Registration No 2224604

UNDERWOODS GROUP LIMITED

August &

FINANCIAL STATEMENTS

30 APRIL 1998



REPORT OF THE DIRECTORS

FOR THE YEAR ENDED 30 APRIL 1998

DIRECTORS

E R Boxall (Chairman)

D H Drabwell (Managing Director)

D A Hill

S M Kneebone

L H Smith

ACTIVITIES AND FUTURE PROSPECTS

The Company both acts as the Holding company for the Underwood Group and provides certain central functions.

There are four trading companies within the Group. The main areas of activity include industrial electrical distribution, LV switchgear and control system assembly and electrical contracting.

The Directors are optimistic about the Comapny's prospects.

The Directors do not consider the company to be at particular risk from the year 2000 computer bug. In their opinion adequate measures have been taken to mitigate any potential problems.

OPERATIONS AND RESULTS

Trade in all our markets remains very competitive which when combined with the fact that many companies continue to operate with very tight control over their capital expenditure means margins remain under constant pressure. The directors, therefore, feel that the results are that much more praiseworthy. Particular attention has been paid to lowering the Group cost base over the year. On the back of this reduction has been the commencement of an expansion programme that has seen the Group significantly widening its geographical area of operation.

For the year ending 30 April 1998 the Group achieved a profit before taxation of £160,072 (1997: £207,150) on a turnover of £13,708,769 (1997: £13,021,424). The retained profit for the year of £89,293 (1997: £113,135) has been added to the retained profit brought forward of £344,161 to give retained profits carried forward of £433,454.

FOR THE YEAR ENDED 30 APRIL 1998

DIRECTORS' INTEREST IN SHARES

The Directors' holdings of shares in the Company throughout the year to 30 April 1998 were as follows:

	Ordinary <u>£1 Shares</u>
D H Drabwell	162,405
D A Hill	162,405
L H Smith	162,405

No other Directors hold any shares in the Company.

DIVIDEND

The Directors do not recommend the payment of a dividend on the Ordinary Share Capital (1997:Nil) but on the Preferred Ordinary Shares they propose a total dividend of £21,856 (1997: £29,082).

AUDITORS

A resolution for the reappointment of Deloitte & Touche as auditors is to be proposed at the Annual General Meeting.

BY ORDER OF THE BOARD

S'M Kneebone COMPANY SECRETARY

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STATEMENT OF DIRECTORS' RESPONSIBILITIES

FOR THE YEAR ENDED 30 APRIL 1998

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 the group as at the end of the financial year and of the profit or loss of the group 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;
- state whether applicable accounting standards have been followed;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the group 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 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 the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

AUDITORS' REPORT TO THE MEMBERS

We have audited the financial statements on pages 5 to 19 which have been prepared under the accounting policies set out on pages 11 and 12.

Respective responsibilities of directors and auditors

As described on page 3 the company's directors are responsible for the preparation of financial statements. It is our responsibility to form an independent opinion, based on our audit, on those statements and to report our opinion to you.

Basis of opinion

We conducted our audit in accordance with Auditing Standards An audit includes issued by the Auditing Practices Board. 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 whether the accounting policies are appropriate to the circumstances of the company and the group, 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 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 affairs of the company and the group as at 30 April 1998 and of the profit of the group for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

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DELOITTE & TOUCHE Chartered Accountants and Registered Auditors Columbia Centre Market Street Bracknell RG12 1PA 6 Novemb 1998

CONSOLIDATED PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 30 APRIL 1998

	Note	<u>es</u>	£	19	98	£	<u>199</u> £	<u>7</u> £
TURNOVER	2				13,	708,769		13,021,424
Change in stocks of finished goods and work in progress	d					140,964		151,505
					13,	849,733		13,172,929
Raw materials and consumable Other external charges Staff costs	es 3	(1	,113	, 957) , 050) , 279)			(9,896,138) (1,043,327) (1,862,852)	
Depreciation: Tangible fixed assets			(118	,669)			(102,387)	
				•	(13,	.619,955)	(=	L2,904,704)
OPERATING PROFIT	4					229,778		268,225
Interest Payable	5					(69,706)		(61,075)
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION						160,072		207,150
Tax on profit on ordinary activities	6					(48,923)		(64,933)
PROFIT ON ORDINARY ACTIVITIES AFTER TAXATION	16					111,149		142,217
Dividends Payable	7					(21,856)		(29,082)
TRANSFERRED TO RESERVES					£	89,293		£ 113,135

A statement of movements on reserves is shown in note 16.

