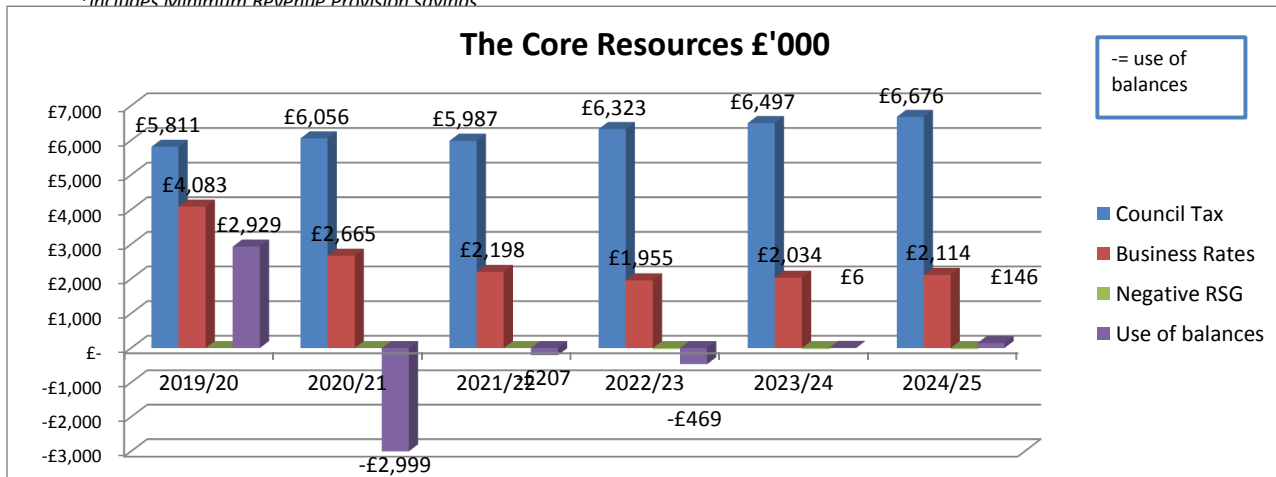


*includes Minimum Revenue Provision savings



GF balances £'000

