



CONTENTS

Corporate Information	2
Chairman's Statement	3
Biographical Details of Directors	6
Directors' Report	8
Auditors' Report	16
Consolidated Income Statement	18
Consolidated Balance Sheet	19
Balance Sheet	21
Consolidated Statement of Recognised Gains and Losses	22
Consolidated Cash Flow Statement	23
Notes to the Financial Statements	25
Financial Summary	80
Summary of Major Properties	81
Notice of Annual General Meeting	83