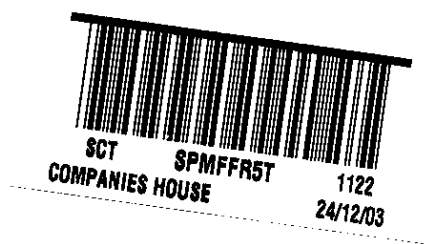


Nevis Property Company Limited
Directors' Report and Accounts
for the year ended 30 September 2003
company registration Scotland 20708



Nevis Property Company Limited

Financial statements

for the year ended 30 September 2003

Directors

J. Guthrie
J. M. Johnson (resigned 29 July 2003)
K. F. Ball (resigned 29 July 2003)
P. J. Guthrie (appointed 29 July 2003)
R. Guthrie (appointed 29 July 2003)

Secretary

B. P. Swiers

Registered Office

53 Frederick Street
Edinburgh
EH2 1LH

Registered Auditors

Moore Stephens
Chartered Accountants
12/13 Alma Square
Scarborough
North Yorkshire
YO11 1JU

Business Address

Pavilion House
Scarborough
North Yorkshire
YO11 2JR

Company Number

Scotland 20708

Nevis Property Company Limited

Directors' report

for the year ended 30 September 2003

The directors present their annual report together with the company's audited statement of accounts for the year ended 30 September 2003.

Directors' review

The company has remained dormant throughout the year under review.

Directors and their interests

The directors who served during the year were:

J. Guthrie

J. M. Johnson (resigned 29 July 2003)

K. F. Ball (resigned 29 July 2003)

P. J. Guthrie (appointed 29 July 2003)

R. Guthrie (appointed 29 July 2003)

The interests of Mr. J. Guthrie, Mr. J. M. Johnson, Mr. P. J. Guthrie and Mr. R. Guthrie in the capital of group companies are disclosed in the directors' report of Broadland Properties Limited. Mr. K. F. Ball held no interests in the capital of any group companies.

Elective resolutions

The shareholders have passed elective resolutions dispensing with the requirement to hold an annual general meeting and to lay the accounts before an annual general meeting. Nevertheless the directors would like to remind the shareholders that any shareholder has the right to call for the accounts to be laid before a meeting of the shareholders and this right may be exercised by notice in writing to the company's registered office within 28 days from the date of receipt of the accounts.

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 the affairs of the company and of the profit or loss of the company for that year. In preparing those financial statements the directors are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements based 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.

This report was approved by the board on 18 December 2003 and signed on its behalf by

B. P. Swiers
Secretary



Independent auditors' report to the shareholders of Nevis Property Company Limited for the year ended 30 September 2003

We have audited the financial statements of Nevis Property Company Limited for the year ended 30 September 2003 set out on pages 4 to 5. These financial statements have been prepared under the historical cost convention and the accounting policies set out on page 5.

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 auditor's 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 in the Statement of Directors' Responsibilities, the company's directors are responsible for the preparation of the 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 Directors' Report 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 Directors' Report 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.

**Independent auditors' report to the shareholders of
Nevis Property Company Limited
for the year ended 30 September 2003**

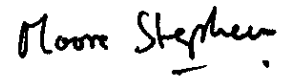
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Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 30 September 2003 and have been properly prepared in accordance with the Companies Act 1985.

**Chartered Accountants
12/13 Alma Square
Scarborough**

18 December 2003



Moore Stephens

**Registered Auditors
Chartered Accountants**

Nevis Property Company Limited

Balance sheet

as at 30 September 2003

	Notes	2003		2002	
		£	£	£	£
Current Assets					
Debtors	3	30,000		30,000	
Net Current Assets			30,000		30,000
Total Assets Less Current Liabilities			30,000		30,000
Capital and Reserves					
Called up share capital	4		30,000		30,000
Equity Shareholders' Funds			30,000		30,000

The financial statements were approved by the Board on 18 December 2003 and signed on its behalf by


J. Guthrie
Director

The notes on page 5 form an integral part of these financial statements.

Nevis Property Company Limited
Notes to the accounts
for the year ended 30 September 2003

1. Accounting Policies

1.1. Accounting convention

The financial statements are prepared in accordance with applicable accounting standards under the historical cost convention.

1.2. Related party transactions

Advantage is taken of the exemption given in Financial Reporting Standard number 8 "Related Party Disclosures" from the requirement to separately disclose transactions with group companies.

2. Directors' emoluments

None of the directors, who were the only employees, received any emoluments for their services to the company during the current year (2002 - nil).

3. Debtors	2003	2002
	£	£
Amounts owed by ultimate holding company	30,000	30,000

Amounts owed by group companies have no specific repayment terms and may therefore be repayable after more than one year.

4. Share capital	2003	2002
	£	£
Authorised equity		
50,000 Ordinary shares of £1 each	50,000	50,000
Allotted, called up and fully paid equity		
30,000 Ordinary shares of £1 each	30,000	30,000

5. Ultimate holding company

The accounts of this company are included in the consolidated accounts of the ultimate holding company, Broadland Properties Limited, which is incorporated in England.