All results have been derived from continuing operations. There are no recognised gains and losses for the current financial year and preceding year other than as stated in the profit and loss account.

CONSOLIDATED BALANCE SHEET

AS AT 30 APRIL 1998

	<u>Not</u> e	<u>es</u> <u>1</u>	998 £	<u>19</u>	9 <u>7</u> £
FIXED ASSETS					
Tangible Assets	8		244,811		296,432
CURRENT ASSETS					
Stocks Debtors Cash at bank and in hand	10 11	1,478,052 3,315,041 4,584		1,337,088 3,500,788 3,851	
		4,797,677		4,841,727	
CREDITORS:					
Amounts falling due within one year	12	(3,855,038)		(4,021,706)	
NET CURRENT ASSETS			942,639		820,021
TOTAL ASSETS LESS CURRENT LIABILITIES			1,187,450		1,116,453
CREDITORS:					
Amounts falling due after more than one year	13		(26,809)		(45,105)
		£	1,160,641	£	1,071,348
CALLED UP SHARE CAPITAL AND RESERVES			£		£
Called up share capital	15		727,187		727,187
Profit and Loss account	16		433,454		344,161
EQUITY SHAREHOLDERS' FUNDS		£	1,160,641	£	1,071,348

Add D H DRABWELL)

Add by the --Approved by the Board of Directors on $\frac{8}{6}$ October 1998

BALANCE SHEET

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AS AT 30 APRIL 1998

	<u>Note</u>	<u>s</u> :	<u> 1998</u>	199	<u>97</u>
FIXED ASSETS		£	£	£	£
Tangible Assets Investments	8 9	91,258 2,407,952		94,056 2,407,952	
			2,499,210		2,502,008
CURRENT ASSETS					
Debtors:	11				
Amounts falling due after more than one year		224,021		228,892	
Amounts falling due within		780,500		685,500	
one year		1,004,521		914,392	
<u>CREDITORS</u> :					
Amounts falling due within one year	12	(2,740,378))	(2,669,778)	
NET CURRENT LIABILITIES			(1,735,857)		(1,755,386)
TOTAL ASSETS LESS CURRENT LIABILITIES			£ 763,353		£ 746,622
CALLED UP SHARE CAPITAL AND RESERVES			£		£
Called up share capital	15		727,187		727,187
Profit and Loss account	16		36,166		19,435
EQUITY SHAREHOLDERS' FUNDS			£ 763,353		£ 746,622

All . S M KNEEBONE) DIRECTORS

Approved by the Board of Directors on 8 October 1998

3.

CONSOLIDATED CASHFLOW STATEMENT

FOR THE YEAR ENDED 30 APRIL 19			
		<u>1998</u>	<u> 1997</u>
	Note	£	£
Cash flow from operating activities	1	101,755	(66,982)
Returns on investments and servicing of finance	2	(69,706)	(61,075)
Taxation		(59,824)	(55,659)
Capital expenditure and financial investment	2	(13,068)	(19,226)
Acquisitions and Disposals	2	-	(79,421)
Cash outflow before use of liquid resources and financing	3	(40,843)	(282,363)
Financing	2	(100,144)	(83,218)
(Decrease) in cash in the period	3	£ (140,987)	£ (365,581)

NOTES TO CASHFLOW STATEMENT

1. RECONCILIATION OF OPERATING PROFIT TO OPERATING CASH FLOWS

	<u>1998</u>	<u>1997</u>
	£	£
Operating Profit	229,778	268,225
Depreciation	118,669	102,387
(Increase) in Stock	(140,964)	(144,005)
Decrease/(Increase) in Debtors	185,747	(636,181)
(Decrease)/Increase in Creditors	(293,581)	348,256
Loss/(Profit) on Sales of Tangible fixed assets	2,106	(5,664)
Net cash inflow/(outflow) from operating activities	£ 101,755	£ (66,982)

