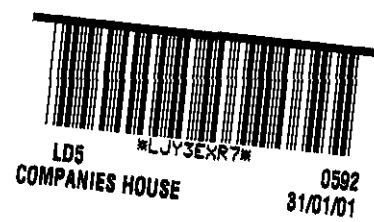


Reg.

Company Registration No. 2106988 (England and Wales)

LOWERLAND LIMITED
ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2000



LOWERLAND LIMITED

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LOWERLAND LIMITED

AUDITORS' REPORT TO LOWERLAND 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 the company for the year ended 31 March 2000 prepared under section 226 of the Companies Act 1985.

Respective responsibilities of the director and auditors

The director is responsible for preparing the 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 to be delivered 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, and the abbreviated accounts on pages 2 to 4 are properly prepared in accordance with those provisions.



Kershen Fairfax

Chartered Accountants
Registered Auditor

30 January 2001

11 Kingsway
London
WC2B 6XE

LOWERLAND LIMITED

ABBREVIATED BALANCE SHEET AS AT 31 MARCH 2000

	Notes	2000 £	£	1999 £	£
Fixed assets					
Tangible assets	2	5,450,000		5,090,000	
Investments	2	112,438		340,600	
		<u>5,562,438</u>		<u>5,430,600</u>	
Current assets					
Debtors		57,936		132,820	
Cash at bank and in hand		737,509		93,798	
		<u>795,445</u>		<u>226,618</u>	
Creditors: amounts falling due within one year		<u>(302,386)</u>		<u>(257,184)</u>	
Net current assets/(liabilities)		<u>493,059</u>		<u>(30,566)</u>	
Total assets less current liabilities		<u>6,055,497</u>		<u>5,400,034</u>	
Creditors: amounts falling due after more than one year	3	<u>(2,790,950)</u>		<u>(2,915,950)</u>	
		<u>3,264,547</u>		<u>2,484,084</u>	
Capital and reserves					
Called up share capital	4	100		100	
Revaluation reserve		2,761,129		2,187,629	
Profit and loss account		503,318		296,355	
Shareholders' funds		<u>3,264,547</u>		<u>2,484,084</u>	

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

The financial statements were approved by the board on 30 January 2001



P.G. Lewis
Director

LOWERLAND LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2000

2 Fixed assets

	Tangible assets	Investments	Total
	£	£	£
Cost or valuation			
At 1 April 1999	5,090,000	340,600	5,430,600
Additions	-	37,277	37,277
Revaluation	600,000	-	600,000
Disposals	(240,000)	(265,439)	(505,439)
	<u>5,450,000</u>	<u>112,438</u>	<u>5,562,438</u>
At 31 March 2000	<u>5,450,000</u>	<u>112,438</u>	<u>5,562,438</u>
At 31 March 1999	<u>5,090,000</u>	<u>340,600</u>	<u>5,430,600</u>

3 Creditors: amounts falling due after more than one year

2000
£

1999
£

Analysis of loans repayable in more than five years

Not wholly repayable within five years by instalments	<u>2,110,950</u>	<u>2,415,950</u>
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The aggregate amount of creditors for which security has been given amounted to £2,880,950 (1999 - £3,005,950).

4 Share capital

2000
£

1999
£

Authorised

100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>
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Allotted, called up and fully paid

100 Ordinary shares of £1 each	<u>100</u>	<u>100</u>
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LOWERLAND LIMITED

NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2000

1 Accounting policies

1.1 Accounting convention

The financial statements are prepared under the historical cost convention modified to include the revaluation of freehold land and buildings.

The company has taken advantage of the exemption in Financial Reporting Standard No 1 from the requirement to produce a cashflow statement on the grounds that it is a small company.

1.2 Compliance with accounting standards

The financial statements are prepared in accordance with applicable accounting standards.

1.3 Turnover

Turnover represents amounts receivable for goods and services net of VAT and trade discounts.

1.4 Tangible fixed assets and depreciation

Tangible fixed assets include investment properties professionally valued by Chartered Surveyors on an existing use open market value basis. Other tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation less estimated residual value of each asset over its expected useful life.

Investment properties are included in the balance sheet at their open market value. Depreciation is provided only on those investment properties which are leasehold and where the unexpired lease term is less than 20 years.

Although this accounting policy is in accordance with the applicable accounting standard, SSAP 19, Accounting for investment properties, it is a departure from the general requirement of the Companies Act 1985 for all tangible assets to be depreciated. In the opinion of the director compliance with the standard is necessary for the financial statements to give a true and fair view. Depreciation or amortisation is only one of many factors reflected in the annual valuation and the amount of this which might otherwise have been charged cannot be separately identified or quantified.

1.5 Investments

Fixed asset investments are stated at cost less provision for diminution in value.

1.6 Deferred taxation

Deferred taxation is provided at appropriate rates on all timing differences using the liability method only to the extent that, in the opinion of the director, there is a reasonable probability that a liability or asset will crystallise in the foreseeable future.