C O N T E N T S

	Page
Corporate Information	2
Biographical Details of Directors	3
Notice of Annual General Meeting	5
Main Operational Structure	9
Chairman's Statement	10
Management Discussion & Analysis	
Report of the Directors	18
Report of the Auditors	27
Consolidated Profit and Loss Accoun	† 28
Consolidated Statement of	
Recognised Gains and Losses	29
Consolidated Balance Sheet	30
Consolidated Cash Flow Statement	31
Balance Sheet	33
Notes to Financial Statements	34
Summary of Investment Properties	70