

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED
(REGISTERED NUMBER 2188998)

DIRECTORS' REPORT AND ACCOUNTS

30 June 1994



BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 30 JUNE 1994

The directors present their report together with the audited financial statements of the company for the year ended 30 June 1994.

PRINCIPAL ACTIVITIES

The company is an investment property company. Investment properties are located within the Aston Science Park.

RESULTS AND TRADING

The results for the year are set out on page 3.

DIRECTORS AND THEIR SHARE INTERESTS

The directors during the year and up to the date of this report were:

ALS Jackson	(Chairman)
A Bore	
D Hartshorne	(resigned 27 July 1993)
MJ Brooks	
DC Roy	(appointed 27 July 1993)
RV Latham	

None of the directors had any interest (beneficial or otherwise) in the share capital of the company at 30 June 1994 or at any time during the year.

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 of the company 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, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

DIRECTORS' REPORT FOR THE YEAR ENDED 30 JUNE 1994 (CONTINUED)

STATEMENT OF DIRECTORS' RESPONSIBILITIES (CONTINUED)

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.

AUDITORS

The auditors, Price Waterhouse, have indicated their willingness to be re-appointed. A resolution for their re-appointment will be proposed at the Annual General Meeting.

By Order of the Board

A handwritten signature in dark ink, appearing to read 'DW Harris', is written over a horizontal line.

DW HARRIS
Secretary

19 December 1994

Price Waterhouse



**AUDITORS' REPORT TO THE MEMBERS OF
BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED**

We have audited the financial statements on pages 4 to 15 which have been prepared under the historical cost convention and the accounting policies set out on pages 7 and 8.

Respective responsibilities of directors and auditors

As described on page 1 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 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 mis-statement, 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.

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs as at 30 June 1994 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Price Waterhouse

**PRICE WATERHOUSE
Chartered Accountants
and Registered Auditors**

19 December 1994

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED 30 JUNE 1994

	<u>Notes</u>	<u>1994</u>	<u>1993</u>
TURNOVER			
Rental income	1(3)	1,349,164	1,183,175
Administrative expenses	5	<u>(863,749)</u>	<u>(861,982)</u>
OPERATING PROFIT		485,415	321,193
Interest receivable	2	3,543	29,328
Interest payable	3	<u>(430,879)</u>	<u>(597,543)</u>
PROFIT/(LOSS) ON ORDINARY ACTIVITIES BEFORE TAXATION	4	58,079	(247,022)
Tax on profit on ordinary activities	6	<u>(54,363)</u>	<u>4,339</u>
PROFIT/(LOSS) FOR THE FINANCIAL YEAR	15	<u>£3,716</u>	<u>(£242,683)</u>

The results of the company arises entirely from the continuing activities of the company.

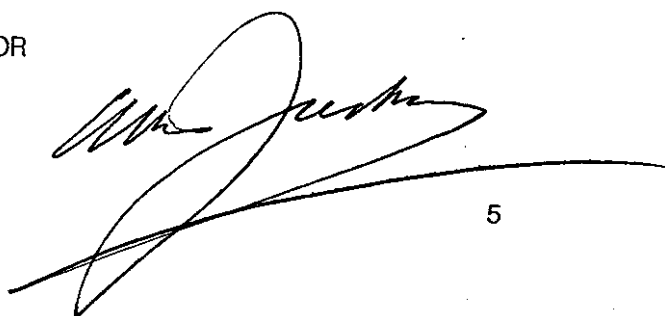
BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

BALANCE SHEET - 30 JUNE 1994

	Notes	1994	1993
FIXED ASSETS			
Investment properties	7	9,101,076	9,087,597
Tangible assets	8	<u>11,037</u>	<u>18,384</u>
		9,112,113	9,105,981
CURRENT ASSETS			
Debtors	9	594,695	346,196
Cash at bank	10	<u>247,689</u>	<u>76,915</u>
		842,384	423,111
CREDITORS (amounts falling due within one year)	11	<u>(2,171,031)</u>	<u>(1,387,073)</u>
NET CURRENT (LIABILITIES)/ASSETS		(1,328,647)	(963,962)
TOTAL ASSETS LESS CURRENT LIABILITIES		7,783,466	8,142,019
CREDITORS (amounts falling due after more than one year)	12	(5,892,917)	(6,255,186)
PROVISIONS FOR LIABILITIES AND CHARGES	13	-	-
		<u>£1,890,549</u>	<u>£1,886,833</u>
CAPITAL AND RESERVES			
Called up share capital	14	5,000	5,000
Revaluation reserve	15	2,453,493	2,453,493
Profit and loss account	15	<u>(567,944)</u>	<u>(571,660)</u>
		<u>£1,890,549</u>	<u>£1,886,833</u>

