

CONTENTS

	<i>Pages</i>
Corporate information	2
Chairman's statement	3-6
Report of the directors	7-15
Auditors' report	16
Consolidated profit and loss account	17
Consolidated balance sheet	18
Balance sheet	19
Consolidated cash flow statement	20
Consolidated statement of recognised gains and losses	21
Notes to the accounts	22-55
List of principal properties	56-57
Five year financial summary	58-59
Notice of annual general meeting	60-62