Contents

Corporate Information	2
Biographical Details of Directors and Senior Management	4
Notice of Annual General Meeting	6
Chairman's Statement	14
Report of the Directors	22
Auditors' Report	30
Consolidated Income Statement	31
Consolidated Statement of Recognised Gains and Losses	32
Consolidated Balance Sheet	33
Balance Sheet	34
Consolidated Cash Flow Statement	35
Notes to the Financial Statements	37
Particulars of Properties Held by the Group	78
Summary of Results, Assets and Liabilities of the Group	80