Report of the Directors and

Financial Statements for the Year Ended 31 December 2003

for

BRUNEL PARTNERSHIP PLC



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for the Year Ended 31 December 2003

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BRUNEL PARTNERSHIP PLC

Company Information
for the Year Ended 31 December 2003

DIRECTORS:	G North K K Maher
SECRETARY:	Miss S Connolly
REGISTERED OFFICE:	67 Uppingham Road Leicester LE5 3TB
REGISTERED NUMBER:	4344921 (England and Wales)
AUDITORS:	Sterling Chartered Certified Accountants 67 Uppingham Road Leicester Leicestershire LE5 3TB
BANKERS:	National Westminster Bank Plc Cambridge Business Centre Carlyle House Carlyle Street Cambridge CB4 3DH

Report of the Directors
for the Year Ended 31 December 2003

The directors present their report with the financial statements of the company for the year ended 31 December 2003.

PRINCIPAL ACTIVITY
The principal activity of the company in the year under review was that of property development

REVIEW OF BUSINESS
The results for the year and financial position of the company are as shown in the annexed financial statements.

DIVIDENDS
An interim dividend of £1.512 per share was paid on . The directors recommend that no final dividend be paid.

The total distribution of dividends for the year ended 31 December 2003 will be £79,600.

EVENTS SINCE THE END OF THE YEAR
Information relating to events since the end of the year is given in the notes to the financial statements.

DIRECTORS
The directors during the year under review were:

J H Tarrant	- resigned 3.7.03
G North	
K K Maher	

The beneficial interests of the directors holding office on 31 December 2003 in the issued share capital of the company were as follows:

	31.12.03	1.1.03
Ordinary £1 shares		
G North	25,000	16,666
K K Maher	25,000	16,666

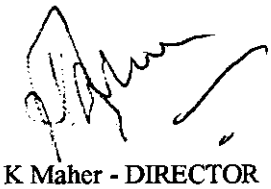
STATEMENT OF DIRECTORS' RESPONSIBILITIES
Company law requires the directors to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 1985. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITORS
The auditors, Sterling, will be proposed for re-appointment in accordance with Section 385 of the Companies Act 1985.

ON BEHALF OF THE BOARD:



K K Maher - DIRECTOR

Dated: 26 July 2004

Report of the Independent Auditors to the Shareholders of BRUNEL PARTNERSHIP PLC

We have audited the financial statements of BRUNEL PARTNERSHIP PLC for the year ended 31 December 2003 on pages five to thirteen. These financial statements have been prepared under the historical cost convention and the accounting policies set out therein.

This report is made solely to the company's members, as a body, in accordance with Section 235 of the Companies Act 1985. Our audit work has been undertaken so that we might state to the company's members 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 members as a body, for our audit work, for this report, or for the opinions we have formed.

Respective responsibilities of directors and auditors
As described on page two the company's directors are responsible for the preparation of financial statements in accordance with applicable law and United Kingdom Accounting Standards.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards.

We report to you our opinion as to whether the financial statements give a true and fair view and are properly prepared in accordance with the Companies Act 1985. We also report to you if, in our opinion, the Report of the Directors is not consistent with the financial statements, if the company has not kept proper accounting records, if we have not received all the information and explanations we require for our audit, or if information specified by law regarding directors' remuneration and transactions with the company is not disclosed.

We read the Report of the Directors and consider the implications for our report if we become aware of any apparent misstatements within it.

Basis of audit opinion
We conducted our audit in accordance with United Kingdom Auditing Standards issued by the Auditing Practices Board. An audit includes examination, on a test basis, of evidence relevant to the amounts and disclosures in the financial statements. It also includes an assessment of the significant estimates and judgements made by the directors in the preparation of the financial statements, and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

We planned and performed our audit so as to obtain all the information and explanations which we considered necessary in order to provide us with sufficient evidence to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or other irregularity or error. In forming our opinion we also evaluated the overall adequacy of the presentation of information in the financial statements.

Opinion
In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 31 December 2003 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Sterling
Chartered Certified Accountants
67 Uppingham Road
Leicester
Leicestershire
LE5 3TB

Sterling
Chartered Certified Accountants.

