London & Associated Properties PLC

Annual Report & Accounts 2001

LAP R&A 2001

Retail Property Investors

Annual Report & Accounts 2001

London & Associated Properties PLC

Contents

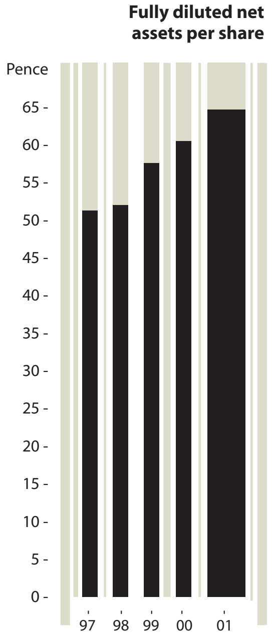
Financial calendar

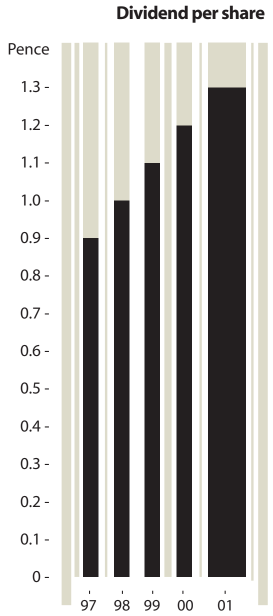
Wednesday 29 May 2002
Annual General Meeting

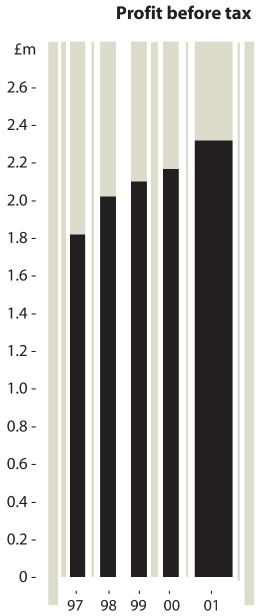
Friday 12 July 2002
Payment of final dividend for 2001 (if approved)

September 2002
Announcement of interim results to 30 June 2002

Mid March 2003
Announcement of results for the year ended 31 December 2002





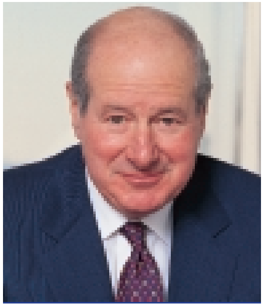


Financial highlights

Fully diluted net asset value per share increases to 64.9p	**+7%**
Net assets increased to £51.8m	**+4%**
Pre-tax profits rise to £2.32m	**+7%**
Final dividend of 1.3p per share recommended	**+8%**
Contracted net annualised rent roll now £8.2m with an ERV of £9.7m	

The Company has continued to grow through intensive management of its shopping centres while at the same time building up sufficient reserves of cash to make acquisitions as well as investment in the existing portfolio when opportunities allow. For this reason I look forward to the year ahead with confidence. **Michael Heller** Chairman

Chairman's statement



Once more I am pleased to report that our strategy of being focused retail property investors is reflected in higher profits and continued net asset growth. We have concentrated on improving both the quality of our portfolio and of our income stream, and have resisted making acquisitions as suitable investments were not available.

The results, for the 12 months to 31st December 2001, reflect our determination to grow Net Asset Value through investment in property and other financial opportunities that present themselves. The success of this approach can be seen in a 7.3% increase in Net Asset Value per share, on a fully diluted basis, to 64.9p against 60.5p last year.

During 2001 we worked extremely hard to enhance the quality of London & Associated Properties' rental stream through a very active, and successful, property management programme. Together with positive financial management, resulting in the cancellation of £1m of debenture stocks which included a convertible element, we have now placed the company on a strong footing for future growth.

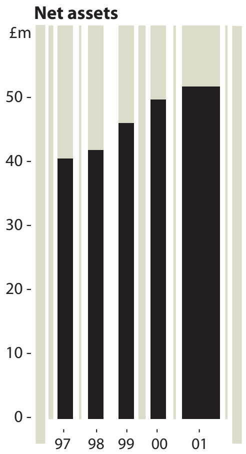
We have also implemented our stated strategy of selling smaller, mature properties that no longer fit our medium-term investment criteria. Sales of these properties, all of which were at or above book value, amounted to some £4m and the proceeds have been used to eliminate our short term debt as well as £1m of debenture stock mentioned above. The debenture had the right to convert into 4.64m new ordinary shares and through its redemption we have increased the fully diluted NAV by 1.9p per share and reduced the average cost of debt to 7.1% .

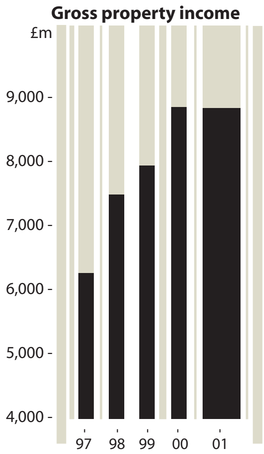
Against this background I am pleased to report a 7% increase in pre-tax profits to £2.32m, up from £2.17m a year ago, and an uplift of over 4% in net assets to a record £51.8m, having marked our listed share portfolio to market. The Board is recommending an 8% advance in the final dividend to 1.3p a share, against last year's 1.2p, which will be paid on 12th July 2002 to those shareholders on the register at 22nd March 2002. If agreed by shareholders then the dividend will have grown by a compound rate of 8.3% over the past five years.

Turnover, primarily comprising rental income, was slightly lower during the year at £8.7m from £8.8m, as a result of our property sales programme. This is already being offset by our successful property management activities that have enhanced the rent roll from our core portfolio by £160,000 a year, reflecting increasing demand from quality tenants for our well located shopping centres.

Today the annualised rental income of LAP's total portfolio, comprising some £100m of retail property, now stands at £8.2m against an Estimated Rental Value of £9.7m. At the Group level, which includes properties owned by Bisichi Mining PLC, our 42% owned associate, and our joint venture company, Dragon Retail Properties, the total value of the property portfolio is now £112m and generates rental income of approximately £9.4m against an ERV of £11.4m. The total value of the gross assets of the Group including Bisichi and Dragon, amount to £123m.

Gearing at the balance sheet date, having adjusted our listed investments to market value, fell to 85% from 98%. We have maintained our balance of variable rate borrowings and we continue to benefit from the extremely low interest rate environment. In spite of the property sales, interest payable is covered more than twice by rental income.





Below: The Brunel Centre, Bletchley

As shareholders are aware, LAP invests exclusively in shopping centres and malls occupying prime locations in towns and city centres. Today more than 80% of our total rent roll is derived from multiple tenants while two-thirds of our portfolio by value comprises five strategic shopping centres that continue to perform well.

As I indicated earlier we have not made any purchases during the year as none of the shopping centres for sale met our strict investment criteria of both capital and rental growth. The low interest rate environment has resulted in the market maintaining capital values at levels from which it will be hard to justify continuing future growth. Instead we continue to invest in our existing centres and during the year we spent £1.4m on our portfolio. Currently we are committed to spend a further £3.1m, which should lead to annual returns of £350,000.

Elsewhere I am pleased to report that at Dragon Retail Properties, £2.2m worth of properties were sold or contracted to be sold during the year, while a strategic retail investment with offices above in Bristol was acquired for £1.4 million. Bisichi Mining had a successful year with its South African coal mine operating profitably. It also has a fully let property portfolio where values are growing and which is managed by LAP.

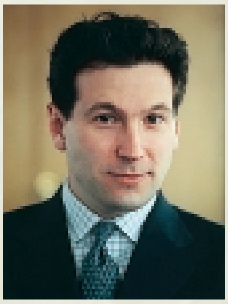
Shareholders will be aware that during the year I split the roles of Chairman and Chief Executive. I am continuing as Chairman while John Heller has assumed the role of Chief Executive. John has played a significant part in the development of the company over the last ten years.

I would also like to take this opportunity to thank both my colleagues on the Board and all the staff at LAP who have made a substantial contribution to the continuing success and growth of the Company.

As I have stated above, we have succeeded during the year under review in ensuring that LAP is well placed for the future. The Company has continued to grow through intensive management of its shopping centres while at the same time building up sufficient reserves of cash to make acquisitions as well as investment in the existing portfolio when opportunities allow. For this reason I look forward to the year ahead with confidence.

Michael Heller

Michael Heller, Chairman
11 March 2002



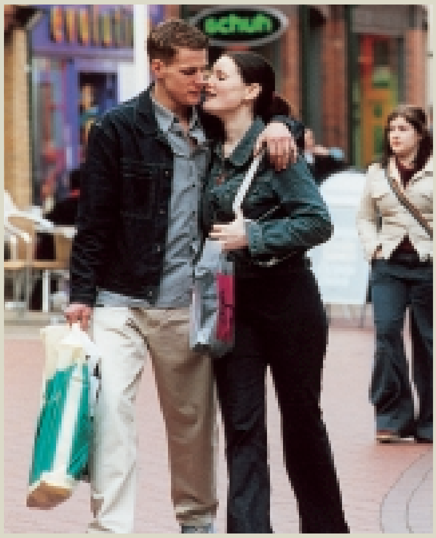
Once more we can report on a year of continuing growth within our core portfolio as we pursue our strategy of improving both the quality of our shopping centres and the tenant base. Despite £4m of sales of some of the Company's mature properties, the retail portfolio, at £97.7m, was only marginally lower than last year.

Two thirds of the portfolio is accounted for by our five major shopping centres. These performed well over the year, with values advancing by more than 2%. This is a very satisfactory performance and was driven by increases in rental values, not a shift in yields.

