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Year 2009 in Review
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 The Group's performance at a glance.

Chairman's Statement
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 Sir David Akers-Jones on how the Group overcame the challenges of 2009.

Operations and Financial Reviews
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 Detailed information on the underlying operating strategies of the Office, Retail and Residential sectors and the Group's financial results.





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Financial Policy

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An in-depth look at the Group's policy of financial prudence.

Internal Controls and Risk Management

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An overview of how the Group manages risks to achieve business objectives.

Human Resources

Pages 42 - 43

A review of how the Group's core values help to build strong teamwork.

Corporate Governance Report

Pages 50 - 64

A detailed account of how our governance culture and systems fared in the face of the challenges of 2009.

