COMPANY REGISTRATION NUMBER 4340639

The Franklyn Group Limited and its Subsidiary Undertakings

Financial Statements

For

30 June 2004



JOLLIFFE CORK LLP

Chartered Accountants & Registered Auditors
33 George Street
Wakefield
WF1 1LX

Financial Statements

Year Ended 30 June 2004

Contents	Page
Officers and Professional Advisers	1
The Directors' Report	2
Independent Auditors' Report to the Shareholders	4
Group Profit and Loss Account	6
Group Statement of Total Recognised Gains and Losses	7
Group Balance Sheet	8
Parent Company Balance Sheet	9
Group Cash Flow Statement	10
Notes to the Financial Statements	13

Officers and Professional Advisers

The Board of Directors

Mr R A Fleming

Mrs S A MacArthur Mrs D L Taylor

Company Secretary

Mrs D L Taylor

Registered Office

33 George Street

Wakefield WF11LX

Auditors

Jolliffe Cork LLP

Chartered Accountants & Registered Auditors 33 George Street

Wakefield WF1 1LX

Bankers

Bank of Ireland

36 Queen Street

London EC4R 1HJ

Solicitors

Keeble Hawson

Protection House 16-17 East Parade

Leeds LS1 2BR

The Directors' Report

Year Ended 30 June 2004

The directors present their report and the financial statements of the group for the year ended 30 June 2004.

Principal Activities

The principal activity of the group during the year was that of Care Home Operators, Care Home Agents and Property Developers.

The Directors and their Interests

The directors who served the company during the year together with their beneficial interests in the shares of the company were as follows:

	Ordinary Shares of £1 each		
	At	At	
	30 June 2004	1 July 2003	
Mr R A Fleming	750	750	
Mrs S A MacArthur	50	50	
Mrs D L Taylor	200	200	
	 _		

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 group at the end of the year and of the group's profit or loss for the year then ended.

In preparing those financial statements, the directors are required to select suitable accounting policies, as described on pages 13 to 14, and then apply them on a consistent basis, making judgements and estimates that are prudent and reasonable. The directors must also 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 group and to enable them to ensure that the financial statements comply with the Companies Act 1985. The directors are also responsible for safeguarding the assets of the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditors

A resolution to re-appoint Jolliffe Cork LLP as auditors for the ensuing year will be proposed at the annual general meeting in accordance with section 385 of the Companies Act 1985.

The Directors' Report (continued)

Year Ended 30 June 2004

Small Company Provisions

This report has been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985.

Registered office: 33 George Street Wakefield WF11LX Signed by order of the directors

D.L. Taylor

Mrs D L Taylor Company Secretary

Approved by the directors on 30 November 2004

Independent Auditors' Report to the Shareholders of The Franklyn Group Limited and its Subsidiary Undertakings

Year Ended 30 June 2004

We have audited the financial statements on pages 6 to 18 which have been prepared in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002), under the historical cost convention, as modified by the revaluation of certain fixed assets and the accounting policies set out on pages 13 to 14.

This report is made solely to the company's shareholders, 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 shareholders 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 shareholders 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 group'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 The Franklyn Group Limited and its Subsidiary Undertakings (continued)

Year Ended 30 June 2004

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs and of the group as at 30 June 2004 and of the loss of the group for the year then ended, and have been properly prepared in accordance with the Companies Act 1985.

33 George Street Wakefield WF1 1LX

30 November 2004

Jouine Com LIP.
JOLLIFFE CORK LLP
Chartered Accountants
& Registered Auditors

Group Profit and Loss Account

Year Ended 30 June 2004

			Period from
		Year to	1 Jan 02 to
		30 Jun 04	30 Jun 03
	Note	£	£
Group Turnover		1,493,991	865,104
Cost of sales		105,912	48,905
Gross Profit		1,388,079	816,199
Distribution Costs		_	1,148
Administrative expenses		1,216,997	711,070
Operating Profit	3	171,082	103,981
Interest payable		175,994	110,239
Loss on Ordinary Activities Before Taxation		(4,912)	(6,258)
Tax on loss on ordinary activities		-	_
Loss for the Financial Year	4	(4,912)	$(\underline{6,258})$

The company has taken advantage of section 230 of the Companies Act 1985 not to publish its own Profit and Loss Account.

