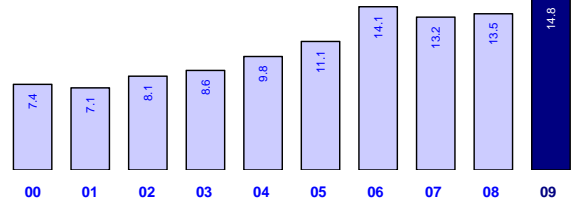


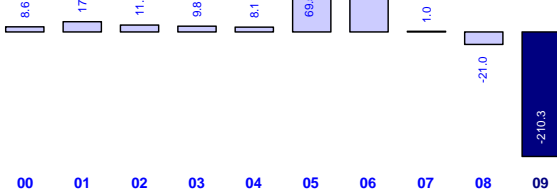
Underlying profit before tax
£000s



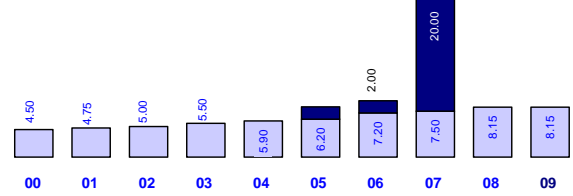
Underlying earnings per share
Pence



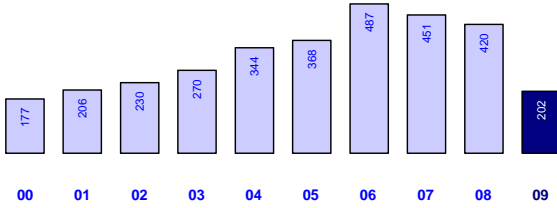
Basic earnings per share
Pence



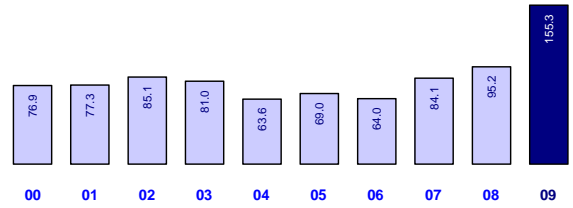
Dividends per share
Pence



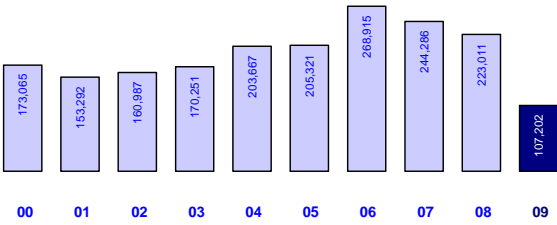
Net assets per share
Pence



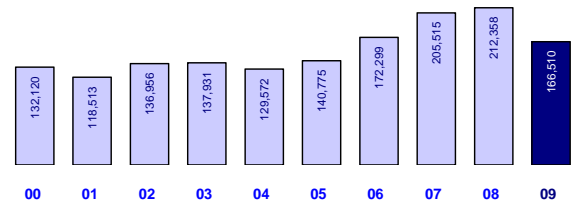
Gearing
%



Net assets
£000



Borrowings
£000



Properties
£000

