

UNAUDITED

3258529

CGT Developments XVII Ltd
Financial Statements
for the period ending 31 March 1998



CGT Developments XVII Ltd
Financial Statements
for the period ending 31 March 1998

Registration No. 3258529

DIRECTORS

D J Watkins (Chairman)
T W A Jackson-Stops
P D Roscrow

SECRETARY

W E Davis

BANKERS

- The Royal Bank of Scotland
Great Tower Street
London EC3P 3HX

REGISTERED OFFICE

12 Appold Street
London EC2A 2AA

**CGT Developments XVII Ltd
Financial Statements
for the period ending 31 March 1998**

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**CGT Developments XVII Ltd
Directors' Report**

The directors present their report and accounts for the period ended 31 March 1998.

RESULTS AND DIVIDENDS

The profit for the period after taxation amounted to £ 1,162.
No dividend has been proposed.

PRINCIPAL ACTIVITY AND REVIEW OF THE BUSINESS

The company was incorporated on 3 October 1996 and commenced trading as a residential property developer on 22 November 1996. The company has entered into five partnerships, each undertaking a residential development project. All projects are expected to be completed within the next financial year.

FUTURE DEVELOPMENTS

Since 31 March 1998, the company has not entered into any further partnerships.

DIRECTORS AND THEIR INTERESTS

The directors at 31 March 1998 were as follows:

C V Reader	(Appointed 3 October 1996 and resigned on 7 October 1997)
D J Watkins	(Appointed 19 November 1996)
T W A Jackson-Stops	(Appointed 19 November 1996)
P D Roscrow	(Appointed 3 October 1996)

Chalfen Nominees Limited was appointed on 3 October 1996 and resigned on 3 October 1996.

The directors had no interests in the ordinary shares of the company as at 31 March 1998.

AUDITORS

The company is exempt from audit by virtue of s249A of the Companies Act 1985.

On behalf of the Board



Peter Roscrow
Director

6 October 1998

CGT Developments XVII Ltd
Statement of Directors' Responsibilities in respect of the Accounts

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

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed; and
- prepare the accounts 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 accounts 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.

On behalf of the Board



Peter Roscrow
Director

6 October 1998

CGT Developments XVII Ltd
Profit and loss account
for the period from 3 October 1996 to 31 March 1998

	Notes	1998 £
Administrative expenses	3	(90)
Partnership income	2	260
		170
Interest		1,316
Profit before taxation		1,486
Taxation		(324)
Profit after taxation and retained for the year		1,162

All amounts relate to continuing activities.

All recognised gains and losses are included in the profit and loss account.

There are no movements on shareholders' funds apart from the profit for the year.

CGT Developments XVII Ltd
Balance sheet as at 31 March 1998

	Notes	1998 £
Current Assets		
Interest in residential development partnerships	4	88,000
Debtors	5	260
Cash at bank and on deposit		1,370
		<u>89,630</u>
Current Liabilities		
Creditors	6	(388)
		<u>89,242</u>
Capital and Reserves		
Called up share capital	7	46,358
Share premium account	8	41,722
Profit and loss account	8	1,162
		<u>89,242</u>

Statement in compliance with section 249 of the Companies Act 1985.

- A) The directors confirm that the company is entitled to total exemption from audit for the period ended 31 March 1998 and that no member has deposited a notice in the prescribed manner to request an audit.
- B) The directors acknowledge their responsibility for ensuring that the company keeps accounting records which comply with section 221 and for preparing accounts which give a true and fair view of the company's affairs as at 31 March 1998 and of its profit for the year then ended in accordance with section 226 and which otherwise comply with Companies Act 1985.

These financial statements were approved by the Board of Directors on 6 October 1998.

Signed on behalf of the Board of Directors



Peter Roscrow
 Director

CGT Developments XVII Ltd
Notes to the financial statements
for the period from 3 October 1996 to 31 March 1998

1 Accounting Policies**Basis of preparation**

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

Interest in residential development partnerships

Interests in residential development partnerships are stated at cost.

Partnership income is shown on an accruals basis.

Issue costs

Issue costs have been deducted from the share premium account in accordance with Financial Reporting Statement No. 4.

1998
£

2 Partnership income

Partnership income represents income derived from property development partnerships.

Net profits/ (losses) for the period are as follows:

Roman Road Development No.1 Partnership	217
Grange-over-Sands Development No.1 Partnership	262
Brookman's Park Development No.3 Partnership	0
Sutton Veny Development No.3 Partnership	42
Wynyard Development No.2 Partnership	(261)
	<u>260</u>

3 Administrative expenses

Directors fees	<u>90</u>
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4 Interest in residential development partnerships

Roman Road Development No.1 Partnership	45,000
Grange-over-Sands Development No.1 Partnership	12,000
Brookman's Park Development No.3 Partnership	5,500
Sutton Veny Development No.3 Partnership	5,500
Wynyard Development No.2 Partnership	20,000
	<u>88,000</u>

CGT Developments XVII Ltd
Notes to the financial statements
for the period from 3 October 1996 to 31 March 1998

	1998 £
5 Debtors	
Partnership income	260
	<u>260</u>

6 Creditors

UK Corporation tax payable	324
Sundry creditors	64
	<u>388</u>

7 Share capital

The authorised share capital of the company on incorporation was £100,000 divided into 200,000 ordinary shares of 50p each.

During the period 2 ordinary shares of 50p each were issued fully paid for cash of £1. A further 92,713 ordinary shares of 50p each with an aggregate nominal value of £46,357 were issued fully paid for cash of £92,713. Issue costs of £4,636 were incurred.

Authorised

200,000 Ordinary shares of 50p each.	<u>100,000</u>
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Allotted, called up and fully paid

92,715 Ordinary shares of 50p each.	<u>46,358</u>
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8 Reserves

	Share premium account	Revenue Reserve	Total
Share issue	46,358		46,358
Expenses of share issue	(4,636)		(4,636)
Retained net revenue for the period		1,162	1,162
	<u>41,722</u>	<u>1,162</u>	<u>42,884</u>