

Contents

Corporate Information	2
Financial Calendar	3
Organisational Chart	4
Chairman's Statement	6
Management Discussion & Analysis	7
Report of the Directors	13
Biography of Directors and Senior Management	21
Report of the Auditors	23
Consolidated:	
Profit and Loss Account	24
Statement of Recognised Gains and Losses	25
Balance Sheet	26
Cash Flow Statement	28
Company:	
Balance Sheet	30
Notes to Financial Statements	31
Five-Year Summary of Financial Information	85
List of Properties held by the Group	86
Notice of Annual General Meeting	88