Simon Port Services Limited

Directors' report and financial statements

31 December 2001

Simon House 2 Eaton Gate London SW1W 9BJ

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Simon Port Services Limited

Report of the Directors

The Directors present their report and the accounts of the Company for the year ended 31 December 2001.

1. Activities

The company did not trade during the period.

2. Directors

The current Directors of the Company are R J Catt and T J Redburn who both served throughout the year. The interests of R J Catt and T J Redburn in the shares of the Company's ultimate holding company, Simon Group plc, are shown in the Report of the Directors of that company.

The Directors had no interest at any time during the year in the shares of the Company, nor in the shares or debentures of any other subsidiary undertaking of Simon Group plc.

3. Auditors

The company is dormant, and, by reason of an elective resolution passed at an extraordinary general meeting in 1999, is exempt from the obligation to appoint auditors under section 386 of the Companies Act 1985.

By order of the Board

M A Holloway
Company Secretary

21st March 2002

Simon Port Services Ltd

Balance sheet

31 December	2001 £	2000 £
Current Assets Debtors (note 2)	2	2
Net Current Assets	2	2
Total Assets less current liabilities	2	2
Capital and reserves		
Called up share capital (note 3)	2	2
	2	2

⁽i) The Company was dormant (within the meaning of section 250 of the Companies Act 1985) throughout the year ended 31 December 2001.

T. J. Redburn Director

⁽ii) The accounts were approved by the Board of Directors on 21st March 2002, and were signed on its behalf by:

Simon Port Services Limited

Notes on the accounts

Year ended 31 December 2001

1. Accounting convention

The accounts are prepared under the historical cost convention.

2. <u>Debtors</u>

	<u>2001</u>	<u>2000</u>
	£	£
Loans to Parent Company	2	2

3. Share capital

	<u>Authorised</u>	Issued and fully paid	Authorised	Issued and fully paid
	£	<u>2001</u> €	£	2000 £
Ordinary shares of £1 each	2	2	2	2

4. <u>Ultimate parent company</u>

The ultimate parent company is Simon Group plc, a company incorporated and registered in England and Wales.