Approved by the Board and signed on its behalf on 19 December 1994

DIRECTOR



BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES FOR THE YEAR ENDED 30 JUNE 1994

	<u>1994</u>	<u>1993</u>
PROFIT/(LOSS) FOR THE FINANCIAL YEAR	3,716	(242,683)
Unrealised surplus/(deficit) on revaluation of investment properties	<u>-</u>	<u>616,329</u>
TOTAL RECOGNISED GAINS AND LOSSES RELATING TO THE YEAR	<u>£3,716</u>	<u>£373,646</u>

NOTE OF HISTORICAL COST PROFITS AND LOSSES

There is no difference between the loss before taxation and the retained loss for the year as shown in the profit and loss account and their historical equivalents.

MOVEMENT IN SHAREHOLDERS' FUNDS

	<u>1994</u>	<u>1993</u>
PROFIT/(LOSS) FOR THE FINANCIAL YEAR	3,716	(242,683)
Unrealised surplus/(deficit) on revaluation of investment properties	<u>-</u>	<u>616,329</u>
NET ADDITION TO SHAREHOLDERS' FUNDS	3,716	373,646
OPENING SHAREHOLDERS' FUNDS	<u>1,886,833</u>	<u>1,513,187</u>
CLOSING SHAREHOLDERS' FUNDS	<u>£1,890,549</u>	<u>£1,886,833</u>

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

NOTES TO THE ACCOUNTS - 30 JUNE 1994

1 ACCOUNTING POLICIES

(1) Accounting convention

The accounts are prepared under the historical cost convention, as modified by the revaluation of investment properties, and in accordance with applicable accounting standards. Compliance with SSAP 19 "Accounting for Investment properties" requires departure from the requirements of Companies Act 1985 relating to depreciation and amortisation and an explanation of the departure is given in note 1(2) below.

(2) Investment properties

Investment properties are stated at cost during the course of construction and market value when complete and available for letting. Cost includes interest capitalised during development and other professional fees.

In accordance with SSAP 19, investment properties are revalued annually and the aggregate surplus or deficit is transferred to revaluation reserve, and no provision is made for amortisation of leasehold properties held on leases having more than 20 years unexpired. This departure from the requirements of the Companies Act 1985, which required all properties to be depreciated, is, in the opinion of the directors, necessary for the accounts to show a true and fair view in accordance with applicable accounting standards.

The amortisation (which would, had the provision of the Act been followed, have resulted in an additional charge to the profit and loss account) is only one of the factors reflected in the annual valuation and the amount attributable to this factor cannot reasonably be separately identified or quantified.

(3) Rental income

Rental income includes rent received and receivable in the year.

(4) Grants

Revenue grants are credited to the profit and loss account in the period in which the corresponding costs are charged.

Capital grants received for the development of investment properties are included in provisions for liabilities and charges. When investment properties are revalued, the corresponding capital grant is deducted from the gross cost of the property in determining the revaluation surplus or deficit.

(5) Tangible assets

Tangible fixed assets are stated at cost less depreciation. Depreciation is provided on a straight line basis to write off the cost of the assets over their estimated useful lives. The rates of depreciation are as follows:

Long leasehold land and buildings - car park

20% per annum

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

NOTES TO THE ACCOUNTS - 30 JUNE 1994 (CONTINUED)

1 ACCOUNTING POLICIES (CONTINUED)

(6) Statement of cash flows

The parent undertaking has published a statement of cash flows in accordance with Financial Reporting Standard Number 1. The company has therefore exercised its rights not to publish a statement of cash flows.