Group Statement of Total Recognised Gains and Losses

Year Ended 30 June 2004

	Period from
Year to	1 Jan 02 to
30 Jun 04	30 Jun 03
£	£
(4,912)	(6,258)
_	1,131,537
(4,912)	1,125,279
	30 Jun 04 £ (4,912)

Group Balance Sheet

30 June 2004

	2004		2003		
	Note	£	£	£	£
Fixed Assets					
Intangible assets	5		85,417		45,000
Tangible assets	6		4,630,676		3,456,222
			4,716,093		3,501,222
Current Assets					
Stocks		148,941		109,757	
Debtors	8	200,258		242,059	
Cash at bank and in hand		31,739		18,238	
		380,938		370,054	
Creditors: Amounts Falling due					
Within One Year	9	682,020		547,459	
Net Current Liabilities			(301,082)		(177,405)
Total Assets Less Current Liabilities			4,415,011		3,323,817
Creditors: Amounts Falling due					
after More than One Year	10		1,983,952		1,239,172
			2,431,059		2,084,645
			<u> </u>		
Shareholder loan			1,309,691		958,365
Capital and Reserves					
Called-up equity share capital	11		1,000		1,000
Revaluation reserve			1,131,538		1,131,538
Profit and loss account	12		(11,170)		(6,258)
Shareholders' Funds			1,121,368		1,126,280
			2,431,059		2,084,645
			7 - 7		

These financial statements have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985 and with the Financial Reporting Standard for Smaller Entities (effective June 2002).

These financial statements were approved by the directors on the 30 November 2004 and are signed on their behalf by:

Mr R A Fleming

Mrs S A MacArthur

Mrs D L Taylor

Parent Company Balance Sheet

30 June 2004

	2004		2004 2003			
	Note	£	£	£	£	
Fixed Assets						
Intangible assets	5		85,417		45,000	
Tangible assets	6		4,615,905		3,443,862	
Investments	7		2,000		2,000	
			4,703,322		3,490,862	
Current Assets			-,,-		-,,	
Stocks		2,300		2,300		
Debtors	8	686,032		426,030		
Cash at bank and in hand		16,990		16,217		
		705,322		444,547		
Creditors: Amounts Falling due Within One Year	9	658,609		483,556		
Net Current Assets/(Liabilities)			46,713		(39,009)	
Total Assets Less Current Liabilities			4,750,035		3,451,853	
Creditors: Amounts Falling due						
after More than One Year	10		1,983,952		1,239,172	
			2,766,083		2,212,681	
Shareholder loan			1,309,691		958,365	
Capital and Reserves						
Called-up equity share capital	11		1,000		1,000	
Revaluation reserve			1,131,538		1,131,538	
Profit and loss account	12		323,854		121,778	
Shareholders' Funds			1,456,392		1,254,316	
			2,766,083		2,212,681	
			_,,		- ,,	

These financial statements have been prepared in accordance with the special provisions for small companies under Part VII of the Companies Act 1985 and with the Financial Reporting Standard for Smaller Entities (effective June 2002).

These financial statements were approved by the directors on the 30 November 2004 and are signed on their behalf by:

Mr R A Fleming

Mrs S A MacArthur

D. L. Taylor Mrs D L. Taylor

The notes on pages 13 to 18 form part of these financial statements.

Group Cash Flow Statement

Year Ended 30 June 2004

			Period :	from
	Year to		1 Jan 02 to	
	30 Jur	ı 04	30 Jun	.03
	£	£	£	£
Net Cash Inflow/(Outflow) From Operating Activities		330,449		(56,640)
Returns on Investments and Servicing of F Interest paid	inance (175,994)		(110,239)	
Net Cash Outflow From Returns on Investments and Servicing of Finance		(175,994)		(110,239)
Capital Expenditure Payments to acquire intangible fixed assets Payments to acquire tangible fixed assets	(50,000) (1,208,375)		(50,000) (2,336,803)	
Net Cash Outflow From Capital Expenditure		(1,258,375)		(2,386,803)
Cash Outflow Before Financing		(1,103,920)		(2,553,682)
Financing Shareholder loan movement Issue of equity share capital Increase in bank loans	351,326 - 766,095		958,365 999 1,612,555	
Net Cash Inflow From Financing		1,117,421		2,571,919
Increase in Cash		13,501		18,237

Group Cash Flow Statement (continued)

Year Ended 30 June 2004

Reconciliation of Operating Profit to Net Cash Inflow/(Outflow) From Operating Activities