Overall there has been a dip in revenue to £8.7m (ERV of £9.7m) following our sales programme that accounted for £396,000 of annual income. The lower revenue also reflects significant restructuring at Dagenham where we accepted a substantial premium from J. Sainsbury for the surrender of its lease. We simultaneously re-let the unit to the national retailer, Wilkinson, at a lower rent from which we anticipate good growth in the medium term. The rental income was also held back at centres such as Christchurch where units have deliberately been kept vacant to enable us to reconfigure substantial parts of the shopping centre to achieve higher rents.

A key performance driver continues to be strong tenant demand in our major centres. Much of the fall in annualised rental income has already been offset through a mixture of new lettings and rent reviews which have added an additional £160,000 a year to the rent roll. This incremental rent will rise further as current negotiations are concluded during 2002.

Over the past year we have invested a total of £400,000 in our major centres on a wide variety of property management initiatives aimed at improving capital values and further increasing tenant demand. These initiatives included planning consents for a number of unit extensions and amalgamations, changes of use, and lease restructuring. This investment programme will continue this year and we anticipate an expenditure totalling £3.1m. It is expected that this investment will generate £350,000 of annualised rental income.



B R O W S I N G

Orchard Square, Sheffield

Our programme of delivering value at our prime 117,000 sq ft shopping centre continues apace. Further lettings have been concluded during the year at a Zone A rate of between £65 - £70 a sq ft compared to around £50 a sq ft when we purchased the centre two and half years ago. These new lettings, which underpin levels achieved over the past 12 months, are important as approximately 70% of Orchard Square's rent roll will be reviewed during the current year. Since acquiring Orchard Square in August 1999 for £15.75m we have increased the estimated rental value of the centre by around 25%. The impact of this will be felt in income terms over the next 12 months.

Within the centre itself planning consent was granted for the amalgamation of five small units, currently producing £55,000 a year, into one large unit for which there was known demand. The unit is now under offer to a national fashion retailer for a new lease at a rent of well in excess of £100,000 a year. In addition we intend submitting plans shortly to create a further 4,000 sq ft of accommodation within the central square for which, again, there is known demand.

Sales of all of the residential units that were converted from the empty office space at Orchard Square have now completed, generating £474,000 of revenue and profits of £191,000.

Over the past year we have invested a total of £400,000 in our major centres... This investment programme will continue this year and we anticipate an expenditure totalling £3.1m. It is expected that this investment will generate £350,000 of annualised rental income.

The Mall, Dagenham

This has been something of a transitional year at The Mall. In October we accepted a lease surrender from J Sainsbury for a £2.5m cash payment and simultaneously re-let the space to Wilkinson on a new 29 year lease. This month's opening was a tremendous success and has generated a lot of interest in the centre from both tenants and shoppers alike. Footfall in the centre has doubled, and we are already negotiating a number of new lettings as a direct result of Wilkinson's new store. We are also looking at the reconfiguration of a number of shops in one of the malls.

During 2001, a number of rent reviews were completed at an increased level which underpinned the year end valuation, and we expect to see further rental growth in the near future following these positive developments.

SHOPPING

CHOOSING

Brunel Centre, Bletchley

The year's highlight at the Brunel Centre was securing planning permission to create a 35,000 sq ft mixed retail and leisure development on the former Wetherburn Court site adjacent to the main shopping centre. This is the successful completion of protracted negotiations to achieve planning consent to develop this sensitive site and we are pleased to report that 23,500 sq ft of the new scheme is already under offer to a national retailer. Construction is expected to get underway during the middle of this year and take about 12 months to complete.

In the main centre we have added a further £74,000 a year to the rent roll through new lettings and rent reviews. This has kept the concourse fully let, and part of the first floor is now occupied for the first time since 1994 following a new lease to an American-style pool bar operator.

This has been another highly successful year for LAP and the foundations have been laid for future growth within the core portfolio. We will continue our strategy of disposing of smaller, more mature properties that no longer fulfil our growth criteria and focusing resources on our major properties.

Saxon Square, Christchurch

Tenant demand continues to be strong at Saxon Square, and a number of new lettings were completed during 2001. The largest letting was to Priory Sports, an existing tenant at Saxon Square, who required larger premises within the centre. They are now paying £70,000 a year for their new unit, which was formerly occupied by soft furnishings multiple Zoom the Loom on a temporary basis. Zoom the Loom has in turn taken a new lease on Priory Sports' former double unit within the centre at a record rent of £46 a sq ft.

We aim to seek consent to create a large single unit at one end of the centre with a substantial amount of residential accommodation above. The process of securing vacant possession of the space is already underway and a planning application will be made shortly.

Kings Square, West Bromwich

Kings Square continues to be a busy and successful centre. During most of the year, the former car park to the rear was being redeveloped into the town's major bus terminus, which should be completed in the first half of 2002. The bus terminus is being relocated as part of the proposed development of a 120,000 sq. ft. Tesco Extra and other large space stores within 50 yards of our centre. This will improve West Bromwich as a shopping destination and should lead to increased rental values over the medium term. Kings Square will remain anchored by the bus terminus and will form a significant part of the retail loop.

The bus terminus, combined with the adjacent Metro station, will dramatically increase footfall into the rear of the Centre, and we are therefore refurbishing and increasing the visibility of the two principal rear entrances. As part of this development, we intend to create a 1,500 sq ft unit at one of the rear entrances to the centre. This unit remains under offer to a national retailer pending planning consent.

Towards the end of the year, one of the prime units onto the High Street reverted to us and we are confident that we will find a high quality tenant to take the space in the near future. We have already had a number of offers on the unit.

Elsewhere in the portfolio we have been active. At Wednesbury we signed an option agreement to sell our long leasehold interest in the Union Centre to Sandwell Borough Council, the freeholder. During the four year life of the option the Council will pay a fee of £150,000 a year and upon exercising the option it will acquire our interest for £2m, considerably in excess of our 31st December 2000 valuation. If the council fails to exercise the option then LAP can acquire the freehold for £1. We have a detailed planning consent for a 30,000 sq ft retail development on the site which we will commence if the freehold is transferred to us.

At our joint venture Dragon Retail Properties, specialising in opportunity-led smaller lot sizes, £2.2m worth of properties were sold, or contracted to be sold, during the year, at a surplus to book value. In addition Dragon

acquired a £1.4m investment in a prime part of Bristol where, since the purchase, rents have advanced considerably following a number of key lettings in neighbouring properties.

This has been another highly successful year for LAP and the foundations have been laid for future growth within the core portfolio. We will continue our strategy of disposing of smaller, more mature properties that no longer fulfil our growth criteria and focusing resources on our major properties. We believe there is still considerable room for growth in the existing portfolio, we continue to seek new substantial shopping centres to acquire, and feel optimistic about the future.

John Heller
Chief Executive

Mike Dignan
Director of Property

The year under review has been an extremely active one for the company with sales of some £4.0m of smaller mature properties and the re-purchase of £1m 2010 10.5% debenture stocks for a £710,000 premium.

The money raised from the property sales together with the reduction in debt gives the company the ability to make further substantial purchases when appropriate opportunities present themselves.

Cash Flow

The Group redeemed its £580,000 10.5% Convertible and its £420,000 10.5% Non-Convertible debenture stocks 2010. The convertible element of the Loan Stock had rights to convert to 4,640,000 shares, and these shares formed the vast majority of the difference between the Net Asset Value per share and the fully diluted Net Asset Value per share.

As a result diluted NAV increased by 1.91p per share and the FRS 13 adjustment reduced by 0.38p per share after tax. The total cash expended for this transaction was £1.71m, which was funded from existing resources.

We anticipated that interest rates would remain low and this was another reason which persuaded us to repurchase the stocks. As a result of this transaction we are currently saving some £20,000 a year in interest costs, in addition to removing the large number of shares that would have been issued on conversion of the Loan Stock diluting existing shareholders.

Our portfolio is now financed by £47.2m of term loans, the shortest of which is repayable in 2009, with 57% at variable rates of interest. The overall average interest rate of our debt is 7.1%. We continue to monitor the long and medium term fixed rates, and are constantly reviewing the position in regard to covering a proportion of variable rate debt.

It remains the intention not to repay any of the fixed rate long term debt prior to maturity. However, an adjustment under FRS 13 has a notional impact of 4.89p per share (2000 - 4.73p), or £3.92m (2000 - £3.67m).

Gearing, net of listed investments, is now 85% down from 98% in 2000, a level at which your Board continues to feel comfortable and which gives us the ability to make further substantial purchases when appropriate opportunities presents themselves. Rental income of £8.7m is covering interest payable at 2.02 times (2000 - 1.96 times).

During the year net liquid cash increased to £3.84m (2000 - £0.49m). This is after financing the repayment of the 2010 debenture stocks and investment of £1.4m in our property fixed assets.

Profit and Loss

Attributable overheads of £1.6m reflect the support required to manage the property portfolio and are tightly controlled and monitored.

Interest costs fell during the year to £4.31m. This is as a result of property sales which reduced overall borrowings, with the bulk of the proceeds being received during the last quarter. Another factor was the reduction in average LIBOR rates payable on the variable portion of our debt for the year.

The considerable activities during the year together with the continued benefit of Capital Allowances resulted in a much lower tax charge for the year. Also there has been a substantial credit relating to prior years.

Balance Sheet

Group net assets, including the listed investments at market value, have increased to £51.82m (2000 - £49.74m), an increase of 4.2%. The diluted Net Assets per Share have increased to 64.93p per share (2000 - 60.5p), an increase of 7.3%.

Our associate company, Bisichi Mining PLC, in which we continue to hold a 42% stake, made a profit before tax, minority interests and goodwill of £305,000, an increase of 83% on the previous year. This is despite a collapse in the South African Rand which occurred at the end of the year and has been reflected in their results.

