

	Pages
Corporate Information	2
Five Year Financial Summary	3
Notice of Annual General Meeting	4
Chairman's Statement	5-6
Report of the Directors	7-12
Report of the Auditors	13
Consolidated Profit and Loss Account	14
Consolidated Balance Sheet	15
Balance Sheet	16
Consolidated Cash Flow Statement	17
Consolidated Statement of Recognised Gains and Losses	18
Notes to the Accounts	19-39
Schedule of Investment Properties	40