Operating profit Amortisation Depreciation Increase in stocks Decrease/(increase) in debtors Increase in creditors		Year to 30 Jun 04 £ 171,082 9,583 33,921 (39,184) 41,801 113,246		Period from 1 Jan 02 to 30 Jun 03 £ 103,981 5,000 12,118 (109,757) (242,059) 174,076 ———
Net cash inflow/(outflow) from operating ac	ctivities	330,449		(56,640)
Reconciliation of Net Cash Flow to Moveme	ent in Net Deb	t		
	2004		200	
Increase in cash in the period	£ 13,501	£	£ 18,237	£
Net cash (inflow) from bank loans	(766,095)		(1,612,555)	
		(752,594)		(1,594,318)
Change in net debt		(752,594)		(1,594,318)
Net debt at 1 July 2003		(1,594,317)		1
Net debt at 30 June 2004		(2,346,911)		(1,594,317)

Group Cash Flow Statement (continued)

Year Ended 30 June 2004

Analysis of Changes in Net Debt

	At 1 Jul 2003		At 30 Jun 2004
Net cash: Cash in hand and at bank	£ 18,238	£ 13,501	£ 31,739
Debt: Debt due within 1 year Debt due after 1 year	(373,383) (1,239,172)	(21,315) (744,780)	. , ,
	(1,612,555)	(766,095)	(2,378,650)
Net debt	(1,594,317)	(752,594)	(2,346,911)

Notes to the Financial Statements

Year Ended 30 June 2004

1. Accounting Policies

, '.

Basis of Accounting

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of certain fixed assets, and in accordance with the Financial Reporting Standard for Smaller Entities (effective June 2002).

Basis of Consolidation

The consolidated financial statements incorporate the financial statements of the company and all group undertakings. These are adjusted, where appropriate, to conform to group accounting policies. Acquisitions are accounted for under the acquisition method and goodwill on consolidation is capitalised and written off over five years from the year of acquisition. The results of companies acquired or disposed of are included in the group profit and loss account after or up to the date that control passes respectively. As a consolidated group profit and loss account is published, a separate profit and loss account for the parent company is omitted from the group financial statements by virtue of section 230 of the Companies Act 1985.

Turnover

The turnover shown in the group profit and loss account represents amounts invoiced during the year, exclusive of Value Added Tax.

Amortisation

Amortisation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

10% per annum - straight line

Fixed Assets

All fixed assets are initially recorded at cost.

Depreciation

Depreciation is calculated so as to write off the cost of an asset, less its estimated residual value, over the useful economic life of that asset as follows:

Fixtures and fittings 15% per annum - straight line
Motor vehicles 25% per annum - reducing balance
Office equipment 15% per annum - straight line

Notes to the Financial Statements

Year Ended 30 June 2004

1. Accounting Policies (continued)

Depreciation is not provided on land and buildings as the directors intend to carry out refurbishment and repairs as and when required in order to maintain the buildings in good condition.

Stocks

. .

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

Work in Progress

Work in progress is valued on the basis of direct costs plus attributable overheads based on normal level of activity. Provision is made for any foreseeable losses where appropriate. No element of profit is included in the valuation of work in progress.

2. Turnover

Overseas turnover amounted to Nil% (2003 - Nil%) of the total turnover for the year.

3. Operating Profit

Operating profit is stated after charging:

		Period from
	Year to	1 Jan 02 to
	30 Jun 04	30 Jun 03
	£	£
Directors' remuneration	117,316	112,807
Staff pension contributions	3,307	4,586
Amortisation	9,583	5,000
Depreciation of owned fixed assets	33,921	12,118
Auditors' fees	7,250	7,500

4. Profit Attributable to Members of the Parent Company

The profit dealt with in the accounts of the parent company was £202,076 (2003 - £121,778).

Notes to the Financial Statements

Year Ended 30 June 2004

. . .

