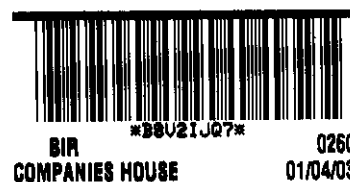


Aston Science Park Limited
Annual report and accounts
for the year ended 30 June 2002

Registered Number 3089755



Aston Science Park Limited

Annual report and accounts

for the year ended 30 June 2002

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Aston Science Park Limited

Directors' report for the year ended 30 June 2002

The directors present their report together with the audited financial statements of the company for the year ended 30 June 2002.

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 4. The profit for the year of £36,661 (2001 loss: £16,936) has been transferred to reserves.

The directors do not propose to pay a dividend in respect of the financial year.

Future developments

Following the development of Faraday Wharf last year providing a further 50,000 sq feet of lettable property, it is pleasing to report that this building is now fully let. The Company will continue to manage its Property Portfolio for the foreseeable future.

Directors and their share interests

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

ALS Jackson	(Chairman)
Sir Albert Bore	
KT Byrom	
RDA Packham	
A Slater	
MT Wright	

None of the directors had any interest (beneficial or otherwise) in the share capital of the company at 30 June 2002 or at any time during the year.

Aston Science Park Limited

Directors' report for the year ended 30 June 2002 (continued)

Statement of directors' responsibilities

Company law requires the directors to prepare financial statements for each financial year that give a true and fair view of the state of affairs of the Company and of the profit and 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; and
- 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 that disclose with reasonable accuracy at any time the financial position of the Company and 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

Following the conversion of our auditors, PricewaterhouseCoopers to a Limited Liability Partnership with effect from 1 January 2003, a resolution to appoint the new firm, PricewaterhouseCoopers LLP as auditors to the company will be proposed at the annual general meeting.

By order of the board



D W Harris
Secretary
28 January 2003

Aston Science Park Limited

Independent auditors' report to the members of Aston Science Park Limited

We have audited the financial statements which comprise the profit and loss account, the balance sheet and the related notes which have been prepared under the historical cost convention (as modified by the revaluation of certain fixed assets) and the accounting policies set out in the statement of accounting policies.

Respective responsibilities of directors and auditors

The directors' responsibilities for preparing the annual report and the financial statements in accordance with applicable United Kingdom law and accounting standards are set out in the statement of directors' responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements and United Kingdom Auditing Standards issued by the Auditing Practices Board. This opinion has been prepared for and only for the company's members in accordance with Section 235 of the Companies Act 1985 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or in to whose hands it may come save where expressly agreed by our prior consent in writing.

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 is not disclosed.

We read the other information contained in the annual report and consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements.

Basis of audit 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 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.

Opinion

In our opinion the financial statements give a true and fair view of the state of the company's affairs at 30 June 2002 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



PricewaterhouseCoopers
Chartered Accountants and Registered Auditors
Birmingham
28 January 2003

Aston Science Park Limited

Profit and loss account for the year ended 30 June 2002

	Notes	2002 £	2001 restated £
Turnover			
Rental income	1 (3)	1,448,149	745,604
Administrative expenses		(686,867)	(229,370)
Operating profit		761,282	516,234
Interest receivable	2	28,641	28,117
Interest payable	3	(737,930)	(568,671)
Profit/(loss) on ordinary activities before taxation	4	51,993	(24,320)
Tax on profit/(loss) on ordinary activities	5	(15,332)	7,384
Profit/(loss) for the financial year	12	36,661	(16,936)

The notes on pages 7 to 14 form part of these accounts.

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

There is no material difference between the result as disclosed in the profit and loss account and the result on an unmodified historical cost basis.

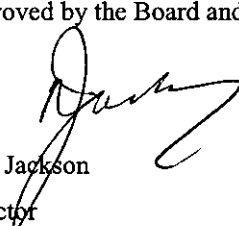
Aston Science Park Limited

Company balance sheet as at 30 June 2002

	Notes	2002 £	2001 restated £
Fixed assets			
Investments properties	6	16,408,000	16,408,000
Current assets			
Debtors	7	1,850,216	1,055,014
Bank and cash		643,421	991,132
		2,493,637	2,046,146
Creditors: amounts falling due within one year	8	(1,763,237)	(1,448,551)
Net current assets		730,400	597,595
Total assets less current liabilities		17,138,400	17,005,595
Creditors: amounts falling due after more than one year	9	(13,759,406)	(13,832,204)
Provisions for liabilities and charges	10	-	-
		3,378,994	3,173,391
Capital and reserves			
Called up equity share capital	11	50,000	50,000
Profit and loss account	12	60,790	24,129
Revaluation reserve	12	3,268,204	3,099,262
Shareholders' funds		3,378,994	3,173,391

The notes on pages 7 to 14 form part of these accounts.