Dragon Retail Properties, our joint venture with Bisichi, had another strong year with net assets growing by a further 15%. Our equity portfolio remains strong, being principally invested in FTSE 350 companies. The stocks in the portfolio remain extremely liquid and are therefore treated as effective cash.

Robert Corry
Finance Director

Directors and advisers

Directors

* **Michael A Heller** MA FCA **(Chairman)**

#† **Patrick S Hawkings** FCA **(Non-executive)** - Chairman of the remuneration committee. He practised as a chartered accountant for many years in the City of London, and was an executive director of the company for twenty years.

† **L C John Brown** FCA **(Non-executive)** - Chairman of the audit committee. He practised as a chartered accountant for many years, both in the United Kingdom and the United States of America.

Robert J Corry BA FCA

† **Howard D Goldring BSc (Econ)** ACA **(Non-executive)** - Global investment strategist, formerly of Allied Dunbar. He is now principal of Alberon Associates and a director of Delmore Asset Management Limited. He is also a non-executive director of Liverpool Victoria Asset Management Limited.

John A Heller LLB MBA **(Chief executive)**

† **Barry J O'Connell (Non-executive)** - Retired as chief executive of KP Foods, part of United Biscuits (Holdings) PLC, in 1991.

Michael C Stevens FCA

Secretary & registered office

Michael C Stevens FCA,
8-10 New Fetter Lane,
London EC4A 1AF

Director of property

Mike J Dignan FRICS

* Member of the nomination committee
\# Senior independent director
† Member of the audit, remuneration and nomination committees.

Auditors

Baker Tilly

Principal bankers

Barclays Bank PLC
HSBC Bank PLC
National Wesminster Bank PLC
Royal Bank of Scotland PLC

Solicitors

Clifford Chance
Charles Russell
Dickinson Dees, Newcastle-upon-Tyne
Hardwick Stallards, London
Kuit, Steinart, Levy & Co, Manchester
Pinsent Curtis Biddle, Leeds
Wragge & Co, Birmingham

Stockbrokers

Credit Lyonnais Securities

Registrars & transfer office

Capita IRG plc, 34 Beckenham Road,
Beckenham, Kent BR3 4TU
Telephone 0870 1623100

Company registration number

341829 (England and Wales)

Website

www.laprops.co.uk

E-mail

Admin@laprops.co.uk

The directors submit their report and the audited accounts, for the year ended 31 December 2001.

Activities

The company is a property investment company, deriving income primarily from rents, and from dividends, trading listed investments, and its share of results of the associated and joint venture companies. The company holds 42 per cent of the issued ordinary share capital of Bisichi Mining PLC which operates in England and South Africa, and is listed on the London Stock Exchange. The Bisichi Group is involved in overseas mining and mining finance, UK retail property investment and investment in listed securities.

The review of activities during the year is contained in the Chairman's statement, and the results for the year are shown in the consolidated profit and loss account on page 22.

Dividends and shares

The directors recommend the payment of a final dividend for 2001 of 1.3p per ordinary share (2000 – 1.2p). The final dividend will be payable on 12 July 2002 to shareholders registered at the close of business on 22 March 2002.

As in past years, it will be proposed that shareholders are granted the opportunity of electing to receive all or part of the final dividend in the form of fully paid ordinary shares rather than cash.

During the year 1,226,230 (2000 – 1,227,317) new shares were issued to shareholders who elected to receive shares in lieu of cash for the dividend paid in July 2001.

Investment properties

Ninety-four per cent of the investment property portfolio was externally revalued as at 31 December 2001 by two professional firms of chartered surveyors – Allsop & Co., London (88.4 per cent of the portfolio), and Hill Woolhouse, Leeds (5.7 per cent) and the remaining properties were valued by the directors. The valuations, which are reflected in the financial statements, amount to £97.7 million (2000 – £99.7 million). The properties owned by Bisichi Mining PLC and the joint venture were also externally revalued.

The group revaluation reserve increased by £1.0 million (2000 – £2.5 million).

Directors

M A Heller, L C J Brown, R J Corry, H D Goldring, P S Hawkings, J A Heller, B J O'Connell and M C Stevens were the directors of the company throughout the year. M A Heller and H D Goldring are retiring by rotation and offer themselves for re-election. Brief details of the directors offering themselves for re-election at the Annual General Meeting are as follows:

M A Heller is executive chairman and has been a director since 1971. He has a contract of employment determinable at six months notice. He is a chartered accountant and is also executive chairman of Bisichi Mining PLC and non-executive chairman of Electronic Data Processing PLC. He is a member of the nomination committee.

H D Goldring has been a director since 1992 and has a service contract determinable at three months notice. He is a member of the audit, remuneration and nomination committees. He is a chartered accountant, global investment strategist and is a non-executive director of Liverpool Victoria Asset Management Limited. He is also principal of Alberon Associates and a non-executive director of Delmore Asset Management Limited.

Directors' interests

The interests of the directors in the ordinary shares of the company, including family and trustee holdings, where appropriate, were as follows:

	Beneficial interests		Non-beneficial interests	
	31 Dec 01	**1 Jan 01**	**31 Dec 01**	**1 Jan 01**
M A Heller	4,871,757	4,871,757	19,276,184	18,655,481
L C J Brown	72,500	72,500		
R J Corry	3,073	2,940		
H D Goldring	2,000	2,000		
P S Hawkings	211,894	211,894		
J A Heller	1,000,000	1,000,000	*14,276,184	*13,655,481
B J O'Connell	110,608	105,799		
M C Stevens	310,835	310,835	†303,547	†290,350

*These non-beneficial holdings are duplicated with those of M A Heller.

†The non-beneficial interest of M C Stevens arises by reason of his being a director of London & Associated Securities Limited, a company which acts as a trustee.

No director had any material interest in any contract or agreement with the group during the year other than as shown in this report.

No changes in these holdings have taken place since the balance sheet date.

Substantial shareholdings

M A Heller and his family have an interest in 43,694,737 shares of the company, representing 55.4 per cent of the issued share capital. The Prudential Assurance Group held £1,000,000 10.5 per cent Convertible and Non-Convertible debenture stocks 2010, on 1 January 2001 which could have been converted into a holding of 4,640,000 shares representing 5.6 per cent of the enlarged issued share capital. These debenture stocks were redeemed on 6 November 2001 eliminating the potential reduction in Net Assets per share arising from the issue of these additional shares.

Funds managed by Exeter Asset Management Limited held 5.05 million shares at 31 December 2001 which was increased to 7,781,059 shares on 13 February 2002, representing 9.9 per cent of the issued share capital.

A F Perloff had an interest in 2,861,059 shares representing 3.63 per cent of the issued share capital. Material changes to these holdings since the balance sheet date are the sale by A F Perloff of his shares on 12 February 2002 and the acquisition by funds managed by Exeter Asset Management Limited of a further 2,736,059 shares, as set out above.

Remuneration committee

The company has given full consideration to the best practice provisions relating to remuneration committees as set out in The Combined Code annexed to the Listing Rules of the London Stock Exchange.

The remuneration committee is comprised wholly of non-executive directors of the company, namely P S Hawkings (Chairman of the committee), L C J Brown, H D Goldring and B J O'Connell.

The principal function of the remuneration committee is to determine, on behalf of the board, the remuneration and other benefits of the executive directors and senior executives, including pensions, share options and service contracts.

The company's policy is to ensure that the executive directors, apart from the chairman, are rewarded competitively in relation to other companies in order to retain and motivate them.

The emoluments of each executive director comprises basic salary, provision of a car, premiums paid in respect of individual defined contribution pension arrangements, health insurance premium and share options.

The remuneration of non-executive directors is determined by the board, and takes into account additional remuneration for services outside the scope of the ordinary duties of non-executive directors. No pension costs are paid on their behalf.

All executive directors have full time contracts of employment with the company. Non-executive directors have contracts of service. No directors contract of employment or contract of service with the company, or its associated or joint venture companies, exceeds twelve months.

Directors' remuneration

	Salary £000	Pension Contri-butions £000	Benefits £000	**Total 2001 £000**	Total 2000 £000
Chairman					
M A Heller	7		21	**28**	28
Executive directors					
R J Corry	138	13	9	**160**	150
J A Heller	155	9	12	**176**	128
M C Stevens	95	9	9	**113**	111
Total executive remuneration	395	31	51	**477**	417

Three directors have benefits accruing under money purchase pension schemes (2000 - 3)

	Board Fees £000	Benefits £000	**Total 2001 £000**	Total 2000 £000
Non-executive directors				
L C J Brown	13		**13**	9
H D Goldring	15	6	**21**	19
P S Hawkings	16		**16**	12
B J O'Connell	15		**15**	12
	59	6	**65**	52
Total remuneration for directors' service during the year			**542**	469

Share option schemes

The company has two share option schemes - one is an Inland Revenue "Approved Scheme", and the second does not have Inland Revenue approval – the "Unapproved Scheme". Executive directors have options to subscribe for ordinary shares under the two schemes as follows:

	Option price	**Number of share options 1 Jan 01**	**Granted in 2001**	**31 Dec 01**	**Exercisable from**	**to**
Approved Scheme						
R J Corry	28.5p	210,000	–	210,000	28 May 1996	27 May 2003
R J Corry	42.5p	190,000	–	190,000	10 May 1997	9 May 2004
M C Stevens	28.5p	50,000	–	50,000	28 May 1996	27 May 2003
M C Stevens	38.5p	27,900	–	27,900	14 May 2000	13 May 2007
M C Stevens	21.75p	50,000	–	50,000	6 Nov 2001	5 Nov 2008
Unapproved Scheme						
R J Corry	25.66p	200,000	–	200,000	8 Mar 2002	7 Mar 2009
J A Heller	25.66p	200,000	–	200,000	8 Mar 2002	7 Mar 2009
M C Stevens	25.66p	50,000	–	50,000	8 Mar 2002	7 Mar 2009

No options were exercised by directors during 2001.