NOTES TO CASHFLOW STATEMENT

FOR THE YEAR ENDED 30 APRIL 1998

2.	ANALYSIS OF CASH FLOWS FOR HEADIN NETTED IN THE CASH FLOW STATEMENT	<u>r</u>	998	<u> 1997</u>
	Returns on investments and	£	£	£ £
	servicing of finance Interest paid	(60,19	6)	(46,186)
	Interest element of finance lease rental payments	(9,51	0)	(14,889)
			(69,706)	(61,075)
	Capital expenditure and		=====	=====
	financial investment Purchase of tangible fixed assets Sale of tangible fixed assets	(18,71 5,65		(31,026) 11,800
			(13,068)	(19,226) =====
	Acquisitions and Disposals Purchase of subsidiary undertaking Net overdraft acquired with	ng -		(36,214)
	subsidiary	_		(43,207)
	Financing			(79,421) ======
	Capital element of finance lease rental payments		(100,144)	(83,218) =====
3.	ANALYSIS OF NET DEBT			
	At 1 May 1997 £	Cash Flow £	Financed £	At 30 April 1998 £
	Cash in hand and at bank 3,851 Overdrafts (1,078,003) Finance Leases (136,017)	733 (141,720) 100,144	(56,085)	4,584 (1,219,723) (91,958)
	£ (1,210,169)	£(40,843)	£ (<u>56,085</u>)	£ (1,307,097)

NOTES TO CASHFLOW STATEMENT

30 APRIL 1998

4. RECONCILIATION OF NET CASH FLOW TO MOVEMENT IN NET DEBT

	1998 £	<u>1998</u> £	<u>1997</u> £	<u>1997</u> £
Decrease in Cash in the Period Cash outflow from decrease	(140,987)		(365,581))
in lease financing	100,144		83,218	
Change in net debt resulting from cashflows		(40,843)		(282,363)
Finance leases acquired with subsidiary		-		(14,499)
New finance leases		(56,085)		(69,686)
Movement in net debt in the period		(96,928)		(366,548)
Net debt at 1 May 1997		(1,210,169)		(843,621)
Net debt at 30 April 1998	£	(1,307,097)	£	(1,210,169)

NOTES TO THE ACCOUNTS

30 APRIL 1998

1.

ACCOUNTING POLICIES

Basis of Accounting

The accounts have been prepared in accordance with applicable accounting standards and under the historical cost convention.

Basis of Consolidation

The consolidated accounts incorporate the accounts of all the Company's subsidiaries for the year ended 30 April 1998. The purchase of these subsidiaries has been dealt with in accordance with the principles of acquisition accounting.

As permitted by S228 (7) of the Companies Act 1985, the profit and loss account of the Company is not published.

Where the acquisition cost of an investment in a subsidiary is greater than the underlying net asset value at the date of acquisition, the excess is deducted from consolidated reserves.

Turnover

Turnover is defined as the net amount receivable for goods supplied and services provided, excluding value added tax.

Depreciation

Depreciation is calculated to write off the cost of tangible assets, except freehold land which is not depreciated, over their expected useful lives by equal annual instalments at the following rates:

Freehold Buildings 2%
Leasehold Buildings Terms of Lease
Computer Equipment 25%
Fixtures and Equipment 12.5%
Motor vehicles 25%

Leasing and Hire Purchase Agreements

Rental costs under operating leases are charged to profit and loss account in equal annual amounts over the periods of the leases.

Assets held under finance lease and the related lease obligations are recorded in the balance sheet at the fair value of the leased assets at the inception of the leases. The amounts by which the lease payments exceed the recorded lease obligations are treated as finance charges which are amortised over each lease term to give a constant rate of charge on the remaining balance of the obligation.

Hire Purchase and finance lease obligations are secured on the related assets.

NOTES TO THE ACCOUNTS

30 APRIL 1998

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. ACCOUNTING POLICIES (Cont'd)

Fixed Asset Investments

Fixed Asset Investments are shown on the balance sheet of Underwoods Group Limited at cost less provision for any permanent diminution in value.

Deferred Taxation

Deferred taxation is provided on timing differences, arising from the different treatment of items for accounts and taxation purposes, which are expected to reverse in the future, calculated at rates at which it is estimated that tax will arise.

