## Contents

Financial Highlights	1
Corporate Information	1
Chairman's Statement	2
Notice of Annual General Meeting	4
Report of the Directors	6
Other Corporate Information	15
Auditors' Report	18
Consolidated Profit and Loss Account	19
Consolidated Statement of Recognised Gains and Losses	20
Consolidated Balance Sheet	21
Balance Sheet	22
Consolidated Cash Flow Statement	23
Notes on the Financial Statements	25
Five Year Financial Summary	62
Schedule of Principal Properties	64