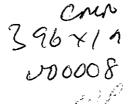


Please complete in typescript, or in bold black capitals.



363a

Annual Return

Company Number

2415830

Company Name in full

TRUST UNION	PROPERTIES	(NUMBER	ELEVEN)	LIMITED



Date of this return(See note 1)

The information in this return is made up to

Day	Month	Year
22	08	1996

Date of next return(See note 2)

If you wish to make your next return to a date earlier than the anniversary of this return please show the date here. Companies House will then send a form at the appropriate time.

Day	Month	Year
22	08	1997

3 FINSBURY AVENUE

Registered Office (See note 3) Show here the addressat the date of this return.

Any change of registered office must be notified on form 287.

Post town

LONDON

County / Region

Postcode

EC2M 2PA

Principal business activities

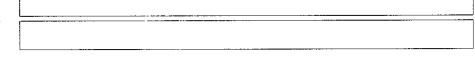
(See note 4)

Foi

Show trade classification code number(s) for the principal activity or activities.

7499

If the code number cannot be determined, give a brief description of principal activity.





When you have completed and signed the form please send it to the Registrar of Companies at:

Companies House, Crown Way, Cardiff, CF4 3UZ

Z DX 33050 Cardiff

for companies registered in England and Wales

Companies House, 37 Castle Terrace, Edinburgh, EH1 2EB

for companies registered in Scotland DX 235 Edinburgh

Register of members (See note 5) If the register of members is not kept at the registered office, state here where it is kept.	N/A			
Togistered officer, state field where the kepti				
Post town				
County / Region	Postcode			
Register of Debenture holders		·		
(See note 6) If there is a register of debenture holders and it is not kept at the registered office, state here where it is kept.	N/A			
Post town				
County / Region	Postcode			
Company type (See note 7)				
Public limited company				
Private company limited by shares	×			
Private company limited by guarantee without share capital				
Private company limited by shares exempt under section 30	Please mark the appropriate box			
Private company limited by guarantee exempt under section 30				
Private unlimited company with share capital				
Private unlimited company without share capital				
Company Secretary(see notes 1-5)	Details of a new company secretary must be notifi	ed on form 288a.		
(Please photocopy this area to provide details of joint * Style / Title	*Honours etc			
secretaries). Forename(s)				
* Voluntary details.	HENDERSON SECRETARIAL SERVICES LIMITED			
Previous forename(s)				
Previous surname(s)	TOUCHE REMNANT SECRETARIAL SERVICES LIMITED			
Address	3 FINSBURY AVENUE			
Usual residential				
address must be given. In the case of a Post town corporation, give the	LONDON			
registered or principal office address. County / Region	Postcode	EC2M 2PA		
Country				

Please list direct) 5) Iphabetical order.	Details of new directo	rs must be notified	d on form	288a		
	Name	* Style / Title				Day	Month	Year
		* Honours etc		Date	of birth	11	02	1962
		Forename(s)	JOANNE LESLEY					
		Surname	ELLIOTT					
	Prev	ious forename(s)						
	Pre	vious surname(s)						
	Address		1 DERBY ROAD					
Usual resident	tial							
address must be given. In the category corporation, given	e ase of a	Post town	LONDON					
registered or pr office address.	rincipal	County / Region			Postcode	SW19	1LP	
		Country		N	ationality	BRITIS	Н	
	Business	s occupation	CORPORATE FINANCE MANAGER					
	Other di	rectorships	See attached list					
* Voluntary details	·.							
	Name	* Style / Title				Day	Month	Year
		* Honours etc		Date	of birth			
		Forename(s)						
		Surname	HENDERSON SECRETARIAL SERVICES LIMITED					
	Prev	rious forename(s)						
	Pre	vious surname(s)	TOUCHE REMNANT SECRETARIAL SERVICES LIMITED					
	Address	:	3 FINSBURY AVENUE					
Usual resident addressmust b								
given. In the ca corporation, given registered or pr	ase of a ve the	Post town	LONDON					
office address.	morpui	County / Region			Postcode	EC2M	2PA	
		Country		N	lationality			
,	Busines	s occupation						
	Other di	irectorships	See attached list			· ·		