Stocks

Stocks represent both goods purchased for resale and in the process of being assembled and have been valued at the lower of cost and net realisable value. Cost is taken as the purchase price of goods purchased together with an element of labour rate recovery in work in progress.

Pension Costs

The Group operates a defined contribution pension scheme. The pension cost represents the contributions payable to the pension scheme in respect of the accounting period.

2. TURNOVER

The Group's turnover is all made in the United Kingdom and derives from substantially the same class of business.

3. STAFF COSTS

STAFF COSTS	<u>1998</u> £	<u>1997</u> £
Wages and Salaries Social Security Costs Other Pension Costs	1,767,308 180,481 113,490	1,619,850 157,268 85,734
	£ 2,061,279	£ 1,862,852
Average number of employees:	<u>1998</u> No's	<u>1997</u> Noʻs
Administration and management Operational	20 67	20 62
	87 ===	82 ===

NOTES TO THE ACCOUNTS

30 APRIL 1998

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4. OPERATING PROFIT

	a)	This is stated after charging:	<u>1998</u> £	<u>1997</u> £
		Directors' emoluments Auditors' remuneration	345,705	350,930
		Group Audit ServicesCompany Audit ServicesOther Services	15,600 1,000 3,575	15,000 1,000 7,850
		Equipment Hire & Operating Lease payments - Land and Buildings - Other	120,275 17,087	120,968 13,074
		Depreciation : Owned Assets Leased Assets	28,027 90,642	25,683 76,704
	b)	Directors' emoluments	<u>1998</u> £	<u>1997</u> £
		Fees Remuneration Pension Contributions	6,800 280,810 58,095	8,300 288,276 54,354
			£ 345,705	£ 350,930
	c)	Highest paid director's emoluments:	£	£
		Remuneration Pension Contributions	78,502 24,662	78,758 24,662
			£ 103,164	£ 103,420 ======
	d)	Number of directors who are members of a defined contribution pension	s <u>No</u>	<u>No</u>
		scheme	4 ==	4 ==
5.	<u>INT</u>	EREST PAYABLE	<u>1998</u> £	<u>1997</u> £
	Inte	erest payable on bank borrowings	60,196	46,186
	Inte	erest payable on assets held nder Finance Leases	9,510	14,889
			£ 69,706	£ 61,075

NOTES TO THE ACCOUNTS

30 APRIL 1998

6.	TAX ON PROFIT ON ORDINARY ACTIVITIES	<u>1998</u> £	<u>1997</u> £
	Corporation Tax payable at 31% (1997:33%)	(48,457)	(65,933)
	Corporation Tax payable on previous periods	(1,326)	-
	Corporation Tax recoverable against previous periods	860	1,000
		£ (48,923) =====	£ (64,933)
7.	PROPOSED DIVIDEND ON EQUITY SHARES		
		<u>1998</u> £	<u>1997</u> £
	Preferred Ordinary Share Dividend	21,856 ==== =	29,082 =====

The Dividend payable on the preferred ordinary shares is based on 10% of adjusted profits before taxation, excluding the adjusted imputed tax credit of 25% of the dividend payable.

8. TANGIBLE FIXED ASSETS

(a) GROUP

COST	Land and <u>Buildings</u> £	Fixtures and <u>Equipment</u> £	Computer <u>Equipment</u> £	Motor <u>Vehicles</u> £	<u>Total</u> £
At 1 May 1997	113,658	139,893	9,598	425,744	688,893
Additions	-	-	37,403	37,400	74,803
	113,658	139,893	47,001	463,144	763,696
Disposals	-	(4,049)	-	(32,255)	(36,304)
At 30 April 1998	£113,658	135,844	47,001	430,889	727,392
				· · · · · · · · · · · · · · · · · · ·	

NOTES TO THE ACCOUNTS

30 APRIL 1998

8.

