

Corporate Information	2
Biographical Details of Directors and Senior Management	4
Notice of Annual General Meeting	7
Chairman’s Statement	14
Report of the Directors	28
Report of the Auditors	36
Consolidated Profit and Loss Account	37
Consolidated Balance Sheet	38
Balance Sheet	40
Consolidated Cash Flow Statement	41
Consolidated Statement of Recognised Gains and Losses	43
Notes to the Accounts	44
Particulars of Principal Properties Held by the Group	92
Summary of Results, Assets and Liabilities of the Group	98