5. Intangible Fixed Assets

Group and company	$\begin{array}{c} \textbf{Goodwill} \\ \textbf{£} \end{array}$
Cost At 1 July 2003 Additions	50,000 50,000
At 30 June 2004	100,000
Amortisation At 1 July 2003 Charge for the year At 30 June 2004	5,000 9,583 14,583
Net Book Value At 30 June 2004 At 30 June 2003	85,417 45,000

6. Tangible Fixed Assets

Group	Freehold Property £	Fixtures & Fittings £	Motor Vehicles £	Office Equipment £	Total £
Cost or Valuation					
At 1 July 2003	3,368,114	68,872	27,082	4,272	3,468,340
Additions	1,049,900	154,553		3,922	1,208,375
At 30 June 2004	4,418,014	223,425	27,082	8,194	4,676,715
Depreciation					
At 1 July 2003	_	10,024	1,720	374	12,118
Charge for the year	<u></u>	26,632	6,341	948	33,921
At 30 June 2004		36,656	8,061	1,322	46,039
Net Book Value					
At 30 June 2004	4,418,014	186,769	19,021	6,872	4,630,676
At 30 June 2003	3,368,114	58,848	25,362	3,898	3,456,222

Notes to the Financial Statements

Year Ended 30 June 2004

· ' i ·

6. Tangible Fixed Assets (continued)

Company	Freehold Property £	Fixtures & Fittings £	Motor Vehicles £	Total £
Cost or Valuation				
At 1 July 2003	3,368,114	67,272	19,582	3,454,968
Additions	1,049,900	152,992		1,202,892
At 30 June 2004	4,418,014	220,264	19,582	4,657,860
Depreciation	·			
At 1 July 2003	_	10,011	1,095	11,106
Charge for the year	-	26,227	4,622	30,849
At 30 June 2004		36,238	5,717	41,955
Net Book Value				
At 30 June 2004	4,418,014	184,026	13,865	4,615,905
At 30 June 2003	3,368,114	57,261	18,487	3,443,862

7. Investments

Company	Total
	£
Cost At 1 July 2003 and 30 June 2004	2,000
Net Book Value At 30 June 2004	2,000
At 30 June 2003	2,000

The company owns 100% of the issued ordinary share capital of the following companies registered in England;

The Franklyn Developments Limited

The Franklyn (Long Term Care) Limited (Dormant)

The principal activity of The Franklyn Developments Limited is that of property developers and care home agents.

Notes to the Financial Statements

Year Ended 30 June 2004

8. Debtors

	Group		Company	
	2004	2003	2004	2003
	£	£	£	£
Trade debtors	98,829	68,587	97,987	58,587
Amounts owed by group undertakings	_	_	508,642	213,452
VAT recoverable	4,910	14,948	_	_
Other debtors	66,803	151,438	65,000	151,438
Prepayments and accrued income	29,716	7,086	14,403	2,553
	200,258	242,059	686,032	426,030

9. Creditors: Amounts Falling due Within One Year

	Group		Company	
	2004	2003	2004	2003
	£	£	£	£
Bank loans and overdrafts	394,698	373,383	394,698	373,383
Trade creditors	53,358	73,877	37,979	16,894
Amounts owed to group undertakings	_	_	1,000	1,000
Other creditors including taxation and so	cial security:			
PAYE and social security	11,036	8,873	6,866	6,254
Other creditors	_	2,647	_	
Accruals and deferred income	222,928	88,679	218,066	86,025
	682,020	547,459	658,609	483,556
				-

The following liabilities disclosed under creditors falling due within one year are secured by the company:

	Group		Company	
	2004	2003	2004	2003
	£	£	£	£
Bank loans and overdrafts	394,698	373,383	394,698	373,383

10. Creditors: Amounts Falling due after More than One Year

	Group		Company	
	2004 2003		2004	2003
	£	£	£	£
Bank loans and overdrafts	1,983,952	1,239,172	1,983,952	1,239,172

The following liabilities disclosed under creditors falling due after more than one year are secured by the company:

	Group		Company	
	2004 2003		2004	2003
	£	£	£	£
Bank loans and overdrafts	1,983,952	1,239,172	1,983,952	1,239,172

Notes to the Financial Statements

Year Ended 30 June 2004

11. Share Capital

4 1 m

Authorised share capital:				
		2004		2003
		£		£
100,000 Ordinary shares of £1 each		100,000		100,000
				=
Allotted, called up and fully paid:				
, - · · · · · ·	2004		2003	
	No	£	No	£
Ordinary shares of £1 each	1,000	1,000	1,000	1,000

12. Reserves

Group Deleges howeld forward	reserve £	Profit and loss account
Balance brought forward Loss for the year	1,131,538	(6,258) (4,912)
Balance carried forward	1,131,538	(11,170)
Company	Revaluation reserve £	Profit and loss account
Balance brought forward	1,131,538	121,778
Retained profit for the year Balance carried forward	1,131,538	$\frac{202,076}{323,854}$
Dalatice equited for waxa		525,05 4