2 INTEREST RECEIVABLE

	<u>1994</u>	<u>1993</u>
On money market deposits	£3,543	£29,328
	<u> </u>	<u> </u>

3 INTEREST PAYABLE

	<u>1994</u>	<u>1993</u>
On loans wholly or partly repayable outside 5 years	365,722	561,217
On loans from group undertakings	<u>65,157</u>	<u>36,326</u>
	£430,879	£597,543
	<u> </u>	<u> </u>

4 LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION

The loss on ordinary activities before taxation is stated after charging the following amounts:

	<u>1994</u>	<u>1993</u>
	£	£
Wages and salaries	9,827	8,686
Depreciation	8,496	8,496
Auditor's remuneration:		
Audit fees	4,500	3,500
Non-audit fees	<u>13,000</u>	<u>12,875</u>
	<u> </u>	<u> </u>
Employee numbers	2	2
	<u> </u>	<u> </u>

None of the directors received any emoluments during the year in respect of their services to the company

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

NOTES TO THE ACCOUNTS - 30 JUNE 1994 (CONTINUED)

4 LOSS ON ORDINARY ACTIVITIES BEFORE TAXATION (CONTINUED)

Operating leases

	<u>1994</u>	<u>1993</u>
Operating lease charges - land and buildings	£490,999	£434,352
	<u> </u>	<u> </u>

The company has a twenty year lease from 1 January 1983 on Phase I of the Aston Science Park, 125 year leases from 24 June 1985 on Phases II and III, and 121 year leases from 30 March 1992 on Phases IV, V and VI. Rentals payable under these leases during the year ended 30 June 1994 were £490,999 (1993 - £434,352) and are payable based on occupancy levels by tenant companies on Phase I and on rents receivable on the other phases.

5 EXCEPTIONAL ITEM

Administrative expenses are stated after charging:

	<u>1994</u>	<u>1993</u>
Provision for costs associated with the reinstatement of a canal retaining wall	£55,000	£-
	<u> </u>	<u> </u>

6 TAX ON LOSS ON ORDINARY ACTIVITIES

	<u>1994</u>	<u>1993</u>
Adjustments in respect of prior year	£54,363	(£4,339)
	<u> </u>	<u> </u>

The full potential deferred tax liability/(asset), calculated on the liability method at 33%, is as follows:

	<u>1994</u>	<u>1993</u>
Accelerated capital allowances	46,037	21,555
Short term timing differences	(67,948)	(10,049)
Revaluation surplus	306,377	306,377
Excess management expenses carried forward (restricted)	(284,466)	(317,883)
	<u> </u>	<u> </u>
	£-	£-

Excess management expenses carried forward for relief against future profits amount to £1,077,00 at 30 June 1994 (1993 - £1,323,000).

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

NOTES TO THE ACCOUNTS - 30 JUNE 1994 (CONTINUED)

7 INVESTMENT PROPERTIES

	<u>1994</u>
<u>Cost or valuation</u>	
At 30 June 1993	9,087,597
Additions	13,479
Revaluation	-
	<u>-</u>
At 30 June 1994	9,101,076
Comprising:	
Valuation at 30 June 1994	<u>9,101,076</u>

The historical cost of investment properties, net of grants received, comprises:

	<u>1994</u>	<u>1993</u>
Gross cost of construction	10,029,490	10,016,011
Capital grants received and receivable	<u>(3,381,907)</u>	<u>(3,381,907)</u>
Net cost	<u>£6,647,583</u>	<u>£6,634,104</u>

The amount of interest included in the historical cost of investment properties, in accordance with the accounting policy in Note 1(2), is as follows:

	<u>1994</u>
At 30 June 1993	506,231
Additions	-
	<u>-</u>
At 30 June 1994	<u>£506,231</u>

In accordance with the accounting policy in note 1(2), all investment properties which are complete and available for letting have been revalued. Completed investment properties at 30 June 1994, comprising Phases I to VI, were valued by the directors on an open market, existing use basis. A professional valuation of the completed investment properties at 30 June 1991, comprising Phases I to V, was conducted by Phoenix Beard, Consultant Surveyors.

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

NOTES TO THE ACCOUNTS - 30 JUNE 1994 (CONTINUED)

8 TANGIBLE ASSETS

	Long leasehold land and buildings (car park)
<u>Cost</u>	
At 30 June 1993	42,312
Additions	<u>1,150</u>
At 30 June 1994	<u>43,462</u>
<u>Depreciation</u>	
At 30 June 1993	23,928
Charge for the year	<u>8,497</u>
At 30 June 1994	<u>32,425</u>
<u>Net book amount</u>	
At 30 June 1994	<u>£11,037</u>
At 30 June 1993	<u>£18,384</u>

9 DEBTORS

	<u>1994</u>	<u>1993</u>
Trade debtors	407,910	170,068
Amounts owed by group undertakings	55,071	-
Group tax relief receivable	70,339	124,702
Other debtors	-	3,421
Prepayments and accrued income	<u>61,375</u>	<u>48,005</u>
	<u>£594,695</u>	<u>£346,196</u>

