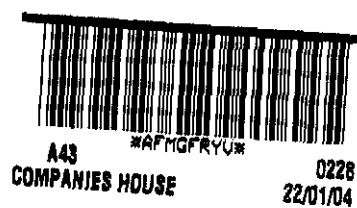


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COURT INVESTMENTS LIMITED
REPORT OF THE DIRECTORS AND
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2003



COURT INVESTMENTS LIMITED

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FOR THE YEAR ENDED 31ST MARCH 2003

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COURT INVESTMENTS LIMITED

COMPANY INFORMATION
FOR THE YEAR ENDED 31ST MARCH 2003

DIRECTORS: A R Court
D R Court
Mrs K J Court

SECRETARY: Mrs K J Court

REGISTERED OFFICE: The Grange
Market Square
Westerham
Kent
TN16 1HB

REGISTERED NUMBER: 3128994 (England and Wales)

AUDITORS: Ward Mackenzie
Mackenzie House
Coach And Horses Passage
The Pantiles
Tunbridge Wells
Kent
TN2 5NP

COURT INVESTMENTS LIMITED

REPORT OF THE DIRECTORS
FOR THE YEAR ENDED 31ST MARCH 2003

The directors present their report with the financial statements of the company for the year ended 31st March 2003.

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of a property investment company.

DIRECTORS

The directors during the year under review were:

A R Court
D R Court
Mrs K J Court

The beneficial interests of the directors holding office on 31st March 2003 in the issued share capital of the company were as follows:

	31.3.03	1.4.02
Ordinary £1 shares		
A R Court	-	-
D R Court	60	60
Mrs K J Court	40	40

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;
- 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 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, Ward Mackenzie, will be proposed for re-appointment in accordance with Section 385 of the Companies Act 1985.

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

ON BEHALF OF THE BOARD:



A R Court - Director

Date: 20/1/04

REPORT OF THE INDEPENDENT AUDITORS TO THE SHAREHOLDERS OF
COURT INVESTMENTS LIMITED

We have audited the financial statements of Court Investments Limited for the year ended 31st March 2003 on pages four to ten. These financial statements 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 therein.

This report is made solely to the company's members, 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 members 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 members 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 on page two the company's directors are responsible for the preparation of 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 Report of the Directors 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 Report of the Directors 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 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 as at 31st March 2003 and of its profit for the year then ended and have been properly prepared in accordance with the Companies Act 1985.



Ward Mackenzie
Accountants and Registered Auditors
Mackenzie House
Coach And Horses Passage
The Pantiles
Tunbridge Wells
Kent
TN2 5NP

Date: 20-1-04

COURT INVESTMENTS LIMITED

PROFIT AND LOSS ACCOUNT
FOR THE YEAR ENDED 31ST MARCH 2003

		<u>31.3.03</u>	<u>31.3.02</u>
	Notes	£	£
TURNOVER		167,965	155,103
Administrative expenses		<u>125,095</u>	<u>93,253</u>
		42,870	61,850
Other operating income		<u>106</u>	<u>59</u>
OPERATING PROFIT	2	42,976	61,909
Interest receivable and similar income		<u>11</u>	<u>40</u>
		42,987	61,949
Interest payable and similar charges		<u>18,844</u>	<u>7,553</u>
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		24,143	54,396
Tax on profit on ordinary activities	3	<u>5,295</u>	<u>10,167</u>
PROFIT FOR THE FINANCIAL YEAR AFTER TAXATION		18,848	44,229
Dividends	4	<u>17,000</u>	<u>27,900</u>
		1,848	16,329
Retained profit brought forward		<u>155,074</u>	<u>138,745</u>
RETAINED PROFIT CARRIED FORWARD		<u>£156,922</u>	<u>£155,074</u>

The notes form part of these financial statements

COURT INVESTMENTS LIMITED

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES
FOR THE YEAR ENDED 31ST MARCH 2003

	<u>31.3.03</u>	<u>31.3.02</u>
	£	£
PROFIT FOR THE FINANCIAL YEAR	18,848	44,229
Revaluation of investment properties	<u>95,000</u>	<u>358,607</u>
TOTAL RECOGNISED GAINS AND LOSSES		
RELATING TO THE YEAR	<u>£113,848</u>	<u>£402,836</u>

The notes form part of these financial statements

COURT INVESTMENTS LIMITED

BALANCE SHEET
31ST MARCH 2003

		<u>31.3.03</u>		<u>31.3.02</u>	
	Notes	£	£	£	£
FIXED ASSETS:					
Tangible assets	5		4,320		7,856
Investments	6		<u>3,246,400</u>		<u>3,151,400</u>
			3,250,720		3,159,256
CURRENT ASSETS:					
Debtors	7	288,205		139,449	
CREDITORS: Amounts falling due within one year	8	<u>1,590,041</u>		<u>1,446,669</u>	
NET CURRENT LIABILITIES:			<u>(1,301,836)</u>		<u>(1,307,220)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES:			<u>£1,948,884</u>		<u>£1,852,036</u>
CAPITAL AND RESERVES:					
Called up share capital	10		100		100
Revaluation reserve	11		1,791,862		1,696,862
Profit and loss account			<u>156,922</u>		<u>155,074</u>
SHAREHOLDERS' FUNDS:			<u>£1,948,884</u>		<u>£1,852,036</u>

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

ON BEHALF OF THE BOARD:



.....
D R Court - Director

Approved by the Board on 20/1/04

The notes form part of these financial statements

COURT INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST MARCH 2003

1. ACCOUNTING POLICIES

Accounting convention

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

Turnover

Turnover represents rental income.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings - 20% on cost

Deferred tax

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

2. OPERATING PROFIT

The operating profit is stated after charging:

	31.3.03	31.3.02
	£	£
Depreciation - owned assets	5,682	5,421
Auditors' remuneration	<u>588</u>	<u>646</u>
Directors' emoluments and other benefits etc	<u>17,077</u>	<u>36,023</u>

3. TAXATION

Analysis of the tax charge

The tax charge on the profit on ordinary activities for the year was as follows:

	31.3.03	31.3.02
	£	£
Current tax:		
UK corporation tax	5,295	14,603
Prior year over provision	<u>-</u>	<u>(4,436)</u>
Total current tax	<u>5,295</u>	<u>10,167</u>
Tax on profit on ordinary activities	<u>5,295</u>	<u>10,167</u>

UK corporation tax has been charged at 19% (2002 - 25.24%).

4. DIVIDENDS

	31.3.03	31.3.02
	£	£
Interim ordinary	<u>17,000</u>	<u>27,900</u>

COURT INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2003

5. TANGIBLE FIXED ASSETS

	Fixtures and fittings	Motor vehicles	Totals
	£	£	£
COST:			
At 1st April 2002	8,575	18,550	27,125
Additions	<u>2,146</u>	<u>-</u>	<u>2,146</u>
At 31st March 2003	<u>10,721</u>	<u>18,550</u>	<u>29,271</u>
DEPRECIATION:			
At 1st April 2002	4,429	14,840	19,269
Charge for year	<u>1,973</u>	<u>3,709</u>	<u>5,682</u>
At 31st March 2003	<u>6,402</u>	<u>18,549</u>	<u>24,951</u>
NET BOOK VALUE:			
At 31st March 2003	<u>4,319</u>	<u>1</u>	<u>4,320</u>
At 31st March 2002	<u>4,146</u>	<u>3,710</u>	<u>7,856</u>

6. FIXED ASSET INVESTMENTS

	£
COST OR VALUATION:	
At 1st April 2002	3,151,400
Surplus on revaluation	<u>95,000</u>
At 31st March 2003	<u>3,246,400</u>
NET BOOK VALUE:	
At 31st March 2003	<u>3,246,400</u>
At 31st March 2002	<u>3,151,400</u>

Cost or valuation at 31st March 2003 is represented by:

	£
Valuation in 2003	1,791,862
Cost	<u>1,454,538</u>
	<u>3,246,400</u>

The fixed asset investments are neither listed or unlisted. Investment properties have been valued at the year end on an open market basis taking account of the existing tenancies by A R Court. A R Court is a director of the company, and is qualified by experience in property management.

COURT INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2003

**7. DEBTORS: AMOUNTS FALLING
DUE WITHIN ONE YEAR**

	31.3.03	31.3.02
	£	£
Trade debtors	6,337	7,972
Other debtors	<u>281,868</u>	<u>131,477</u>
	<u>288,205</u>	<u>139,449</u>

**8. CREDITORS: AMOUNTS FALLING
DUE WITHIN ONE YEAR**

	31.3.03	31.3.02
	£	£
Bank loans and overdrafts	423,755	279,409
Directors current accounts	4,250	-
Other creditors	1,146,192	1,146,192
Social security & other taxes	1,968	2,082
Taxation	5,295	14,603
Accrued expenses	<u>8,581</u>	<u>4,383</u>
	<u>1,590,041</u>	<u>1,446,669</u>

9. SECURED DEBTS

The following secured debts are included within creditors:

	31.3.03	31.3.02
	£	£
Bank overdrafts	<u>423,755</u>	<u>279,409</u>

Security is held by the bank in the form of formal charges held over freehold and leasehold properties of the company.

10. CALLED UP SHARE CAPITAL

Authorised:

Number:	Class:	Nominal value:	31.3.03	31.3.02
			£	£
1,000	Ordinary	£1	<u>1,000</u>	<u>1,000</u>

Allotted, issued and fully paid:

Number:	Class:	Nominal value:	31.3.03	31.3.02
			£	£
100	Ordinary	£1	<u>100</u>	<u>100</u>

COURT INVESTMENTS LIMITED

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST MARCH 2003

11. REVALUATION RESERVE

	31.3.03	31.3.02
	£	£
Brought forward	1,696,862	1,338,255
Revaluation movement	<u>95,000</u>	<u>358,607</u>
	<u>1,791,862</u>	<u>1,696,862</u>

12. RELATED PARTY DISCLOSURES

The company was controlled throughout the current and previous period by D R Court by virtue of the fact that he owned 60% of the issued share capital of the company.

During the year the company paid £7,555.86 (2002: £7,773) to J Court & Sons (Norwood) Limited for services provided, a company in which D R Court is a director and shareholder.

At the year end the company was owed £281,868 (2002: £131,477) by J Court & Sons (Norwood) Limited.

At the year end the company owed £1,146,192 to Russell Court Properties Limited, (2002: £1,146,192 to Court Joint Properties Limited). D R Court is a director and shareholder of Russell Court Properties Limited, the parent company of Court Joint Properties Limited.