The middle market price of London & Associated Properties PLC ordinary shares at 31 December 2001 was 31p. During the year the share price ranged between 24.75p and 32p.

The board's policy is to grant options to executive directors, managers and staff at appropriate times to provide them with an interest in the longer term development of the group.

Payment of suppliers

The company and the group agrees the terms of contracts when orders are placed. It is group policy that payments to suppliers are made in accordance with those terms, provided that suppliers also comply with all relevant terms and conditions.

Trade creditors outstanding at the year end represent 16.6 days (2000 – 18.8 days) annual trade purchases.

Corporate governance

Throughout the year the company has complied with the provisions of Section 1 of the Combined Code for corporate governance except in respect of the division of the duties of chairman and chief executive. Your board has carefully considered the division of these duties and on 25 September 2001 separated the two roles and appointed John Heller as chief executive.

The audit and remuneration committees consist entirely of non-executive directors , and the nomination committee consists of non-executive directors plus the chairman. The membership of the committees is set out on page 13.

Internal control

The Combined Code introduced a requirement that directors review the effectiveness of the group's system of internal controls. This requirement extends the directors' review to cover all controls covering operations and risks, as well as financial controls.

The board have reviewed control procedures in accordance with the Turnbull report "Internal Control Guidance for Directors on the Combined Code" published in 1999, and have fully complied with it for the accounting period ending on 31 December 2001.

The board is responsible for the effectiveness of the group's system of internal controls.

The board approves financial budgets and cash flow forecasts annually for the forthcoming year, and performance is closely monitored against such budgets and forecasts by means of weekly cash reports and monthly management accounts which are reviewed at monthly board meetings. The board have made arrangements for regular inspections of the company's tangible assets, and for insurance of those assets. The company's investments and other tangible assets are regularly reviewed by the board.

The board and audit committee have considered reports from the executive directors on internal control, and observations by the external auditors and other professional advisors are invited and are carefully considered.

No system of internal control can provide absolute assurance against material misstatement or loss. However the directors, having reviewed the systems of internal control, believe these systems provide reasonable assurance that the assets are safeguarded, transactions are authorised and recorded properly and that material errors and irregularities are either prevented or would be detected within a timely period.

Section 80 Directors Authority To Allot Shares

Section 80 Companies Act 1985 provides that the directors of a company shall not exercise any power of the company to allot relevant securities (as defined therein) unless they are authorised to do so by this section.

The existing section 80 authority expired in June 2001 and it is therefore proposed that the section 80 authority to allot relevant securities is renewed at the forthcoming Annual General Meeting as set out in **Resolution 7**. The proposed section 80 authority gives the directors power to allot up to an aggregate amount of £2,627,786 which represents one third of the issued ordinary share capital. The proposed section 80 authority will lapse on 28 May 2007.

Disapplication of Section 89, Companies Act 1985

The Companies Act 1985 provides that if the directors wish to issue new securities for cash, they must be offered to current holders of shares in proportion to the number of shares they each hold at that time. The existing authority disapplying this pre-emption right conferred by a special resolution at last year's Annual General Meeting is soon to expire and therefore it is proposed that the existing authority is renewed at the forthcoming Annual General Meeting as set out in **Resolution 8** in the notice of Annual General Meeting on page 37. **Resolution 8** authorises the directors to allot for cash ordinary shares to be issued in connection with rights issues and generally otherwise than in accordance with statutory pre-emption rights up to an aggregate nominal value of £394,167 which is equivalent to 5 per cent of the issued ordinary share capital as at 31 December 2001 (and 5 per cent of the issued ordinary share capital as at 11 March 2002). The proposed authority will expire at the conclusion of the next Annual General Meeting and in any event will terminate not later than 15 months after the passing of the resolution.

Scrip dividend
In **Resolution 9** at the Annual General Meeting the company is seeking authority for the directors to exercise the power contained in the Articles of Association to permit the shareholders to elect to receive shares instead of all or part of the final dividend and to capitalise the appropriate amount of additional ordinary shares falling to be allotted pursuant to the election out of the distributable profits of the company which would have been distributed to members by way of cash dividend.

Purchase of own ordinary shares
The effect of **Resolution 10** to be proposed at the Annual General Meeting would be to give the company, for a period of one year, a general authority to purchase a maximum of 3,941,679 of its own ordinary shares of 10 pence each (representing approximately 5 per cent of the company's issued share capital). The minimum price (exclusive of expenses) which the company would be authorised to pay for each ordinary share would be 10 pence (the nominal value of each ordinary share). The maximum price (again exclusive of expenses) which the company would be authorised to pay would be not more than 5 per cent above the average middle market value (as derived from the London Stock Exchange Daily Official List) for such ordinary share for the five business days preceding the purchase.

If granted the authority would only be exercised if to do so would result in an increase in earnings per share or asset values per share and would be in the best interests of shareholders generally.

Going concern
The directors confirm that they have a reasonable expectation that the group has adequate resources to continue in operational existence for the foreseeable future. For this reason, the going concern basis has been adopted in the preparation of the accounts.

Other matters
The company is not a close company as defined by the Income and Corporation Taxes Act 1988.

Baker Tilly have expressed their willingness to continue in office as auditors. A proposal will be made at the Annual General Meeting for their re-appointment.

By order of the board
M C Stevens, Secretary
8-10 New Fetter Lane
London EC4A 1AF
11 March 2002

Directors' responsibility statement

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 and of the profit or loss of the group for the year.

In preparing those financial statements the directors are required to:

- select suitable accounting policies and then to 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 a going concern basis unless it is inappropriate to presume that the company and 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 company and the group 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 group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Auditors' report to the shareholders of London & Associated Properties PLC

We have audited the financial statements on pages 22 to 36.

Respective responsibilities of directors and auditors

The director's responsibilities for the Annual Report and the financial statements in accordance with the applicable law and United Kingdom Accounting Standards are set out in the Statement of Director's Responsibilities.

Our responsibility is to audit the financial statements in accordance with relevant legal and regulatory requirements, United Kingdom Auditing Standards and the Listing Rules of the Financial Services Authority ("the Listing Rules").

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 or the Listing Rules regarding directors' remuneration and transactions with the company and other members of the group is not disclosed.

We review whether the Corporate Governance Statement reflects the company's compliance with the seven provisions of the Combined Code specified for our review by the Listing Rules, and we report if it does not. We are not required consider whether the Board's statements on internal control cover all risks and controls' or to form an opinion on the effectiveness of the group's corporate governance procedures or its risk and control procedures.

We read the other information contained in the Annual Report and consider whether it is consistent with the audited financial statements. This other information comprises only the Director's Report, the Chairman's Statement, the Operating and Financial Review and the Corporate Governance Statement. We consider the implications for our report if we become aware of any apparent misstatements or material inconsistencies with the financial statements. Our responsibilities do not extend to any other information.

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 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 of the company and the group as at 31 December 2001 and of the profit of the group for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Baker Tilly
Registered Auditors
Chartered Accountants
11 March 2002

2 Bloomsbury Street
London WC1B 3ST

To the Directors of London & Associated Properties PLC

In accordance with your instructions we have carried out a valuation of the freehold and leasehold property interests held as at 31 December 2001 by the company as detailed in our Valuation Report dated 28 February 2002.

Having regard to the foregoing, we are of the opinion that the open market value as at 31 December 2001 of these interests was:

	£000
Freehold	41,885
Leasehold	44,490
	86,375

London
28 February 2002

Allsop & Co.
Chartered Surveyors

To the Directors of London & Associated Properties PLC

In accordance with your instructions we have carried out a valuation of the freehold and leasehold property interests held as at 31 December 2001 by the company as detailed in our Valuation Report dated 5 March 2002.

Having regard to the foregoing, we are of the opinion that the open market value as at 31 December 2001 of these interests was:

	£000
Freehold	5,525
Leasehold	–
	5,525

Leeds
5 March 2002

Hill Woolhouse
Chartered Surveyors

Consolidated profit & loss account

for the year ended 31 December 2001

	Notes	2001 £000	2000 £000
Revenue:			
Property:			
Income	1	**8,692**	8,816
Less – ground rents		**(458)**	(423)
– direct property expenses		**(927)**	(918)
– attributable overheads	2	**(1,576)**	(1,458)
		5,731	6,017
Listed investments:			
Investment sales		**249**	721
Cost of sales		**(134)**	(517)
		115	204
Dividends receivable		**81**	97
Less – attributable overheads	2	**(15)**	(13)
		181	288
Operating profit	1	**5,912**	6,305
Share of operating profit of associate		**231**	157
Share of operating profit of joint venture		**186**	132
		6,329	6,594
Interest receivable		**90**	63
Interest payable	4	**(4,311)**	(4,499)
Cost of redemption of debentures	4 and 15	**(718)**	–
Exceptional items	5	**934**	14
Profit on ordinary activities before taxation		**2,324**	2,172
Taxation on profit on ordinary activities	6	**(77)**	334
Profit on ordinary activities after taxation		**2,401**	1,838
Dividend	7	**1,025**	932
Retained profit for the year	19	**1,376**	906
Earnings per share – basic	9	**3.07p**	2.39p
– fully diluted	9	**3.02p**	2.29p
Dividend per share	7	**1.30p**	1.20p

The revenue and operating profit for the year derives from continuing operations.

