

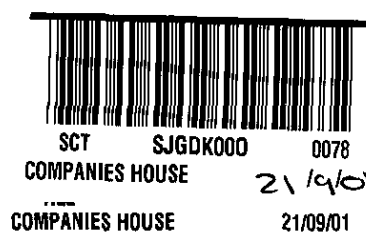
Anjok 171 Limited

**Directors' report and financial
statements**

Registered number 34689

31 December 2000

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Directors' report

The directors present their annual report and the audited financial statements for the year ended 31 December 2000.

Principal activities

The company has not traded during the year.

Proposed dividend

The directors do not recommend the payment of a dividend.

Directors and directors' interests

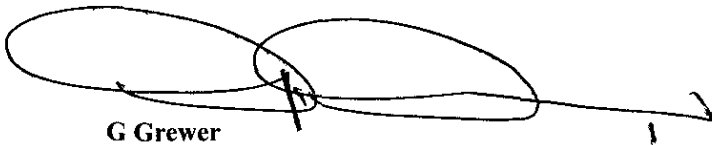
The directors who held office during the year were as follows:

G Grewer

M H Killoran

The interests of G Grewer and M H Killoran in the ordinary shares of 10p each of the ultimate parent company, Persimmon plc, are disclosed in the directors' report of that company.

By order of the board

A handwritten signature in black ink, consisting of a large, stylized loop followed by a horizontal line and a small vertical stroke at the end.

G Grewer
Secretary

Persimmon House
Fulford
YORK
YO19 4FE

28 February 2001

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 for that period. In preparing those financial statements, the directors confirm that:

- suitable accounting policies have been selected and then applied consistently;
- judgements and estimates have been made that are reasonable and prudent;
- applicable accounting standards have been followed; and
- the financial statements have been prepared on the going concern basis.

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 have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the company and to prevent and detect fraud and other irregularities.

Balance sheet
at 31 December 2000

	<i>Note</i>	2000 £000	1999 £000
Current assets			
Debtors	3	8	8
Capital and reserves			
Called up share capital	4	683	683
Share premium account		250	250
Profit and loss account		(925)	(925)
Equity shareholders' funds		8	8

The company was a dormant company within the meaning of Section 250 of the Companies Act 1985 throughout the accounting period ended at the date of this balance sheet.

For the year ended 31 December 2000 the company was entitled to exemption under section 249 AA(1) of the Companies Act 1985.

No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 249B(2).

The directors acknowledge their responsibility for :

- Ensuring the company keeps accounting records which comply with section 221;
- 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 profit and loss for the financial year in accordance with section 226, and which otherwise comply with the requirements of the Companies Act relating to accounts, so far as applicable to the company.

These financial statements were approved by the board of directors on 28 February 2001 and were signed on its behalf by:


G Grewer
Director

Notes

(forming part of the financial statements)

1 Accounting policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the company's financial statements.

Basis of preparation

The financial statements have been prepared in accordance with applicable accounting standards, and under the historical cost accounting rules.

Profit and loss account

During the financial year and the preceding financial year the company did not trade and received no income and incurred no expenditure. Consequently during those years the company made neither a profit or a loss.

2 Remuneration of directors

None of the directors received any remuneration from this company (1999: £Nil).

3 Debtors

	2000 £000	1999 £000
Amounts owed by group undertakings	8	8

All debtors are due within one year.

4 Called up share capital

	2000 £000	1999 £000
<i>Authorised</i>		
700,000 Ordinary shares of £1 each	700	700
<i>Allotted, called up and fully paid</i>		
683,485 Ordinary shares of £1 each	683	683

Notes *(continued)*

5 Ultimate parent company

The company is a subsidiary undertaking of Ideal Homes Holdings Limited.

The ultimate parent company is Persimmon plc.

The consolidated financial statements of this company are available to the public and may be obtained from:

The Company Secretary
Persimmon plc
Persimmon House
Fulford
YORK
YO19 4FE