C O N T E N T S

	Page
Corporate information	2
Group financial highlights	3
Five year summary	4
Notice of annual general meeting	5 - 8
Directors' profile	9 - 10
Report of the directors	11 - 16
The chairman's statement	17 - 19
Auditors' report	20
Consolidated profit and loss account	21
Consolidated balance sheet	22
Balance sheet	23
Consolidated statement of changes in equity	24
Consolidated cash flow statement	25
Notes to the accounts	26 - 58
Schedule of principal properties	59

1