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

NOTES TO THE ACCOUNTS - 30 JUNE 1994 (CONTINUED)

10 CASH AT BANK

	<u>1994</u>	<u>1993</u>
Money market deposits	143,268	-
Cash at bank	104,401	76,895
Cash in hand	<u>20</u>	<u>20</u>
	<u>£247,689</u>	<u>£76,915</u>

11 CREDITORS (amounts falling due within one year)

	<u>1994</u>	<u>1993</u>
Loans (note 12(1))	360,096	517,600
Trade creditors	106,889	9,060
Amounts owed to group undertakings	840,734	311,287
Other tax and social security	49,879	27,285
Other creditors	148,076	183,377
Accruals and deferred income	<u>665,357</u>	<u>338,464</u>
	<u>£2,171,031</u>	<u>£1,387,073</u>

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

NOTES TO THE ACCOUNTS - 30 JUNE 1994 (CONTINUED)

12 CREDITORS (amounts falling due after more than one year)

	<u>1994</u>	<u>1993</u>
Loans:		
Amounts due to group undertakings	602,373	604,546
TSB plc	<u>5,650,640</u>	<u>6,168,240</u>
	6,253,013	6,772,786
Less: falling due within one year	<u>(360,096)</u>	<u>(517,600)</u>
	<u>£5,892,917</u>	<u>£6,255,186</u>

(1) Loans are due for repayment as follows:

	<u>1994</u>	<u>1993</u>
Within one year	360,096	517,600
Between one and two years	360,096	517,600
Between two and five years	1,080,288	1,552,800
In five years or more	<u>4,452,533</u>	<u>4,184,786</u>
	<u>£6,253,013</u>	<u>£6,772,786</u>

(2) The holding company has agreed to make loans available to the company on a long term basis to fund its property activities. Interest is charged at the Hill Samuel/TSB money market rate.

(3) TSB Plc has advanced to the company the following loans:

	<u>Initial loan</u>	<u>Outstanding at 30 June 1994</u>
Loan for 20 years repayable over eighteen years commencing April 1992. Interest is charged at 1/4% above the London Interbank Offered Rate (LIBOR)	800,000	697,400
Loan for 20 years repayable over eighteen years commencing April 1992. Interest is charged at 3/8% above LIBOR	4,000,000	2,704,169
Loan for 20 years repayable over eighteen years commencing April 1992. Interest is charged at 3/8% above LIBOR	<u>4,500,000</u>	<u>2,249,071</u>
	<u>£9,300,000</u>	<u>£5,650,640</u>

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

NOTES TO THE ACCOUNTS - 30 JUNE 1994 (CONTINUED)

13 PROVISIONS FOR LIABILITIES AND CHARGES

	<u>1994</u>	<u>1993</u>
Deferred capital grants on investment properties:		
At 30 June 1993	-	-
Received during the year	-	677,167
Released in respect of revaluations (Note 6)	<u>-</u>	<u>(677,167)</u>
At 30 June 1994	<u>£-</u>	<u>£-</u>

14 CALLED UP SHARE CAPITAL

	<u>1994</u>	<u>1993</u>
Authorised:		
'A' Ordinary shares of £1 each	3,750	3,750
'B' Ordinary shares of £1 each	<u>1,250</u>	<u>1,250</u>
	<u>£5,000</u>	<u>£5,000</u>
Allotted and fully paid:		
'A' Ordinary shares of £1 each	3,750	3,750
'B' Ordinary shares of £1 each	<u>1,250</u>	<u>1,250</u>
	<u>£5,000</u>	<u>£5,000</u>

15 RESERVES

	<u>Revaluation reserve</u>	<u>Profit and loss account</u>
At 30 June 1993	2,453,493	(571,660)
Profit for the year	-	3,716
Revaluation surplus arising in the year (note 6)	<u>-</u>	<u>-</u>
At 30 June 1994	<u>£2,453,493</u>	<u>(£567,944)</u>

BIRMINGHAM TECHNOLOGY (PROPERTY) LIMITED

NOTES TO THE ACCOUNTS - 30 JUNE 1994 (CONTINUED)

16 PARENT UNDERTAKING

The parent undertaking is Birmingham Technology Limited, a company incorporated in Great Britain. A copy of the group accounts can be obtained from the Company Secretary, Birmingham Technology Limited, Aston Science Park, Love Lane, Birmingham B7 4BJ.