Other relevant directorships

Company Number	2415830
Company Name	TRUST UNION PROPERTIES (NUMBER ELEVEN) LIMITED
Company Name	THOSE CIVION FROM ENTRES (NOWINGER ELEVEN) ENVITED
Directors Name	ELLIOTT JOANNE LESLEY
† Directors only. † Other directorships	EAST OF SCOTLAND RACQUET CENTRES LIMITED
	IBERIA DEVELOPMENTS LIMITED
NOTES	LONDON & EDINBURGH (PARIS NORD II) LIMITED
Show the full forenames, NOT INITIALS. If the director or secretary is a corporation or Scottish firm, show the name on surname line and registered or principal office on the usual residential line.	LONDON & EDINBONGH (FANIS NORD II) LIWITED
Give previous forenames or surname(s) except: - for a married woman, the name by which she was known before marriage need not be given.	MASTERBUILD LIMITED
- for names not used since the age of 18 or for at least 20 years	PANDAVALE PROPERTIES LIMITED
A peer or individual known by a title may state the title instead of or in addition to the forenames and surname	
and need not give the name by which that person was known before he or she adopted the title or preceded to it.	PUMAHOLD LIMITED
Other directorships.	RICHMOND ICE RINK LIMITED
Give the name of every company incorporated in Great Britain of which the person concerned is a director or has been a director at any time in the past five years.	
You may exclude a company which either is, or at all times during the past five years when the person concerned was a director, was	TRUST UNION PROPERTIES (NUMBER EIGHT) LIMITED
- dormant	TRUST UNION PROPERTIES (NUMBER EIGHTEEN) LIMITED
 a parent company which wholly owned the company making the return, or 	
 another wholly owned subsidery of the same parent company. 	TRUST UNION PROPERTIES (NUMBER FIFTEEN) LIMITED
	TRUST UNION PROPERTIES (NUMBER FIVE) LIMITED
	TRUST UNION PROPERTIES (NUMBER FOUR) LIMITED
	TRUCT LINION PROPERTIES ANIMARED FOURTEENIN HANTED
	TRUST UNION PROPERTIES (NUMBER FOURTEEN) LIMITED
	TRUST UNION PROPERTIES (NUMBER NINE) LIMITED
	TRUST UNION PROPERTIES (NUMBER NINETEEN) LIMITED
	TRUST UNION PROPERTIES (NUMBER ONE) LIMITED

TRUST UNION PROPERTIES (NUMBER SEVEN) LIMITED

	Other relevant directorships
Company Number	2415830
Company Name	TRUST UNION PROPERTIES (NUMBER ELEVEN) LIMITED
Directors Name	ELLIOTT JOANNE LESLEY
† Directors only. † Other directorships	TRUST UNION PROPERTIES (NUMBER SEVENTEEN) LIMITED
	TRUST UNION PROPERTIES (NUMBER SIX) LIMITED
NOTES	TRUCT LINION PROPERTIES (ANIMAPER SIXTEEN) LIMITED
Show the full forenames, NOT INITIALS. If the director or secretary is a corporation or Scottish firm, show the name on surname line and registered or principal office on the usual residential line.	TRUST UNION PROPERTIES (NUMBER SIXTEEN) LIMITED
Give previous forenames or surname(s) except: - for a married woman, the name by which she was known before marriage need not be given.	TRUST UNION PROPERTIES (NUMBER TEN) LIMITED
- for names not used since the age of 18 or for at least 20 years	TRUST UNION PROPERTIES (NUMBER THIRTEEN) LIMITED
A peer or individual known by a title may state the title instead of or in addition to the forenames and surname and need not give the name by which that person was known before he or she adopted the title or preceded to it.	TRUST UNION PROPERTIES (NUMBER THREE) LIMITED
Other directorships.	TRUST UNION PROPERTIES (NUMBER TWELVE) LIMITED
Give the name of every company incorporated in Great Britain of which the person concerned is a director or	
has been a director at any time in the past five years. You may exclude a company which either is, or at all times during the past five years when the person concerned was a director, was	TRUST UNION PROPERTIES (NUMBER TWENTY) LIMITED
- dormant	TRUST UNION PROPERTIES (NUMBER TWENTY-ONE) LIMITED
- a parent company which wholly owned the company making the return, or	
- another wholly owned subsidary of the same parent company.	TRUST UNION PROPERTIES (NUMBER TWENTY-TWO) LIMITED
	TRUST UNION PROPERTIES (NUMBER TWO) LIMITED

Company Number 2415830 TRUST UNION PROPERTIES (NUMBER ELEVEN) LIMITED Company Name HENDERSON SECRETARIAL SERVICES LIMITED **Directors Name** TRUST UNION PROPERTIES (NUMBER EIGHT) LIMITED † Other directorships † Directors only. TRUST UNION PROPERTIES (NUMBER EIGHTEEN) LIMITED **NOTES** TRUST UNION PROPERTIES (NUMBER FIFTEEN) LIMITED Show the full forenames, NOT INITIALS. If the director or secretary is a corporation or Scottish firm, show the name on surname line and registered or principal office on the usual residential line. TRUST UNION PROPERTIES (NUMBER FIVE) LIMITED for a married woman, the name by which she was known before marriage need not be given. for names not used since the age of 18 or for at least 20 years $\,$ TRUST UNION PROPERTIES (NUMBER FOUR) LIMITED A peer or individual known by a title may state the title instead of or in addition to the forenames and surname and need not give the name by which that person was known before he or she adopted the title or preceded TRUST UNION PROPERTIES (NUMBER FOURTEEN) LIMITED Other directorships. TRUST UNION PROPERTIES (NUMBER NINE) LIMITED Give the name of every company incorporated in Great Britain of which the person concerned is a director or has been a director at any time in the past five years. TRUST UNION PROPERTIES (NUMBER NINETEEN) LIMITED You may exclude a company which either is, or at all times during the past five years when the person concerned was a director, was - dormant TRUST UNION PROPERTIES (NUMBER ONE) LIMITED - a parent company which wholly owned the company making the return, or - another wholly owned subsidary of the same parent TRUST UNION PROPERTIES (NUMBER SEVEN) LIMITED TRUST UNION PROPERTIES (NUMBER SEVENTEEN) LIMITED TRUST UNION PROPERTIES (NUMBER SIX) LIMITED TRUST UNION PROPERTIES (NUMBER SIXTEEN) LIMITED TRUST UNION PROPERTIES (NUMBER TEN) LIMITED TRUST UNION PROPERTIES (NUMBER THIRTEEN) LIMITED TRUST UNION PROPERTIES (NUMBER THREE) LIMITED