Balance sheets

at 31 December 2001

	Notes	Group 2001 £000	Group 2000 £000	Company 2001 £000	Company 2000 £000
Fixed Assets					
Tangible assets	10	**98,132**	100,121	**98,132**	100,121
Investments	11	**3,736**	3,568	**536**	538
		101,868	103,689	**98,668**	100,659
Current assets					
Debtors	12	**1,819**	1,809	**1,819**	1,809
Investments at cost	13	**2,505**	2,405	**2,505**	2,405
(**Market value £2,965,000** (2000: £3,278,000))					
Bank balances		**3,840**	493	**3,840**	493
		8,164	4,707	**8,164**	4,707
Creditors					
Amounts falling due within one year	14	**(11,990)**	(11,579)	**(12,005)**	(11,594)
Net current liabilities		**(3,826)**	(6,872)	**(3,841)**	(6,887)
Total assets less current liabilities		**98,042**	96,817	**94,827**	93,772
Creditors					
Amounts falling due after more than one year	15	**(46,555)**	(47,838)	**(46,555)**	(47,838)
Provisions for liabilities and charges	17	**(127)**	(110)	**(127)**	(110)
Net assets		**51,360**	48,869	**48,145**	45,824
Capital and reserves					
Share capital	18	**7,883**	7,761	**7,883**	7,761
Share premium account	19	**4,264**	4,068	**4,264**	4,068
Capital redemption reserve	19	**15**	15	**15**	15
Revaluation reserve	19	**25,927**	25,658	**23,532**	23,424
Other reserves	19	**429**	429	–	–
Retained earnings	19	**12,842**	10,938	**12,451**	10,556
Shareholders' funds		**51,360**	48,869	**48,145**	45,824
Net assets per share*					
Basic		**65.73p**	64.09p		
Diluted		**64.93p**	60.50p		

*Including current asset investments at market value.

These financial statements were approved by the board of directors on 11 March 2002 and signed on its behalf by:

M A Heller
M C Stevens
Directors

Consolidated statement of total recognised gains and losses

for the year ended 31 December 2001

	2001 £000	2000 £000
Profit for the financial year	**2,401**	1,838
Currency translation difference on foreign currency net investments of associate	**(120)**	(35)
Increase on revaluation of investment properties		
Company	**663**	2,159
Associate and joint venture	**254**	308
Total gains and losses recognised in the year	**3,198**	4,270

Note of historical cost profits and losses

for the year ended 31 December 2001

	2001 £000	2000 £000
Reported profit on ordinary activities before taxation	**2,324**	2,172
Share of realisation of property revaluation gains of previous years		
Company	**555**	–
Associate and joint venture	**93**	20
Historical cost profit on ordinary activities before tax	**2,972**	2,192
Retained historical cost profit for the year	**2,024**	926

Reconciliation of movement in shareholders' funds

for the year ended 31 December 2001

	2001 £000	2000 £000
Profit for the financial year	**2,401**	1,838
Dividend	**(1,025)**	(932)
Retained profit for the year	**1,376**	906
Associate's currency translation difference on foreign currency net investments	**(120)**	(35)
Unrealised changes on revaluation of investment properties	**917**	2,467
Shares issued	**122**	123
Share premium account movements	**196**	156
	2,491	3,617
Shareholders' funds at 1 January 2001	**48,869**	45,252
Shareholders' funds at 31 December 2001	**51,360**	48,869

Consolidated cash flow statement

for the year ended 31 December 2001

	Note	2001 £000	2001 £000	2000 £000	2000 £000
Net cash inflow from operating activities	20a		**7,912**		6,349
Returns on investments and servicing of finance					
Interest received		**42**		52	
Interest paid		**(4,022)**		(4,367)	
Net cash outflow from returns on investments and servicing of finance			**(3,980)**		(4,315)
Taxation					
Corporation tax			**(145)**		(647)
Capital expenditure and financial investment					
Redemption of fixed asset investment		**2**		9	
Sale of properties		**4,132**		20	
Sale of office equipment and motor cars		**31**		15	
Purchase of properties		**(1,243)**		(1,805)	
Purchase of office equipment and motor cars		**(140)**		(114)	
Net cash inflow (outflow) for capital expenditure and financial investment			**2,782**		(1,875)
Equity dividends paid			**(609)**		(557)
Net cash inflow (outflow) before use of liquid resources and financing			**5,960**		(1,045)
Net cash (outflow) inflow from management of liquid resources					
Repayment of short term loan from joint venture			**(3)**		95
Financing					
Issue expenses		**(5)**		(5)	
Repayment of debenture loan		**(1,000)**		–	
Debenture repayment premium		**(718)**		–	
Repayment of medium term bank loan		**(300)**		(200)	
Net cash (outflow) from financing			**(2,023)**		(205)
Increase (decrease) in cash in the period			**3,934**		(1,155)

Reconciliation of net cash flow to movement in net debt

for the year ended 31 December 2001

	Note	2001 £000	2000 £000
Increase (decrease) in cash in the period		**3,934**	(1,155)
Net cash inflow from increase in debt		**1,300**	200
		5,234	(955)
Other movements on current asset investments		**100**	(46)
Movement in net debt in the period		**5,334**	(1,001)
Net debt at 1 January 2001		**(49,737)**	(48,736)
Net debt at 31 December 2001	20b	**(44,403)**	(49,737)

The following are the main accounting policies of the group:

Accounting convention
The financial statements have been prepared under the historical cost convention as modified by the revaluation of investment properties and are prepared in accordance with applicable accounting standards. The accounting policies adopted have been consistently applied in both 2000 and 2001.

Basis of consolidation
The consolidated financial statements comprise:
(a) The financial statements of the company and its three subsidiaries made up to 31 December.
(b) The group's share of the results of its associate and joint venture for the year ended 31 December, and of their net assets at the balance sheet date.

Revenue
Revenue comprises rental income, listed investment sales, dividends and other income. The profit or loss on disposal of properties is recognised on completion.

Dividends receivable
Dividends are credited to the profit and loss account when the dividend is received.

Tangible fixed assets
a) Investment properties
i) The investment property portfolio is included in the financial statements at open market valuation. An external professional valuation is carried out at least every five years, but is currently carried out every year. In accordance with SSAP 19 no amortisation or depreciation is provided in respect of freehold or long leasehold properties, which is not in accordance with the requirements of the Companies Act 1985, but necessary in order to show a true and fair view.
ii) The cost of improvements includes attributable interest – Notes 4 and 10.

b) Other tangible fixed assets
Depreciation is provided on all other tangible fixed assets at rates calculated to write each asset down to its estimated residual value evenly over its expected useful life. The rates generally used are – office equipment – 10 to 20 per cent per annum, and motor cars – 20 per cent per annum, on the straight line basis.

Investments
(a) Investments held as fixed assets:
These comprise investments in, Bisichi Mining PLC (listed associate), and Dragon Retail Properties Limited (unlisted joint venture) and in unlisted companies which are all held for the long term. Details of the investments in Bisichi Mining PLC and Dragon Retail Properties Limited are set out in Note 11.

(b) Investments held as current assets:
(i) These comprise listed investments which are stated at the lower of cost or net realisable value, on a portfolio basis.

(ii) Net profits or losses on realisation of these investments are carried to the profit and loss account as part of the operating profit.

Deferred taxation
Taxation deferred or accelerated by the effect of timing differences is accounted for on the liability method to the extent that it is probable that a liability will crystallise.
No provision is made for the taxation which might arise if investment properties were to be realised at their book values at the balance sheet date as the properties are held as long-term investments. The potential liability is set out in the provision for liabilities and charges note to the financial statements.

Operating leases
All leases are "Operating Leases" and the annual rentals are charged to the profit and loss account on a straight line basis over the lease term. Rent free periods or other incentives received for entering into a lease are accounted for over the period of the lease so as to spread the benefit received over the lease term.

Pensions
The company has several defined contribution pension schemes. Premiums are charged to the period in which they accrue. The company does not operate any defined benefit schemes.

1 Segmental analysis

	Revenue		Operating profit		Net operating assets	
	2001	2000	**2001**	2000	**2001**	2000
	£000	£000	**£000**	£000	**£000**	£000
Property	**8,692**	8,816	**5,731**	6,017	**46,189**	43,966
Listed investments	**330**	818	**181**	288	**2,505**	2,405
Fixed asset investments	**–**	–	**–**	–	**5**	7
Net non-operating liabilities	**–**	–	**–**	–	**(1,070)**	(1,070)
Group total	**9,022**	9,634	**5,912**	6,305	**47,629**	45,308
Share of associate	**1,692**	1,540	**231**	157	**2,858**	2,802
Share of joint venture	**230**	169	**186**	132	**873**	759
Group, associate and joint venture	**10,944**	11,343	**6,329**	6,594	**51,360**	48,869

2 Attributable overheads

	2001	2000
Attributable overheads have been allocated to the appropriate operating activity, and include:	**£000**	£000
Depreciation on tangible fixed assets	**100**	93
Auditors' remuneration – audit fee	**24**	22
– other fees	**11**	5
Operating lease rentals – land and buildings	**197**	197
Profit on disposal of motor vehicles	**(10)**	(9)

3 Directors' emoluments

	2001	2000
	£000	£000
Emoluments	**542**	469

Details of directors' emoluments and share options are set out in the director's report.

4 Interest payable and cost of redemption of debenture stocks

	2001	2000
	£000	£000
On borrowings of 5 years and less		
Interest on loans and overdrafts	**225**	250
Other interest payable	**16**	14
Less: attributable to property improvement	**(32)**	(39)
	209	225
Associate	**142**	98
Joint venture	**132**	104
	483	427
On borrowings of more than 5 years		
Debenture stocks	**2,193**	2,208
Long term bank loan	**1,635**	1,864
	3,828	4,072
Total interest payable	**4,311**	4,499
Redemption premium and costs	**718**	–

On 6 November 2001 the Convertible 10.5% Debenture £520,000 and Non-Convertible 10.5% Debenture £480,000 were redeemed at a premium plus costs of £718,000.

