

SUMMARY OF LONG TERM LOANS OUTSTANDING - 2/1/03**1 PWLB LOANS**

Ref	Maturity(M)	%	Take-up date	Maturity / Final payment date	Amount £
445014	M	12 7/8	23/03/79	01/01/13	75,000.00
446966	M	14 3/4	21/03/80	01/01/20	50,000.00
448879	M	14	23/03/81	01/01/21	100,000.00
449545	A	13 5/8	30/03/82	30/03/09	222,222.16
449546	M	13 5/8	30/03/82	01/01/23	100,000.00
451916	M	11	31/03/83	31/03/23	150,000.00
451917	A	11 1/4	31/03/83	31/03/16	59,090.80
454131	A	10 3/8	23/03/84	23/03/10	134,615.18
454132	M	10 1/4	23/03/84	23/03/16	250,000.00
455794	M	10 3/4	29/03/85	29/03/25	150,000.00
455795	A	11	29/03/85	29/03/11	107,692.28
468435	M	11 1/2	30/03/90	30/03/30	100,000.00
471691	M	10	10/09/92	10/09/22	1,781,112.00
471692	M	10	10/09/92	10/09/22	118,888.00
479305	M	8	02/05/97	02/11/17	775,000.00
481013	M	5 7/8	09/06/98	09/06/27	500,000.00
481014	M	5 7/8	09/06/98	09/06/28	500,000.00
483087	M	5 1/8	23/09/99	01/04/39	1,400,000.00
485381	M	4 7/8	23/03/01	01/03/26	1,451,506.00
485382	M	4 7/8	23/03/01	01/03/26	48,494.00
					8,073,620.42

2 OTHER LOANS

2773 LOBO Loan	M	*4.875		26/06/32	1,000,000.00
Total Long Term Loans					9,073,620.42

* The lender has the option to give one months notice to change the interest rate . If the new rate offered is not agreed, the borrower has the option to give one months notice to repay the loan.