TRUST UNION PROPERTIES (NUMBER TWELVE) LIMITED

·	Other relevant directorships			
Company Number	2415830			
Company Name	TRUST UNION PROPERTIES (NUMBER ELEVEN) LIMITED			
Directors Name	HENDERSON SECRETARIAL SERVICES LIMITED			
† Directors only. † Other directorships	TRUST UNION PROPERTIES (NUMBER TWENTY) LIMITED			
	TRUST UNION PROPERTIES (NUMBER TWENTY-ONE) LIMITED			
NOTES	TRUST UNION PROPERTIES (NUMBER TWENTY-THREE) LIMITED			
Show the full forenames, NOT INITIALS. If the director or secretary is a corporation or Scottish firm, show the name on surname line and registered or principal office on the usual residential line.	The Content of Entries (Notice of Entries)			
Give previous forenames or surname(s) except: - for a married woman, the name by which she was known before marriage need not be given.	TRUST UNION PROPERTIES (NUMBER TWENTY-TWO) LIMITED			
- for names not used since the age of 18 or for at least 20 years	TRUST UNION PROPERTIES (NUMBER TWO) LIMITED			
A peer or individual known by a title may state the title instead of or in addition to the forenames and surname and need not give the name by which that person was known before he or she adopted the title or preceded to it.				
Other directorships.				
Give the name of every company incorporated in Great Britain of which the person concerned is a director or has been a director at any time in the past five years.				
You may exclude a company which either is, or at all times during the past five years when the person concerned was a director, was				
- dormant				
a parent company which wholly owned the company making the return, or				
 another wholly owned subsidery of the same parent company. 				

Issued share capital/see note 9) Enter details of all the shares in issue at the date of this return.	Class (e.g. Ordinary/Preference)	Number of shares issued	Aggregate Nominal Value (i.e. Number of shares issued multiplied by nominal value per share)		
	ORD £1	1,000	£ 1,000.00		
	Totals	1,000	£ 1,000.00		
List of past and present members (Use attached schedule where appropriate) A full list is required if one was not included with either of the last two	There were no change	s in the period			
returns. (see note 10)	A list of changes is en	on paper	in another format		
	A full list of members	is enclosed X			
Elective resolutions (Private companies only) (See note 11)	If at the date of this return an election is in force to dispense with annual general meetings, mark this box				
		eturn an election is in fo counts in general meetir			
Certificate	knowledge and belief. For and or	n behalf of	urn is true to the best of my		
Signed	Henderson Secretary	nal Services Limited Date	4-9-96.		
† Please delete as appropriate.	† a director/secretary	Director.			
When you have signed the return send is with the fee to the Registrar of Companion Cheques should be made payable to Companies House.		es (enter number)	ontinuation sheets.		
Please give the name, address, telephone number, and if available, a DX number and Exchange, for	HENDERSON SECRI				
the person Companies House should contact if there is any query.	3 FINBBUR		howaras		
	EC2M 2PA	Tel 0171 <	HO 4100		
	DX number	DX exchange			



Please complete in typescript, or in bold black capitals.

List of past and present members Schedule to form 363a, 363b

Company Number	2415830					
Company Name in full	TRUST UNION PROPERTIES (NUMBER ELEVEN) LIMITED					
	Number of shares or amount of the date of the last return (or in the case stock held by existing members at date of this return. Particulars of shares or stock transferred the date of the last return (or in the case first return, since the incorporation of the company) by (a) persons who are still members, and (b) persons who have ceased to be mentioned.			urn (or in the case of the acorporation of the		
Name and address	Number or amount currently held	Number or amount Transferred	Date of registration of transfer	Remarks		
TR PROPERTY INVESTMENT TRUST PLC 3 FINSBURY AVENUE, LONDON, EC2M 2PA	Ord £1 999					
TRUST UNION PROPERTIES LIMITED 3 FINSBURY AVENUE, LONDON, EC2M 2PA	Ord £1					