Dated: 26 July 2004

BRUNEL PARTNERSHIP PLC

Profit and Loss Account
for the Year Ended 31 December 2003

	Notes	Year Ended 31.12.03	Period 24.12.01 to 31.12.02
		£	£
TURNOVER		347,365	-
Cost of sales		195,797	-
GROSS PROFIT		151,568	-
Administrative expenses		29,448	3,715
		122,120	(3,715)
Other operating income		32	-
OPERATING PROFIT/(LOSS)	3	122,152	(3,715)
Interest payable and similar charges	4	2,392	4,797
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION		119,760	(8,512)
Tax on profit/(loss) on ordinary activities	5	21,137	-
PROFIT/(LOSS) FOR THE FINANCIAL YEAR AFTER TAXATION		98,623	(8,512)
Dividends	6	79,600	-
		19,023	(8,512)
Deficit brought forward		(8,512)	-
RETAINED PROFIT/(DEFICIT) CARRIED FORWARD		£10,511	£(8,512)

CONTINUING OPERATIONS
None of the company's activities were acquired or discontinued during the current year or previous period.

TOTAL RECOGNISED GAINS AND LOSSES
The company has no recognised gains or losses other than the profit for the current year and the loss for the previous period.

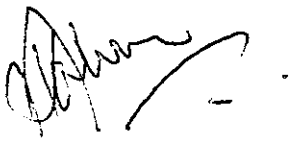
The notes form part of these financial statements

BRUNEL PARTNERSHIP PLC

Balance Sheet
31 December 2003

	Notes	31.12.03 £	31.12.02 £
CURRENT ASSETS:			
Stocks	7	-	180,059
Debtors	8	28,049	28,049
Cash at bank		56,349	11,900
		84,398	220,008
CREDITORS: Amounts falling due within one year	9	23,887	178,520
NET CURRENT ASSETS:		60,511	41,488
TOTAL ASSETS LESS CURRENT LIABILITIES:		£60,511	£41,488
CAPITAL AND RESERVES:			
Called up share capital	12	50,000	50,000
Profit and loss account		10,511	(8,512)
SHAREHOLDERS' FUNDS:	15	£60,511	£41,488

ON BEHALF OF THE BOARD:



K K Maher - DIRECTOR

Approved by the Board on 26 July 2004

The notes form part of these financial statements

BRUNEL PARTNERSHIP PLC

Cash Flow Statement
for the Year Ended 31 December 2003

	Notes	Year Ended 31.12.03	Period 24.12.01 to 31.12.02
		£	£
Net cash inflow/(outflow) from operating activities	1	301,560	(182,373)
Returns on investments and servicing of finance	2	(2,392)	(4,797)
Equity dividends paid		(79,600)	-
		219,568	**(187,170)**
Financing	2	(175,119)	199,070
Increase in cash in the period		**£44,449**	**£11,900**
Reconciliation of net cash flow to movement in net funds	3		
Increase in cash in the period		**44,449**	**11,900**
Change in net funds resulting from cash flows		44,449	11,900
Movement in net funds in the period		**44,449**	**11,900**
Net funds at 1 January		**11,900**	**-**
Net funds at 31 December		**£56,349**	**£11,900**

The notes form part of these financial statements

Notes to the Cash Flow Statement
for the Year Ended 31 December 2003

1. RECONCILIATION OF OPERATING PROFIT/(LOSS) TO NET CASH INFLOW/(OUTFLOW) FROM OPERATING ACTIVITIES

	Year Ended 31.12.03 £	Period 24.12.01 to 31.12.02 £
Operating profit/(loss)	122,152	(3,715)
Decrease/(Increase) in stocks	180,059	(180,059)
(Decrease)/Increase in creditors	(651)	1,401
Net cash inflow/(outflow) from operating activities	301,560	(182,373)

2. ANALYSIS OF CASH FLOWS FOR HEADINGS NETTED IN THE CASH FLOW STATEMENT

	Year Ended 31.12.03 £	Period 24.12.01 to 31.12.02 £
Returns on investments and servicing of finance		
Interest paid	(2,392)	(4,797)
Net cash outflow for returns on investments and servicing of finance	(2,392)	(4,797)
Financing		
New loan taken out in year	-	122,436
Loan repayments in year	(122,436)	-
Amount introduced by directors	-	57,683
Amount withdrawn by directors	(52,683)	(3,000)
Cash receipt re share issue	-	21,951
Net cash (outflow)/inflow from financing	(175,119)	199,070

The notes form part of these financial statements

Notes to the Cash Flow Statement
for the Year Ended 31 December 2003

3. **ANALYSIS OF CHANGES IN NET FUNDS**

	At 1.1.03	Cash flow	At 31.12.03
	£	£	£
Net cash:			
Cash at bank	11,900	44,449	56,349
	11,900	44,449	56,349
Total	11,900	44,449	56,349
Analysed in Balance Sheet			
Cash at bank	11,900		56,349
	11,900		56,349

The notes form part of these financial statements

Notes to the Financial Statements
for the Year Ended 31 December 2003

1. ACCOUNTING POLICIES

Accounting convention
The financial statements have been prepared under the historical cost convention.