5 Exceptional items

	2001 £000	2000 £000
Profit (loss) on sale of:		
Freehold property	**47**	20
Compensation for early surrender of lease	**885**	–
Investment	**–**	(6)
	932	14
Associate-fixed asset investment-profit on disposal	**2**	–
	934	14

6 Taxation

	2001 £000	2000 £000
Based on the results of the year:		
Corporation Tax at 30 per cent (2000: 30 per cent)	**45**	397
Deferred taxation (Note 17)	**17**	16
Adjustment in respect of previous years	**(188)**	(116)
	(126)	297
Associate	**33**	28
Joint venture	**16**	9
	(77)	334

The tax charge for both 2001 and 2000 was reduced due to the effect of accelerated capital allowances.
The adjustment in respect of previous years arises principally through agreement of capital allowance claims.

7 Dividend

	2001 Per share	2001 £000	2000 Per share	2000 £000
Proposed final dividend	**1.30p**	**1,025**	1.20p	932

8 Profit attributable to London & Associated Properties PLC

	2001 £000	2000 £000
Dealt with in the financial statements of:		
London & Associated Properties PLC	**1,340**	895
Associate	**22**	(17)
Joint venture	**14**	28
	1,376	906

In accordance with the exemption conferred by Section 230(3) of the Companies Act 1985, the company has not presented its own profit and loss account.

9 Earnings per share

Earnings per share have been calculated as follows:

	Earnings		Shares in issue		Earnings per share	
	2001 £000	2000 £000	**2001 '000**	2000 '000	**2001 Pence**	2000 Pence
Group profit on ordinary activities after tax	**2,401**	1,838				
Weighted average share capital for the year			**78,185**	76,953		
Basic earnings per share	**2,401**	1,838	**78,185**	76,953	**3.07**	2.39
Adjustments:						
Conversion of debenture stock	**–**	43	**–**	4,640		
Issue of outstanding share options	**17**	25	**1,767**	1,767		
Fully diluted earnings per share	**2,418**	1,906	**79,952**	83,360	**3.02**	2.29

10 Tangible fixed assets

Group and company	Total £000	Investment properties Freehold £000	Investment properties Long leasehold £000	Office equipment and motor vehicles £000
Cost or valuation at 1 January 2001	100,598	51,396	48,280	922
Increase on revaluation	663	1,026	(363)	–
Additions	1,553	915	493	145
Transfer	–	300	(300)	–
Disposals	(4,204)	(2,984)	(1,100)	(120)
Cost or valuation at 31 December 2001	**98,610**	**50,653**	**47,010**	**947**
Representing assets stated at :				
Valuation	97,663	50,653	47,010	–
Cost	947	–	–	947
	98,610	**50,653**	**47,010**	**947**
Depreciation at 1 January 2001	477	–	–	477
Charge for the year	100	–	–	100
Disposals	(99)	–	–	(99)
Depreciation at 31 December 2001	**478**	–	–	**478**
Net book value at 1 January 2001	100,121	51,396	48,280	445
Net book value at 31 December 2001	**98,132**	**50,653**	**47,010**	**469**

Ninety four per cent of freehold and long leasehold properties were valued as at 31 December 2001 by external professional firms of chartered surveyors, the balance being valued by the directors. The valuations were made at open market value on the basis of existing use. The increase in book value was transferred to revaluation reserve.

	£000
Allsop & Co, Chartered Surveyors	**86,375**
Hill Woolhouse, Chartered Surveyors	**5,525**
Directors' valuations	**5,763**
	97,663

The historical cost of investment properties, including total capitalised interest of £711,000 (2000: £679,000) was as follows:

	Freehold £000	Long leasehold £000
Cost at 1 January 2001	37,580	38,672
Additions	915	493
Transfer	376	(376)
Disposals	(2,429)	(1,100)
Cost at 31 December 2001	**36,442**	**37,689**

Long leasehold properties are held on leases with an unexpired term of more than fifty years at the balance sheet date.

11 Investments

Group

	Total £000	Investment in associate £000	Investment in joint venture £000	Unlisted shares £000
Cost or valuation at 1 January 2001	3,568	2,802	759	7
Disposals	(2)	–	–	(2)
Increase in share of assets of associate and joint venture	170	56	114	–
Cost or valuation at 31 December 2001	**3,736**	**2,858**	**873**	**5**

Company

	Total £000	Shares in subsidiary companies £000	Shares in associate £000	Shares in joint venture £000	Unlisted Shares £000
Cost at 1 January 2001	538	9	358	164	7
Disposals	(2)	–	–	–	(2)
Cost at 31 December 2001	**536**	**9**	**358**	**164**	**5**

Subsidiary companies

The company owns 100 per cent of the ordinary share capital of the following dormant companies, all of which are registered in England and Wales:

- Analytical Investment Advisors Limited
- London & African Investments Limited
- London & Associated Securities Limited
- London & Associated Limited

In the opinion of the directors the value of the investment in subsidiaries is not less than the amount shown in these financial statements.

Associate

	2001 £000	2000 £000
Bisichi Mining PLC – listed mining and property investment company		
Group share of : **Turnover**	**1,692**	1,540
Profit before tax	**92**	34
Taxation	**(33)**	(28)
Profit after tax	**59**	6
Fixed assets	**4,150**	4,143
Current assets	**469**	431
Liabilities due within one year	**(1,002)**	(937)
Liabilities due in over one year	**(759)**	(835)
Net assets	**2,858**	2,802

The company owns 42 per cent (2000- 42 per cent) of the issued share capital of Bisichi Mining PLC, a company registered in England and Wales. Bisichi Mining has issued share capital of 10,451,506 ordinary shares of 10p each, and its principal countries of operation are the United Kingdom (property investment) and South Africa (coal mining). The company has an independent board of directors which controls its operating and financial policies.
The market value of this investment at 31 December 2001 was £3,919,315 (2000: £1,502,734).

Joint venture

	2001 £000	2000 £000
Dragon Retail Properties Limited – unlisted property trading and investment company		
Group share of : **Turnover**	**230**	169
Profit before tax	**70**	37
Gross assets	**3,310**	2,847
Gross liabilities	**(2,437)**	(2,088)
Net assets	**873**	759

The company owns 50 per cent of the issued share capital of Dragon Retail Properties Limited. The remaining 50 per cent is owned by Bisichi Mining PLC. The company is incorporated and operates in England and Wales and has issued share capital of 500,000 ordinary shares of £1 each (2000:500,000 ordinary shares of £1 each).
The company has an independent board of directors which controls its operating and financial policies.

12 Debtors

Group and company	2001 £000	2000 £000
Trade debtors	**723**	1,112
Amounts due from associate and joint venture	**291**	262
Other debtors	**266**	65
Prepayments and accrued income	**539**	370
	1,819	1,809

13 Investments held as current assets

Group and company	2001 £000	2000 £000
Market value of the listed investment portfolio	**2,965**	3,278
Unrealised excess of market value over cost	**460**	873
Listed investment portfolio at cost.	**2,505**	2,405

All investments are listed on the London Stock Exchange

14 Creditors: Amounts falling due within one year

	Group		Company	
	2001 £000	2000 £000	**2001 £000**	2000 £000
Bank overdrafts (unsecured)	**3,548**	4,135	**3,548**	4,135
Bank loan (secured)	**300**	300	**300**	300
Amounts owed to subsidiary companies	**–**	–	**15**	15
Amounts owed to joint venture	**163**	166	**163**	166
Corporation tax	**45**	139	**45**	139
Other taxation and social security costs	**1,146**	814	**1,146**	814
Proposed dividend	**1,025**	931	**1,025**	931
Other creditors	**757**	715	**757**	715
Accruals and deferred income	**5,006**	4,379	**5,006**	4,379
	11,990	11,579	**12,005**	11,594

15 Creditors: Amounts falling due after more than one year

Group and company	2001 £000	2000 £000
Term borrowings		
Debenture stocks		
£0.58 million 10½ per cent Convertible Debenture Stock 2010	–	580
£0.42 million 10½ per cent Non-Convertible Debenture Stock 2010	–	420
£5 million First Mortgage Debenture Stock 2013 at 11.3 per cent	**5,000**	5,000
£1.7 million First Mortgage Debenture Stock 2016 at 8.67 per cent	**1,700**	1,700
£5 million First Mortgage Debenture Stock 2018 at 11.6 per cent	**5,000**	5,000
£10 million First Mortgage Debenture Stock 2022 at 8.109 per cent *	**9,655**	9,638
	21,355	22,338
Long term bank loans	**25,200**	25,500
	46,555	47,838

*The £10 million debenture is shown after deduction of un-amortised issue costs in accordance with FRS4. Interest payable on the bank loans is variable being based upon the London InterBank market rate plus margin.

a) 10½ per cent Convertible and Non-Convertible Debenture Stocks 2010
These stocks were redeemed on 6 November 2001. The redemption premium and costs amounting to £718,000 were charged to profit and loss account in 2001.

b) First Mortgage Debenture Stocks 2013, 2016 , 2018 and 2022
The first mortgage debenture stocks are secured by first charges on specific freehold and long leasehold properties and floating charges.

c) A long term bank loan facility of £21 million was negotiated in July 1999 and is repayable in nineteen six monthly instalments with the balance of £17.75 million repayable in 2009. A further long term bank loan of £5 million was negotiated and drawn down in December 1997, which is repayable in instalments between 2003 and 2017.
Both the medium and long term bank loans are secured by first charges on specific properties.

16 Financial instruments

The group has taken advantage of the exemption under FRS13 that short term debtors and creditors be excluded from the following disclosures.

Financial assets maturity
On 31 December 2001, cash at bank and in hand amounted to £3,840,000 (2000: £493,000) which is invested in short term bank deposits maturing within one year bearing interest at the banks' variable rates.