TANGIBLE FIXED ASSETS (Cont'd)							
DEDDE CTATION	Land and <u>Buildings</u> £	Fixtures and <u>Equipment</u> £	Computer <u>Equipment</u> £	Motor <u>Vehicles</u> £	<u>Total</u> £		
DEPRECIATION					_		
At 1 May 1997	19,602	102,849	3,390	266,620	392,461		
Charge	2,798	18,144	11,750	85 , 977	118,669		
	22,400	120,993	15,140	352,597	511,130		
Disposals	-	(4,049)	-	(24,500)	(28,549)		
At 30 April 1998	£ 22,400	116,944	15,140	328,097	482,581		
NET BOOK VALUE							
At 30 April 1998	£ 91,258	£ 18,900	£ 31,861 £	£ 102,792 ==== =	£ 244,811		
At 30 April 1997	£ 94,056 =====	£ 37,044 ======	£ 6,208 f	159,124 ======	£ 296,432		
LAND AND BUILDING	S AT NET BO	OK VALUE COI	MPRISE	<u>1998</u> £	<u>1997</u> £		
Freehold Short Leasehold				87,058 4,200	89,131 4,925		
				£ 91,258 =====	£ 94,056		
Included in tangi in respect of ass	ble fixed a ets purchas	ssets are the contract of the	he following re purchase a	Net Book a	amounts J		
agreements.				<u>1998</u> £	<u>1997</u> £		
Motor Vehicles			. 4	125,549 ======	£ 155,148		
(b) Company					Land and		

Buildings Cost at 1 May 1997 and 30 April 1998 £ 113,658 ====== 19,602 2,798 Depreciation at 1 May 1997 Charge for Year 22,400 At 30 April 1998 ----Net Book Value At 30 April 1998 £ 91,258 ====== £ 94,056 At 30 April 1997 ======

£

UNDERWOODS GROUP LIMITED

NOTES TO THE ACCOUNTS

30 APRIL 1998

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TANGIBLE FIXED ASSETS (Cont'd) 8.

Land and Buildings	at	Net	Book	Value	comprise:		<u>1998</u> £		<u>1997</u> £
Freehold Short Leasehold						8	87,058 4,200		89,131 4,925
						£	91,258	£	94,056

9. FIXED ASSET INVESTMENT

Investment in Subsidiary Companies

Cost at 1 May 1997 and at 30 April 1998 2,407,952 ========

At 30 April 1998 the company owned the whole of the issued share capital of the following companies, all of which are registered in England and Wales:

Principal Activities

Underwoods Electrical Distributors Limited Electrical Wholeselling

Underwoods Engineered Products Limited Switchgear and Control

System Builder

Phillipsons Electrical Contractors Limited Electrical Contractors

Weirgrove Automation Limited Software House

Invertech Limited was dormant throughout the year ending 30 April 1998.

Underwoods Electrical Distributors Limited, itself, owns 100% of the issued share capital of two companies. These companies, which are both dormant and are registered in England and Wales, are as follows:

G D Underwood (Wallingford) Limited

Broadway Chambers (Whetstone) Limited

10.	STOCKS	<u>1998</u> £	<u>1997</u> £
	Work in Progress Goods for Resale	186,961 1,291,091	199,026 1,138,062
		£ 1,478,052	£ 1,337,088

The replacement cost of goods purchased for resale is, the directors estimate, approximately 3% greater than the balance sheet figure.

NOTES TO THE ACCOUNTS

30 APRIL 1998

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<u>DEBTORS</u>	Group	<u>Company</u>	<u>Group</u>	Company
	<u>1998</u> £	<u>1998</u> £	<u>1997</u> £	<u>1997</u> £
Trade debtors Amounts owed by	3,258,805	-	3,454,944	-
	_	985,379		900,714
Taxation recoverable	19,142	19,142	15,827	13,678
	1,750	-	4,767	-
Prepayments	35,344	-	25,250	-
	£3,315,041	£1,004,521	£3,500,788	£914,392
	Trade debtors Amounts owed by Subsidiary undertakings Taxation recoverable Sundry Debtors	Trade debtors 3,258,805 Amounts owed by Subsidiary undertakings Taxation recoverable 19,142 Sundry Debtors 1,750 Prepayments 35,344	1998 1998 £ £ £ Trade debtors 3,258,805 - Amounts owed by - 985,379 Subsidiary undertakings - 985,379 Taxation recoverable 19,142 19,142 Sundry Debtors 1,750 - Prepayments 35,344 -	1998 1998 1997 £ £ £ Trade debtors 3,258,805 - 3,454,944 Amounts owed by - 985,379 - Subsidiary undertakings - 985,379 - Taxation recoverable 19,142 19,142 15,827 Sundry Debtors 1,750 - 4,767 Prepayments 35,344 - 25,250

Within amounts owed by subsidiaries there is an amount of £780,500 (1997 : £685,500) which is due after more than one year.