Turnover
Turnover represents net invoiced sales of goods, excluding value added tax.

Stocks
Stock is valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

2. STAFF COSTS

	Year Ended 31.12.03	Period 24.12.01 to 31.12.02
	£	£
Wages and salaries	13,500	-

The average monthly number of employees during the year was as follows:

	Year Ended 31.12.03	Period 24.12.01 to 31.12.02
Office and administration	3	3

3. OPERATING PROFIT/(LOSS)

The operating profit (2002 - operating loss) is stated after charging:

	Year Ended 31.12.03	Period 24.12.01 to 31.12.02
	£	£
Hire of plant and machinery	289	-
Auditors' remuneration	750	750
Directors' emoluments	-	-
Compensation to directors for loss of office	13,500	-

4. INTEREST PAYABLE AND SIMILAR CHARGES

	Year Ended 31.12.03 £	Period 24.12.01 to 31.12.02 £
Bank loan interest	2,392	4,797

5. TAXATION

Analysis of the tax charge

The tax charge on the profit on ordinary activities for the year was as follows:

	Year Ended 31.12.03 £	Period 24.12.01 to 31.12.02 £
Current tax:		
UK corporation tax	21,137	-
Tax on profit/(loss) on ordinary activities	21,137	-

UK corporation tax has been charged at 19%

6. DIVIDENDS

	Year Ended 31.12.03 £	Period 24.12.01 to 31.12.02 £
Equity shares:		
Interim s	79,600	-

7. STOCKS

	31.12.03 £	31.12.02 £
Stock	-	180,059

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.03 £	31.12.02 £
Called up share capital-O/S	28,049	28,049

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.03 £	31.12.02 £
Bank loans and overdrafts (see note 10)	-	122,436
Directors current account	2,000	54,683
Taxation	21,137	-
Accrued expenses	750	1,401
	23,887	178,520

10. LOANS AND OVERDRAFTS

An analysis of the maturity of loans and overdrafts is given below:

	31.12.03 £	31.12.02 £
Amounts falling due within one year or on demand:		
Bank loans	-	122,436

11. SECURED DEBTS

The following secured debts are included within creditors:

	31.12.03 £	31.12.02 £
Bank loans	-	122,436

12. CALLED UP SHARE CAPITAL

Authorised:

Number:	Class:	Nominal value:	31.12.03 £	31.12.02 £
50,000	Ordinary	£1	50,000	50,000

Allotted and issued:

Number:	Class:	Nominal value:	31.12.03 £	31.12.02 £
50,000	Share capital	£1	50,000	50,000

12. CALLED UP SHARE CAPITAL - continued

Ordinary shares-Fully paid up-12,602	£12,602
Ordinary shares-Part paid up-37,398	£ 9,349
	£21,951

13. RELATED PARTY DISCLOSURES

During the period the company paid £ 4,915 (2002 £ 2,350) in legal fees to a legal practice in which Mr J H Tarrant is a partner.

14. POST BALANCE SHEET EVENTS

The company was re-registered as a Private Limited Company on the 19th March 2004.

15. RECONCILIATION OF MOVEMENTS IN SHAREHOLDERS' FUNDS

	31.12.03	31.12.02
	£	£
Profit/(Loss) for the financial year	98,623	(8,512)
Dividends	(79,600)	-
	19,023	(8,512)
New share capital subscribed	-	50,000
Net addition to shareholders' funds	19,023	41,488
Opening shareholders' funds	41,488	-
Closing shareholders' funds	60,511	41,488
Equity interests	60,511	41,488

BRUNEL PARTNERSHIP PLC

Trading and Profit and Loss Account
for the Year Ended 31 December 2003

	Year Ended 31.12.03		Period 24.12.01 to 31.12.02	
	£	£	£	£
Sales		347,365		-
Cost of sales:				
Opening stock	180,059		-	
Land purchase costs	-		180,059	
Materials & Repairs	15,738		-	
	195,797		180,059	
Closing stock	-		(180,059)	
		195,797		-
GROSS PROFIT		151,568		-
Other income:				
Sundry receipts		32		-
		151,600		-
Expenditure:				
Compensation - loss of office	13,500		-	
Post & stationery	14		150	
Hire of equipment	289		-	
Commission-Agents'	9,571		-	
Sundry expenses	341		-	
Auditors remuneration	750		750	
Legal fees	4,951		582	
Insurance	-		525	
		29,416		2,007
		122,184		(2,007)
Finance costs:				
Bank loan interest	2,392		4,797	
Bank charges	32		1,708	
		2,424		6,505
NET PROFIT/(LOSS)		£119,760		£(8,512)

This page does not form part of the statutory financial statements