

Registration number 2090682

Eagerlux Limited
Abbreviated accounts
for the year ended 31 March 2004

Jacksons Hodgson and Meakin
Chartered Accountants and Registered Auditors



Eagerlux Limited

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Independent auditors' report to Eagerlux Limited
under Section 247B of the Companies Act 1985

We have examined the abbreviated accounts set out on pages 2 to 4 together with the financial statements of Eagerlux Limited for the year ended 31 March 2004 prepared under Section 226 of the Companies Act 1985.

This report is made solely to the company, in accordance with Section 247B of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's shareholders those matters we are required to state to them in an auditors' report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's shareholders as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of director and auditors

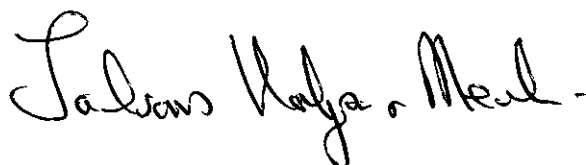
The director is responsible for preparing abbreviated accounts in accordance with Section 246 of the Companies Act 1985. It is our responsibility to form an independent opinion as to whether the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Act to the registrar of companies and whether the accounts to be delivered are properly prepared in accordance with those provisions and to report our opinion to you.

Basis of opinion

We have carried out the procedures we considered necessary to confirm, by reference to the financial statements, that the company is entitled to deliver abbreviated accounts and that the abbreviated accounts are properly prepared. The scope of our work for the purpose of this report did not include examining or dealing with events after the date of our report on the financial statements.

Opinion

In our opinion the company is entitled to deliver abbreviated accounts prepared in accordance with Sections 246(5) and (6) of the Companies Act 1985 in respect of the year ended 31 March 2004, and the abbreviated accounts on pages 2 to 4 are properly prepared in accordance with those provisions.



18/11/04

Jacksons Hodgson & Meakin
Chartered Accountants and Registered Auditors

Date

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Otley Street
Skipton
North Yorkshire
BD23 1EJ

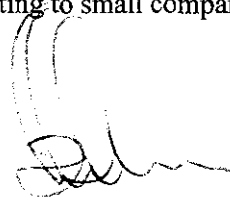
Eagerlux Limited

Abbreviated balance sheet
as at 31 March 2004

		2004		2003	
	Notes	£	£	£	£
Fixed assets					
Tangible assets	2		1,839		2,043
Investments	2		2,734,007		1,209,226
			<u>2,735,846</u>		<u>1,211,269</u>
Current assets					
Debtors		150,075		53,629	
Cash at bank and in hand		<u>1,680</u>		<u>17,000</u>	
		151,755		70,629	
Creditors: amounts falling due within one year	3	(1,713,523)		(214,139)	
Net current liabilities			<u>(1,561,768)</u>		<u>(143,510)</u>
Total assets less current liabilities			1,174,078		1,067,759
Creditors: amounts falling due after more than one year	4		(308,693)		(384,686)
Net assets			<u>865,385</u>		<u>683,073</u>
Capital and reserves					
Called up share capital	5		22,000		22,000
Revaluation reserve			90,439		90,439
Profit and loss account			<u>752,946</u>		<u>570,634</u>
Shareholders' funds			<u>865,385</u>		<u>683,073</u>

The abbreviated accounts are prepared in accordance with the special provisions of Part VII of the Companies Act 1985 relating to small companies .

J H Mear
Director



Date 32/10/04

The notes on pages 3 to 4 form an integral part of these financial statements.

Notes to the abbreviated financial statements
for the year ended 31 March 2004

Eagerlux Limited

Notes to the abbreviated financial statements
for the year ended 31 March 2004

..... continued

3. Creditors: amounts falling due within one year	2004 £	2003 £
Creditors include the following:		
Secured creditors	<u>73,238</u>	<u>93,000</u>
4. Creditors: amounts falling due after more than one year	2004 £	2003 £
Creditors include the following:		
Secured creditors	<u>-</u>	<u>180,993</u>
5. Share capital	2004 £	2003 £
Authorised		
22,000 Ordinary shares of £1 each	<u>22,000</u>	<u>22,000</u>
Allotted, called up and fully paid		
22,000 Ordinary shares of £1 each	<u>22,000</u>	<u>22,000</u>
6. Ultimate parent undertaking		

The ultimate holding company is San Jose Properties Limited, a company incorporated in the United Kingdom.