Contents

Directors and Corporate Information

Chairman's Statement	3
Disclosure of Further Corporate Information	
Report of the Directors	12
Consolidated Profit and Loss Account	17
Consolidated Statement of Recognised Gains and Losses	18
Consolidated Balance Sheet	19
Company Balance Sheet	20
Consolidated Cash Flow Statement	2
Notes to the Accounts	24
Principal Subsidiaries and Associates	48
Report of the Auditors	49
Schedule of Principal Properties	5(
Five-year Financial Summary	51