Financial liabilities maturity

	Group and Company	
	2001	2000
	£000	£000
Repayment of borrowings		
Bank loans and overdrafts:		
Repayable within one year or on demand	**3,848**	4,435
Repayable in more than one year but not more than two years	**600**	300
Repayable in more than two but not more than five years	**1,800**	1,800
Repayable in more than five years	**22,800**	23,400
	29,048	29,935
Debentures:		
Repayable after more than five years	**21,700**	22,700
	50,748	**52,635**

The group has undrawn banking facilities at 31 December 2001 of £8.94 million (2000: £7.865 million), which expire within one year.

Interest rate risk and hedge profile
57.3 per cent (£29.048 million) (2000: 56.9 per cent (£29.35 million)) of the group's borrowings is at variable rates of interest with the remaining 42.7 per cent (£21.7 million) (2000: 43.1 per cent (£22.7million)) at fixed rates of interest. The fixed rate and weighted average period for which the borrowing is fixed is 9.69 per cent (2000: 9.73 per cent) and 17.5 years (2000: 17.2) respectively. The group's floating rate debt bears interest based on LIBOR.

Fair values
Fair value of the group's financial liabilities:

	Book value £000	Market value £000	**2001 Fair value adjustment £000**	2000 Fair value adjustment £000
Debenture stock	21,700	27,301	**(5,601)**	(5,240)
Tax at 30 per cent (2000: 30 per cent)			**1,680**	1,572
Post tax fair value adjustment			**(3,921)**	(3,668)
Post tax fair value adjustment – basic pence per share			**(4.97)**	(4.73)

The fair values were calculated by the directors as at 31 December 2001 and reflect the replacement value of the financial instruments used to manage the group's exposure to adverse rate movements.

The bank loans and overdrafts are at variable rates and there is therefore no material difference between book values and market values.

17 Provisions for liabilities and charges

		2001	2000
Group and company		**£000**	£000
Balance at 1 January 2001		**110**	94
Deferred taxation – charged in the financial year (Note 6)		**17**	16
Balance at 31 December 2001		**127**	110
This comprises:	Short term timing differences	**144**	114
	Capital allowances	**(17)**	(4)
		127	110

No provision has been made for the approximate taxation liability of £3.866 million (2000: £3.606 million) arising if the investment properties were sold at the stated valuation.

18 Share capital

	2001 £000	2000 £000
Authorised: 110,000,000 (2000:110,000,000) ordinary shares of 10p each	**11,000**	11,000
Allotted, issued and fully paid: 78,833,589 (2000:77,607,359) shares of 10p each	**7,883**	7,761

In July 2001 1,226,230 ordinary shares were issued to shareholders who had elected to receive shares in lieu of a final dividend in cash. This represented a reduction in the cash dividend of £323,500 of which £201,000 was credited to the share premium account.

Share Option Schemes
Employees' Share Option Scheme
At 31 December 2001 the following options to subscribe for ordinary shares were outstanding, issued under the terms of the Employees' Share Option Scheme:

Number of Shares	Option Price	Normal Exercise Date
580,000	28.5p	28 May 1996 to 27 May 2003
210,000	42.5p	10 May 1998 to 9 May 2004
156,600	38.5p	14 May 2000 to 13 May 2007
370,000	21.75p	6 November 2001 to 5 November 2008
1,316,600		

This share option scheme was approved by members in 1986, and has been approved by the Board of Inland Revenue. A summary of the shares allocated and options issued under the scheme up to 31 December 2001 is as follows:

Shares issued to date	1,111,804
Options granted which have not been exercised	1,316,600
Shares allocated over which options have not yet been granted	1,699,955
Total shares allocated for issue to employees under the scheme	4,128,359

Non-approved Executive Share Option Scheme
A share option scheme known as the "Non-approved Executive Share Option Scheme" which does not have Inland Revenue approval was set up during 2000. At 31 December 2001 the following options to subscribe for ordinary shares were outstanding, issued under the terms of the scheme:

Number of Shares	Option Price	Normal Exercise Date
450,000	25.66p	8 March 2002 – 7 March 2009

A summary of the shares allocated and options issued under the scheme up to 31 December 2001 is as follows:

Shares issued to date	–
Options granted which have not been exercised	450,000
Shares allocated over which options have not yet been granted	550,000
Total shares allocated for issue to employees under the scheme	1,000,000

19 Reserves

	Share premium account £000	Capital redemption reserve £000	Re–valuation reserve £000	Other reserves £000	Retained earnings £000
Group					
Balance at 1 January 2001	4,068	15	25,658	429	10,938
Surplus on valuation of investment properties	–	–	955	–	–
Premium on shares issued	201	–	–	–	–
Issue expenses	(5)	–	–	–	–
Retained profit for year	–	–	–	–	1,376
Currency translation difference on foreign currency net investments	–	–	–	–	(120)
Transfer of realised revaluation profit	–	–	(648)	–	648
Taxation on realised revaluation profit	–	–	(38)	–	–
Balance at 31 December 2001	**4,264**	**15**	**25,927**	**429**	**12,842**
Company					
Balance at 1 January 2001	4,068	15	23,424	–	10,556
Surplus on valuation of investment properties	–	–	663	–	–
Premium on shares issued	201	–	–	–	–
Issue expenses	(5)	–	–	–	–
Retained profit for year	–	–	–	–	1,340
Taxation on realised revaluation profit	–	–	(555)	–	555
Balance at 31 December 2001	**4,264**	**15**	**23,532**	**–**	**12,451**

20 Cash flow statement notes

a) Reconciliation of operating profit to net cash inflow from operating activities:

	2001 £000	2000 £000
Operating profit	**5,912**	6,305
Depreciation charges	**100**	93
(Profit) on disposal of fixed assets	**(10)**	(9)
Inflow from compensation from early surrender of lease	**1,329**	–
Dividend from associated company	**44**	44
Dividend from joint venture	**40**	–
Decrease (increase) in debtors	**225**	(333)
Increase in creditors	**372**	203
(Increase) decrease in current asset investments	**(100)**	46
	7,912	6,349

b) Analysis of net debt

	At 1 January 2001 £000	Cash flow £000	Other movements £000	**At 31 December 2001 £000**
Bank balances in hand	493	3,347	–	**3,840**
Bank overdrafts	(4,135)	587	–	**(3,548)**
Debt due within one year	(300)	300	(300)	**(300)**
Debt due after one year	(48,200)	1,000	300	**(46,900)**
Current asset investments	2,405	–	100	**2,505**
	(49,737)	5,234	100	**(44,403)**

21 Related party transactions

	Costs recharged to related party £000	Amounts owed by (to) related party £000	Cash advanced to (by) related party £000
Related party:			
Bisichi Mining PLC	256	256	–
Dragon Retail Properties Limited			
Current account	12	35	–
Loan account	(15)	(163)	3
Totals at 31 December 2001	**253**	**128**	**3**
Totals at 31 December 2000	274	96	(95)

The related parties are the associate and joint venture and are treated as fixed asset investments – details are shown in Note 11.

Bisichi Mining PLC (associate)
The company provides office premises, property management, general management, accounting and administration services for Bisichi Mining PLC and its subsidiaries.

Dragon Retail Properties Limited (joint venture)
Dragon Retail Properties Limited (Dragon) is owned 50 per cent by the company, and 50 per cent by Bisichi Mining PLC.

The company provides office premises, property management, general management, accounting and administration services for Dragon.

Dragon has surplus cash which is deposited with London & Associated Properties PLC. The deposit bears interest at a variable rate related to bank base rates. Interest earned on the loan for the year amounted to £16,000 (2000: £9,000) none of which was accrued at 31 December 2001 (2000: £nil).

London & Associated Properties PLC and Bisichi Mining PLC each provided a guarantee in respect of the bank loan up to a maximum of £250,000 each.

22 Employees

The average number of employees, including directors, of the group during the year involved in management and administration was 35 (2000: 36).

	2001 £000	2000 £000
Staff costs during the year were as follows:		
Salaries and other costs	**996**	873
Social security costs	**115**	108
Pension costs	**84**	76
	1,195	1,057

The company operates a number of defined contribution pension arrangements for individual employees through insurance companies. The pension costs shown above represent the contributions payable by the company.

23 Capital commitments

Group and company	**2001 £000**	2000 £000
Approved capital expenditure not committed for at the year end	3,070	–
Commitments to capital expenditure contracted for at the year end	287	291

24 Commitments under operating leases

At 31 December 2001 the group and the company had annual commitments under non-cancellable operating leases, on land and buildings expiring in more than 5 years totalling £197,000 (2000:£197,000). In addition, the company has an annual commitment to pay ground rents on its leasehold investment properties which amounts to £433,000 (2000: £434,000), the leases on which expire in more than fifty years.

25 Contingent liabilities

The company has provided a guarantee in respect of a bank loan up to a maximum of £250,000 to Dragon Retail Properties Limited, a joint venture company.

26 Post balance sheet event

On 23 November 2001 the company agreed to sell its freehold investment property at Lichfield, Staffordshire for £850,000. The sale was completed on 10 January 2002 and the sale will be recognised in the accounts for the year ended 31 December 2002.

