CONTENTS

Chairman's Statement	2
Discussion and Analysis of Annual Results	5
Report of the Directors	7
Report of the Auditors	21
Consolidated Profit and Loss Account	22
Consolidated Statement of Recognised Gains and Losses	23
Consolidated Balance Sheet	24
Balance Sheet	26
Consolidated Cash Flow Statement	28
Notes to the Financial Statements	30
Particulars of Principal Subsidiaries	82
Particulars of Principal Associates	92
Schedule of Major Properties	94
Summary of Financial Information	99
Supplementary Information	100