Approved by the Board and signed on its behalf on 28 January 2003


 ALS Jackson
 Director

Aston Science Park Limited

Movement in shareholders' funds

	2002	2001 restated
	£	£
Profit/(loss) for the financial year	36,661	(16,936)
Revaluation of investment properties	168,942	3,099,262
Net addition to shareholders' funds	205,603	3,082,326
Opening shareholders' funds	3,173,391	(112,791)
Prior year adjustment – FRS 19	-	203,856
Closing shareholders' funds	3,378,994	3,173,391

Statement of total recognised gains and losses

	Notes	2002	2001 restated
		£	£
Profit/(loss) for the financial year		36,661	(16,936)
Unrealised surplus on revaluation of properties		168,942	3,099,262
Total recognised gains and losses relating to the year		205,603	3,082,326

Aston Science Park Limited

Notes to the financial statements for the year ended 30 June 2002

1 Principal accounting policies

(1) Basis of preparation

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.

Change in accounting policy

The company has adopted Financial Reporting Standard No 18 "Accounting Policies" during the year. This has not resulted in any change in accounting policies. Financial Reporting Standard No 19 "Deferred Tax" has also been adopted for the first time by the company in the year.

(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 up to the time when the majority of the property is let and other professional fees.

In accordance with an amendment to SSAP 19, movements in the valuation of investment properties are shown in the statement of total recognised gains and losses, with the sole exception that deficits on individual investment properties that are expected to be permanent are charged to the profit and loss account.

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 and contributions 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) Deferred taxation

Deferred taxation is provided on timing differences, arising from the different treatments for accounts and taxation purposes of events and transactions recognised in the financial statements of the current and previous years. Deferred taxation is calculated at the rates at which it is estimated that taxation will arise. Deferred taxation assets are recognised to the extent that it is regarded as more likely than not that there will be suitable taxable profits against which the deferred tax asset can be recovered in future periods.

Aston Science Park Limited

Notes to the financial statements for the year ended 30 June 2002 (continued)

1 Principal accounting policies (continued)

(6) Statement of cash flows

As the company qualifies as a small company as defined in Section 247 Companies Act 1985, the company has exercised its right in accordance with Financial Reporting Standard 1 (Revised) not to produce a statement of cash flows.

2 Interest receivable

	2002	2001
	£	£
On money market deposits	28,641	28,117

3 Interest payable

	2002	2001
	£	£
Bank interest	737,930	564,075
Interest payable to associates	-	4,596
	737,930	568,671

4 Profit on ordinary activities before taxation

	2002	2001
	£	£
Auditor's remuneration:		
Audit fees	6,431	4,800
Non-audit fees	5,250	972

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

There were no employees paid by Aston Science Park during the year.

Aston Science Park Limited

Notes to the financial statements for the year ended 30 June 2002 (continued)

5 Tax on profit on ordinary activities

Analysis of charge in year:

	2002	2001 restated
	£	£
Current tax:		
UK corporation tax on profits of the period	-	-
Deferred tax:		
Current year	15,598	(7,296)
Prior year adjustment	(266)	(88)
Origination and reversal of timing differences	15,332	(7,384)

Tax on profit/(loss) for the year	15,332	(7,384)
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Factors affecting tax charge for the year:

	2002	2001
	£	£
Profit/(loss) on ordinary activities before tax	51,993	(24,320)
Profit on ordinary activities at the standard UK rate of corporation tax 30% (2001:30%)	15,598	(7,296)
Effects of:		
Capital Allowances for year in excess of depreciation	(50)	-
Short term timing differences	-	3,647
Losses carried forward	-	3,649
Utilisation of brought forward tax losses	(15,548)	
Current tax charge for the period	-	-

There are surplus non-trading debits and management expenses carried forward for relief against future profits amounting to £652,528 at 30 June 2002 (2001: £686,977).

Based on current capital investment plans, there are no significant factors that will affect the tax charge in future years.

Aston Science Park Limited

Notes to the financial statements for the year ended 30 June 2002 (continued)

6 Investment properties

	2002
	£
Valuation at 30 June 2001 and 30 June 2002	16,408,000
The historical cost of investment properties, net of grants received, comprises	
Gross cost of construction as at 30 June 2001	19,682,399
Costs of construction during the year	189,380
Gross cost of construction as at 30 June 2002	19,871,779
Capital grants received and receivable as at 30 June 2001	(6,373,661)
Capital grants received and receivable during the year	(358,322)
Capital grants received and receivable as at 30 June 2002	(6,731,983)
Net cost	13,139,796
Revaluation surplus	3,268,204

In accordance with the accounting policy in Note 1(2), all investment properties which are complete and available for letting have been revalued. The directors propose no change to the valuation at 30 June 2001.