NOTICE is hereby given that the Sixty Second Annual General Meeting of London & Associated Properties PLC will be held at Gresham College, Barnard's Inn Hall, Holborn, London EC1N 2HH on Wednesday 29 May 2002 at 10.30 a.m. for the transaction of the following business:

Ordinary business

1 To receive and adopt the directors' report, annual accounts and auditors report for the year ended 31 December 2001. **(Resolution 1)**

2 To declare and approve a final dividend of 1.3p per share. **(Resolution 2)**

3 To re-elect as a director M A Heller **(Resolution 3)**

4 To re-elect as a director H D Goldring **(Resolution 4)**

5 To reappoint Baker Tilly as auditors. **(Resolution 5)**

6 To authorise the directors to determine the remuneration of the auditors. **(Resolution 6)**

Special business

To consider and, if thought fit, pass the following resolutions of which Resolutions 7and 9 will be proposed as Ordinary Resolutions, and Resolutions 8 and 10 will be proposed as Special Resolutions:

7 That in substitution for all existing authorities the directors be generally and unconditionally authorised pursuant to Section 80 of the Companies Act 1985(the "Act")to exercise all the powers of the Company to allot relevant securities (within the meaning of that section) up to an aggregate nominal amount of £2,627,786 for a period commencing on the date of the passing of this Resolution and expiring (unless previously renewed,varied or revoked by the Company in general meeting) on 28 May 2007 (both dates inclusive) but the Company may make an offer or agreement which would or might require relevant securities to be alloted after expiry of this authority and notwithstanding such expiry the directors may allot relevant securities in pursuance of that offer or agreement. **(Resolution 7)**

8 That the directors be and they are hereby authorised pursuant to section 95 of the Companies Act 1985 (the Act) to allot equity securities (within the meaning of section 94(2) of the said Act) for cash pursuant to the authority conferred upon them for the purposes of section 80 of the Act by Resolution 7 above as if section 89(1) of the said Act did not apply to any such allotment and provided that this power shall be limited:

(a) to allotments of equity securities where such securities have been offered (whether by way of rights issue, open offer or otherwise) to holders of Ordinary Shares of 10p each in the company (Ordinary Shares) where the equity securities are allotted in proportion (or as nearly as may be) to the respective number of Ordinary Shares held by them on the record date fixed by the directors provided that the directors may make such arrangements and exclusions to deal with fractional entitlements and with legal or practical problems arising under the laws of any territory or the requirements of any recognised regulatory body or any stock exchange in any territory as they consider necessary and expedient; and

(b) to the allotment (otherwise than pursuant to sub-paragraph (a) of this resolution) of equity securities wholly for cash up to an aggregate nominal amount of £394,167 representing approximately 5 per cent of the issued capital of the company; and

(c) to the allotment for cash of up to 3,200,000 Ordinary Shares in connection with the scrip dividend offer

and (unless previously renewed, revoked or varied) such power shall expire on the earlier of the conclusion of the next Annual General Meeting of the company and the date which is 15 months from the passing of this resolution, save that the company may before such expiry make offers or agreements which would or might require equity securities to be allotted after such expiry and the directors may allot equity securities in pursuance of such offers or agreements as if the power conferred hereby had not expired. **(Resolution 8)**

9 The directors be and are hereby authorised:

(a) To exercise the power contained in Article 140b of the Articles of Association of the company so that to the extent determined by the directors, the holders of Ordinary Shares be permitted to elect to receive new Ordinary Shares of 10p each in the company, credited as fully paid, instead of all or part of the final dividend for the twelve months ended 31 December 2001 (declared above).

(b) To capitalise the appropriate nominal amount of additional Ordinary Shares falling to be allotted pursuant to elections made as aforesaid, out of the distributable profits of the company which would have been distributed to members by dividend in cash, to apply such sum in paying up such Ordinary Shares and to allot such Ordinary Shares to members of the company who shall have validly so elected. **(Resolution 9)**

10 That the company be and is hereby generally and unconditionally authorised to make one or more market purchases (within the meaning of section 163(3) of the Companies Act 1985) on the London Stock Exchange of Ordinary Shares of 10 pence each in the capital of the company provided that:

(a) the maximum aggregate number of Ordinary Shares hereby authorised to be purchased is 3,941,679 (representing the approximately 5 per cent of the company's issued Ordinary Share Capital);

(b) the minimum price which may be paid for such Ordinary Shares is 10 pence per share (exclusive of expenses);

(c) the maximum price (exclusive of expenses) which may be paid for an Ordinary Share is not more than 5 per cent above the average of the middle market values of an Ordinary Share in the company as derived from the London Stock Exchange Daily Official List for the 5 business days immediately preceding the day on which the Ordinary Share is purchased;

(d) unless previously revoked or varied, the authority hereby conferred shall expire at the conclusion of the next Annual General Meeting of the company to be held in 2003 or within 12 months from the date of passing this resolution, whichever shall be the earlier; and

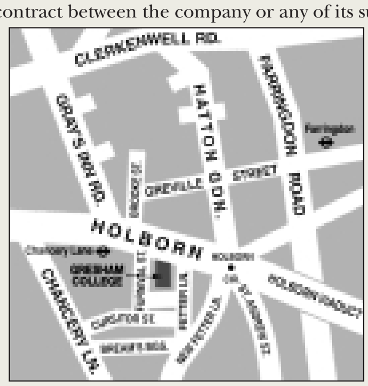
(e) the company may make a contract or contracts to purchase Ordinary Shares under the authority hereby conferred prior to the expiry of such authority which will or may be executed wholly or partly after the expiry of such authority, and may make a purchase of Ordinary Shares in pursuance of any such contract or contracts. **(Resolution 10)**

8-10 New Fetter Lane
London EC4A 1AF
Registered in England & Wales – Number 341829
11 March 2002

By order of the board
M.C.STEVENS
Secretary

NOTES

1. A member entitled to attend and vote at the meeting is also entitled to appoint one or more proxies to attend and vote instead of him. A proxy need not be a member of the company.
2. To be valid, the instrument appointing a proxy, together with the power of attorney or other authority, if any, under which it is signed (or a notarially certified copy of such power or authority) must be deposited at the company's registrars, Capita IRG plc, Bourne House, 34 Beckenham Road, Beckenham, Kent BR3 4BR not later than 48 hours before the time fixed for the meeting or if the meeting is adjourned not later than 48 hours before the time fixed for the adjourned meeting.
3. Completion and return of a proxy form will not preclude ordinary shareholders from attending and voting at the meeting if they wish. A form of proxy is enclosed for use by shareholders.
4. The following documents will be available for inspection at the Registered Office of the company on any weekday during normal business hours and will also be available from 10.15 a.m. on the day of the meeting until the close of the meeting:
   (a) A register in which are recorded all transactions of each director and of their family interests in the share capital of the company.
   (b) A copy, or a memorandum of the terms, of every service contract between the company or any of its subsidiaries and any director of the company.



The Annual General Meeting will be held at
Gresham College, Barnard's Inn Hall,
Holborn, London EC1N 2HH
The nearest tube station is Chancery Lane on the Central Line, only 100 metres from Barnard's Inn.

	2001 £m	2000 £m	1999 £m	1998 £m	1997 £m	1996 £m	1995 £m	1994 £m	1993 £m	1992 £m
Consolidated balance sheet										
Fixed assets:										
Properties and other tangible assets	**98.13**	100.12	96.27	75.62	75.83	65.19	64.26	57.50	44.14	34.06
Investments	**3.74**	3.57	3.30	3.05	3.01	2.78	2.77	2.77	2.82	2.64
	101.87	103.69	99.57	78.67	78.84	67.97	67.03	60.27	46.96	36.70
Current assets:										
Debtors	**1.82**	1.81	1.48	1.29	1.33	1.89	2.15	1.53	1.48	1.05
Investments at cost	**2.50**	2.41	2.45	2.42	2.42	2.26	2.62	2.49	2.21	1.88
Bank balances	**3.84**	0.49	1.08	2.07	0.06	2.05	3.04	3.05	3.31	3.09
Total assets	**110.03**	108.40	104.58	84.45	82.65	74.17	74.84	67.34	53.96	42.72
Liabilities and creditors	**(11.99)**	(11.58)	(11.12)	(9.17)	(8.73)	(8.50)	(9.67)	(8.00)	(5.79)	(4.66)
Term borrowings	**(46.55)**	(47.84)	(48.12)	(34.34)	(34.32)	(28.95)	(28.70)	(21.20)	(13.50)	(11.00)
Provisions for liabilities and charges	**(0.13)**	(0.11)	(0.09)	(0.11)	–	–	–	–	–	–
	51.36	48.87	45.25	40.83	39.60	36.72	36.47	38.14	34.67	27.06
Adjustment of current asset investments to market value	**0.46**	0.87	1.32	0.72	1.15	1.02	0.62	0.42	0.93	0.26
Consolidated net assets*	**51.82**	49.74	46.57	41.55	40.75	37.74	37.09	38.56	35.60	27.32
Consolidated profit and loss account										
Profit before tax	**2.32**	2.17	2.10	2.01	1.82	1.76	1.73	1.71	1.52	1.10
Taxation	**(0.08)**	0.33	0.53	0.47	0.01	0.05	(0.36)	0.31	0.48	0.48
Profit attributable to shareholders	**2.40**	1.84	1.57	1.54	1.81	1.71	2.09	1.40	1.04	0.62
Dividend	**1.02**	0.93	0.84	0.76	0.68	0.59	0.53	0.50	0.47	0.40

Values per share

	2001 Pence	2000 Pence	1999 Pence	1998 Pence	1997 Pence	1996 Pence	1995 Pence	1994 Pence	1993 Pence	1992 Pence
Net assets per share *										
– Basic	**65.73**	64.09	60.98	54.81	53.97	50.18	50.27	52.50	48.64	39.14
– Fully diluted+	**64.93**	60.50	57.57	52.00	51.35	47.82	47.41	49.38	45.90	37.24
Earnings per share	**3.07**	2.39	2.06	2.04	2.40	2.29	1.87	1.91	1.48	0.90
Dividend	**1.30**	1.20	1.10	1.00	0.90	0.78	0.72	0.68	0.64	0.58

* Including the investment portfolio at market value.
+ Based on net assets including the investment portfolio at market value, conversion of convertible debt and issue of share options.

Group including Bisichi Mining PLC

	2001 £m	2000 £m	1999 £m	1998 £m	1997 £m	1996 £m	1995 £m	1994 £m	1993 £m	1992 £m
Total assets *	**123**	122	117	95	91	81	81	72	59	47
Net assets*	**56**	54	51	46	44	41	41	42	39	30