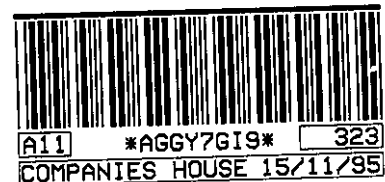


MORTGAGE CONSORTIUM (HOLDINGS) LIMITED  
\*\*\*\*\*

ABBREVIATED ACCOUNTS  
\*\*\*\*\*

31ST JANUARY 1995  
+++++

J. H. Cowan & Co.,  
Chartered Accountants  
3 Handel Close  
Edgware  
Middx. HA8 7QZ



Registered in England and Wales (No. 02076937)

**MORTGAGE CONSORTIUM  
(HOLDINGS) LIMITED**

**REPORT OF THE AUDITORS**

to the Directors of Mortgage Consortium (Holdings) Limited

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We have examined the abbreviated accounts on pages 3 to 4 together with the Annual Accounts of MORTGAGE CONSORTIUM (HOLDINGS) LIMITED for the year to 31st January 1995. The scope of our work for the purposes of this report was limited to confirming that the company is entitled to the exemptions claimed in the directors' statement on page 2 of the Annual Accounts and that the abbreviated accounts have been properly prepared therefrom.

In our opinion the directors are entitled under sections 246 and 247 of the Companies Act 1985 to the exemptions conferred under Section A of Part III of Schedule 8 to that Act in respect of the year ended 31st January 1995 and the abbreviated accounts on pages 3 to 4 have been properly prepared in accordance with Schedule 8 of that Act.

As Auditors of MORTGAGE CONSORTIUM (HOLDINGS) LIMITED, on 31st August 1995 we reported to the shareholders on the annual accounts prepared under Section 226 of the Companies Act 1985 and taking advantage of the provisions of the Companies Act 1985 applicable to small companies for the Year Ended 31st January 1995 and our audit report was as follows:-

"We have audited the accounts on pages 4 to 8 which have been prepared under the historical cost convention and the basis of the accounting policies set out on pages 6 to 8.

**RESPECTIVE RESPONSIBILITIES OF DIRECTORS AND AUDITORS.**

As described on Page 2, the company's directors are responsible for the preparation of the accounts. It is our responsibility to form an independent opinion, based on our audit, on those accounts 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 accounts. It also includes an assessment of the significant estimates and judgments made by the directors in the preparation of the accounts and of whether the accounting policies are appropriate to the company's circumstances, consistently applied and adequately disclosed.

**MORTGAGE CONSORTIUM  
(HOLDINGS) LIMITED**

**REPORT OF THE AUDITORS**

to the Directors of Mortgage Consortium (Holdings) Limited

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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 accounts 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 informatiun in the accounts.

**OPINION**

In our opinion, the accxounts give a true and fair view of the state of the company's affairs at 31st January 1995 and of its results for the year then ended and have been properly prepared in accordance with the requirements of the Companies Act 1985 applicable to small companies."



**J. H. COWAN & CO  
Chartered Accountants  
& Registered Auditors**

31st August 1995  
3, Handel Close,  
Edgware,  
Middlesex, HA8 7QZ.

**MORTGAGE CONSORTIUM  
(HOLDINGS) LIMITED**

**ABBREVIATED BALANCE SHEET - 31st JANUARY 1995**

	Notes	1995 #	1994 #
	-----	-----	-----
<b>FIXED ASSETS: Investments in Group Companies</b>	<b>2</b>	<b>149,901</b>	<b>149,901</b>
		=====	=====
<b>CURRENT ASSETS</b>			
Debtors		118,038	169,495
Cash at bank		7,888	1,269
		-----	-----
		125,926	170,764
		=====	=====
<b>LESS: CURRENT LIABILITIES</b>			
Creditors: Amounts falling due within one year		10,103	47,905
Bank overdrafts		0	14,842
		-----	-----
		10,103	62,747
		=====	=====
<b>NET CURRENT ASSETS</b>		<b>115,823</b>	<b>108,017</b>
		=====	=====
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<b>265,724</b>	<b>257,918</b>
<b>CREDITORS: amounts falling due after more than one year.</b>	<b>3</b>	<b>0</b>	<b>30,000</b>
		-----	-----
<b>TOTAL NET ASSETS</b>		<b>265,724</b>	<b>227,918</b>
		=====	=====
<b>CAPITAL AND RESERVES</b>			
Called up Share Capital	<b>4</b>	225,000	225,000
Profit and Loss Account		40,724	2,918
		-----	-----
		265,724	227,918
		=====	=====

In preparing these Abbreviated Accounts:

- a) we have relied upon the exemptions for individual accounts and group accounts under Sections 247 and 248 of the Companies Act 1985.
- b) we have done so on the grounds that the Company is entitled to the benefit of those exemptions as a Small Company and a Small Group.

**A. SINCLAIR**

**DIRECTOR**

**31st August 1995**

The notes on pages 4 & 5 form part of these accounts

Page 4.

**MORTGAGE CONSORTIUM  
(HOLDINGS) LIMITED**

**NOTES TO ABBREVIATED BALANCE SHEET - 31st JANUARY 1995**

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**1) ACCOUNTING POLICIES**  
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The Accounts are prepared under the Historical Cost Convention, in accordance with applicable Accounting Standards.

**2) INVESTMENTS IN GROUP COMPANIES**  
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The following wholly owned subsidiaries are incorporated in England and Wales. No changes in shareholdings have occurred during the year. Shareholdings are:

Goldeaton Ltd: 99 Ordinary Shares of #1 each. (100%)  
Peatglade Ltd: 7,605 Ordinary Shares of #1 each. (100%)  
                  48,000 1% Pref. Shares of #1 each. (100%)  
Qualiplus Ltd: 435 Ordinary Shares of #1 each. (100%)

All the above companies are trading as finance companies. All companies have been fully consolidated in accordance with accounting standards.

**3) CREDITORS**  
-----

Amounts falling due after more than one year:

	1995 #	1994 #
Long term Shareholders' Loans	0 =====	30,000 =====

These loans were repaid by agreement on 31st January 1995.

**4) SHARE CAPITAL**  
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	1995	1994
Ordinary Shares of #1 each		
Authorised, allotted,		
called up and fully paid:	225,000 =====	225,000 =====