A professional valuation on an open market, existing use basis of the completed investment properties was performed as at 30 June 2001 by Phoenix Beard, Property Consultant

7 Debtors

	2002	2001 restated
	£	£
Trade debtors	399,789	292,720
Amounts owed by associates	1,218,194	475,108
Other debtors	211,379	247,969
Prepayments and accrued income	20,854	39,217
	1,850,216	1,055,014

Included within other debtors is £195,908 (2001: £211,240) of deferred tax recoverable on tax losses brought forward (note 10.)

Aston Science Park Limited

Notes to the financial statements for the year ended 30 June 2002 (continued)

8 Creditors: amounts falling due within one year

	2002	2001
	£	£
Trade creditors	89,626	28,888
Amounts owed to associates	1,110,222	939,877
Accruals and deferred income	563,389	479,786
	1,763,237	1,448,551

9 Creditors: amounts falling due after more than one year

	2002	2001
	£	£
Retention on construction loans	259,406	332,204
Wurtembergische Hypothekenbank AG	13,500,000	13,500,000
	13,759,406	13,832,204

The loan from Wurtembergische Hypothekenbank is due for repayment over six years commencing in 2006.

Aston Science Park Limited

Notes to the financial statements for the year ended 30 June 2002 (continued)

10 Provisions for liabilities and charges

Capital Grants

	£
At 1 July 2001	-
Grants received during the year	358,322
Transferred to revaluation surplus (note 6)	(358,322)
At 30 June 2002	-

Deferred taxation

The full provision for deferred taxation, calculated on the liability method at 30% (2001: 30%), is as follows:

	2002	2001 restated
	£	£
Accelerated capital allowances	(149)	-
Short term timing differences	-	(5,147)
Tax losses carried forward	(195,759)	(206,093)
Undiscounted provision for deferred tax	(195,908)	(211,240)
As at 30 June 2001 restated	(211,240)	-
Prior year adjustment	(266)	(203,856)
Deferred tax charge in profit and loss account for the period	15,598	(7,384)
As at 30 June 2002	(195,908)	(211,240)

No provision has been made for deferred tax on gains recognised on revaluing property to its market value. Such tax would become payable only if the property was sold or where there is a binding agreement to sell. The total amount of unprovided for is £929,779 (2001: £939,300.)

Aston Science Park Limited

Notes to the financial statements for the year ended 30 June 2002 (continued)

11 Called up equity share capital

	2002	2001
	£	£
Authorised:		
'A' ordinary shares of £1 each	23,000	23,000
'B' ordinary shares of £1 each	27,000	27,000
	50,000	50,000
Allotted, called up and fully paid:		
'A' ordinary shares of £1 each	23,000	23,000
'B' ordinary shares of £1 each	27,000	27,000
	50,000	50,000

The 'A' Ordinary and 'B' Ordinary shares are separate classes of shares but carry the same rights and privileges and rank pari passu in all respects. This includes equality in voting rights and the rights to any remaining assets in the event of the company being wound up.

Aston Science Park Limited

Notes to the financial statements for the year ended 30 June 2002 (continued)

12 Reserves

Revaluation reserve	2002	2001
	£	£
At 1 July	3,099,262	
Revaluation	-	3,099,262
Movement in the year	168,942	-
At 30 June 2002	3,268,204	3,099,262

Profit and loss account	2002	2001 restated
	£	£
At 30 June 2001 as previously reported	(187,111)	(162,791)
Prior year adjustment (FRS 19)	211,240	203,856
As at 30 June 2001 restated	24,129	41,065
Movement in the year	36,661	(16,936)
At 30 June 2002	60,790	24,129

13 Related party disclosures

Aston Science Park Limited is an associated undertaking of the Birmingham Technology Limited group.

At the year end the company had received a loan of £Nil (2001: £500,000) from the group to enable it to construct Phase IX of the Science Park. During the year the company paid interest of £18,308 (2001: £4,596) to the group in respect of this loan. This interest was capitalised as part of the costs of construction during the year.

In addition, the group provides various accounting and administrative services to the company. The amount recharged in respect of these services for the year ended 30 June 2002 was £212,532 (2001: £114,743).

The company's interest payments to Württembergische Hypothekenbank AG on the loan facility provided by that bank have been guaranteed by the group.

14 Ultimate controlling party

The ultimate controlling party of the company is Birmingham Technology Limited, a company incorporated in Great Britain.