ACCOUNTS

31 March 2005

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N R PULVER & CO Chartered Accountants

191 Sparrows Herne Bushey Heath Herts WD23 1AJ



REPORT OF THE DIRECTOR

The director has pleasure in submitting his annual report and the accounts of the Company for the year ended 31 March 2005.

PRINCIPAL ACTIVITY

The principal activity of the Company during the year was that of property development.

REVIEW OF THE BUSINESS

The results of the Company for the year under review are shown on page 2. The state of the Company's affairs at 31 March 2005 was satisfactory.

DIRECTOR

The director in office during the year (who had no interest in the issued ordinary share capital of the Company) was as follows:-

A T H Beadle

DIVIDENDS

The director did not recommend the payment of a dividend for the financial year currently under review.

Signed on behalf of the Board

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Profit and Loss Account Year ended 31 March 2005

	Notes	2005	2004
		£	£
Fees receivable	2	-	14,654
Development costs		89	(1,997)
		89	12,657
Less expenses:			
Administration & General Expe	enses	(190)	(325)
Operating (loss)/profit and (loss)/profit on ordinary activities before taxation	3	(101)	12,332
Taxation	4	-	12,332
(Loss)/Profit on ordinary act	tivities		
after taxation		(101)	12,332
BALANCE BROUGHT FORWARD		12,332	-
BALANCE CARRIED FORWARD		12,231	12,332
		======	======

None of the Company's activities were acquired or discontinued during the year.

The Company made no recognised gains or losses in the year ended 31 March 2005 other than the loss for the year.

The notes on pages 4 and 5 form part of these accounts.

Balance Sheet 31 March 2005					
	Notes		2005		2004
			£		£
FIXED ASSETS			-		-
CURRENT ASSETS					
Debtors Cash at bank	5	12,649 92		12,614 18	
		12,741		12,632	
CREDITORS	6				
Amounts due within one year		410		200	
NET CURRENT ASSETS			12,331		12,432
TOTAL NET ASSETS			12,331		12,432
CAPITAL AND RESERVES					
Called up share capital Profit and loss account	7		100 12,231		100 12,332
SHAREHOLDERS FUNDS	8		12,331		12,432

In approving these financial statements as directors of the Company, I hereby confirm:-

- a) that for the year in question the Company was entitled to the exemption conferred by section 249A(1) of the Companies Act 1985;
- b) that no notice has been deposited at the registered office of the Company pursuant to section 249B(2) requesting that an audit be conducted for the year ended 31 March 2005; and
- c) that I acknowledge my responsibilities for:-
 - (i) ensuring that the Company keeps accounting records which comply with section 221, and
 - (ii) 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 loss for the year then ended and which otherwise comply with the provisions of Section 226 of the Companies Act 1985 relating to accounts, so far as applicable to the Company.

The notes on pages 4 and 5 form part of these accounts.

A T H Beadle Approved by the Board

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Notes to the Accounts Year ended 31 March 2005

1 ACCOUNTING POLICIES

- a. The accounts have been prepared under the historical cost convention.
- b. Turnover represents the net amount of invoices to customers less credit notes for goods returned, excluding VAT.
- c. The Company has taken advantage of the exemption in Financial Reporting Standard No. 1 from producing a cash flow statement on the grounds that it is a small company.

2 TURNOVER

The turnover and loss before taxation is attributable to the principal activity of the Company, which is as stated in the report of the directors.

3	OPERATING LOSS	2005 £	2004 £
	The operating loss is stated after	charging:-	
	Staff costs	-	~
4	TAXATION	=====	======
	Corporation tax at small company's	rate -	~
		=====	======
5	DEBTORS		
	Due from associated companies	12,649	12,614
		======	=5=====
6	CREDITORS - Amounts due within one	year	
	Trade creditors and accruals	410	200
		======	======

Notes to the Accounts Year ended 31 March 2005

		<u>2005</u> £	2004 £
7	CALLED UP SHARE CAPITAL		
	Authorised 1,000 Ordinary shares of £l each	1,000	1,000
		======	*=====
	Allotted, issued and fully paid 100 Ordinary shares of £1 each	100	100
		=======	#=====
8	MOVEMENT OF SHAREHOLDERS FUNDS		
	Opening shareholders funds Shares issued (Loss)/Profit for year	12,432	100
	(LOSS//PIOLIC TOL YEAR	(101)	12,332
	Closing shareholders funds	12,331	12,432

9 ULTIMATE CONTROLLING PARTY

In the opinion of the directors, the ultimate controlling party is Bannertown Investments Limited.