12.	<u>CREDITORS</u>	<u>Group</u>	Company	<u>Group</u>	Company
	Amounts falling due within one year:	<u>1998</u> £	<u>1998</u> £	<u>1997</u> £	<u>1997</u> £
	Bank loans and overdraft (Note 14) Hire Purchase & Finance	1,219,723	103	1,078,003	233,882
	Lease Obligations	65,149	-	90,912	_
	Trade Creditors Amounts due to	2,147,924	-	2,199,144	-
	Subsidiary undertakings	_	2,600,729	_	2,274,208
	Taxation	68,795	30,142	79,696	23,876
	Other taxes and social				
	security	151,857	12,659	216,209	11,864
	Other creditors	456	_	43,421	-
	Accruals	124,564	20,175	259,607	71,234
	Proposed Dividend (Note 1	.5) 76,570	76,570	54,714	54,714
		£3,855,038	£2,740,378	£4,021,706	£2,669,778
		=======	=======	=======	=======

13.	CREDITORS	Group	<u>Group</u>
	Amounts falling due after more than one year:	<u>1998</u> £	1997 £
	Hire Purchase & Finance Lease Obligations	26,809	45,105 =====

All amounts are due within two to five years.

NOTES TO THE ACCOUNTS

30 APRIL 1998

14.	BANK LOANS AND OVERDRAFT		Group		Company		<u>Group</u>		Company
			<u>1998</u>		<u>1998</u> £		<u>1997</u>		<u>1997</u> €
			T.		T.		T.		L
	Repayable on Demand	£	1,219,723	£	103	£ 1,	078,003	£	233,882

The bank loans and overdraft are secured by both a fixed charge on the freehold property and floating charges on the other assets of the Group.

15.	CALLED UP SHARE CAPITAL	<u>1998</u> £	<u>1997</u> £
	Authorised, Allotted, Issued and Fully Paid	~	-
	545,390 Ordinary Shares of £1 each	545,390	545,390
	181,797 Preferred ordinary shares of £1 each	181,797	181,797
		£727,187	£ 727,187

The rights associated with the two different classes of shares are equal in all respects except that the Preferred Ordinary shares are entitled to a dividend based on 10% of the profit before tax.

16. COMBINED STATEMENT OF MOVEMENTS IN SHAREHOLDERS FUNDS AND STATEMENT OF MOVEMENTS ON RESERVES

Group		Profit and		
	Issued share Capital	Loss Account	Total 1998	Total 1997
	£	£	£	£
At 1 May 1997 Profit for the year	727,187	344,161 111,149	1,071,348 111,149	988,169 142,217
Dividends Goodwill written off	- -	(21,856) -	(21,856)	(29,082) (29,956)
At 30 April 1998	£ 727,187	£ 433,454	£ 1,160,641	£ 1,071,348
Company		====== Profit and	=======	======
	Issued share Capital	Loss Account	Total 1998	Total 1997
	£	£	£	£
At 1 May 1997 Profit for the year Dividends	727,187 - -	19,435 38,587 (21,856)	746,622 38,587 (21,856)	745,770 29,934 (29,082)
At 30 April 1998	£ 727,187	£ 36,166	£ 763,353	£ 746,622

NOTES TO THE ACCOUNTS

30 APRIL 1998

2.6

17. LEASING COMMITMENTS

At 30 April 1998, annual commitments under non-cancellable operating leases existed as set out below:

	<u>1998</u>	<u> 1997</u>
	Land and <u>Buildings</u>	Land and <u>Buildings</u>
Operating leases which expire:	£	£
Within one year In the second to fifth years	15,400	-
inclusive	59,750	35,150
Over five years	44,400	84,400
	£ 119,550	£ 119,550
		======

18. CONTINGENT LIABILITIES

Cross guarantees and debentures.

Under the terms of the financing of Underwoods Group Limited, the freehold property of the Company has been charged by way of a fixed charge as part of the security for the overdraft held by its subsidiary companies.