (1996 - £nil).

| 3. Debtors | 1997 £ | 1996 £ |
|---|-----------|-----------|
| Amounts owed by parent undertaking | 2 | 2 |
| | | |
| | 1997 £ | 1996 £ |
| 4. Creditors - amounts falling due within one year | | |
| Amounts owed to parent undertaking | 67,378 | 67,378 |
| | | |