CONTENTS

2	Corporate Information
3	Notice of Annual General Meeting
4	Management's Report
8	Biographical Details of Directors and Senior Management
10	Directors' Report
18	Auditors' Report
19	Consolidated Income Statement
20	Consolidated Balance Sheet
21	Balance Sheet
22	Consolidated Statement of Recognised Gains and Losses
23	Consolidated Cash Flow Statement
25	Notes to the Financial Statements
76	Financial Summary
77	Summary of Properties