

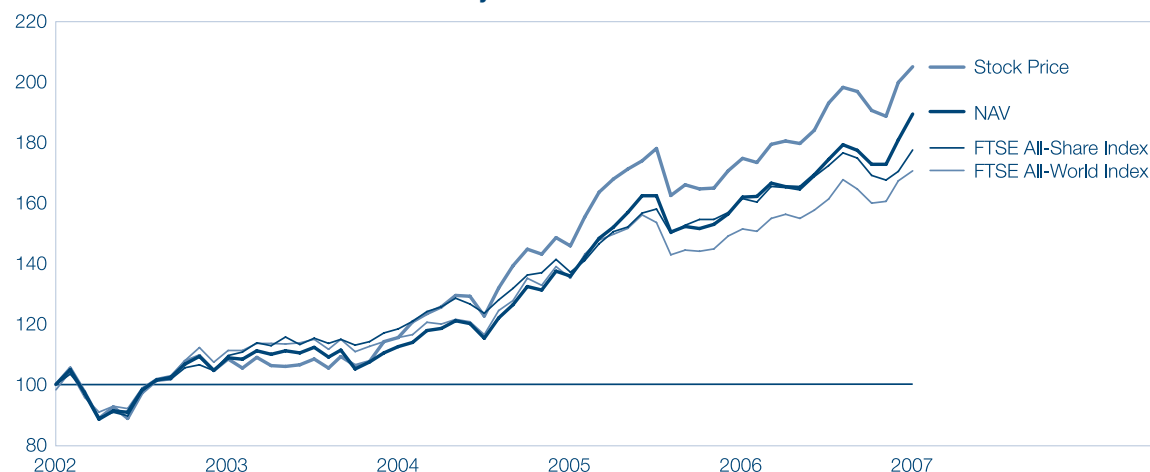
Financial Highlights

		2007	2006	change
CAPITAL	NAV with borrowings at par	597.6p	510.4p	+17.1%
	NAV with borrowings at market value	593.9p	499.7p	+18.9%
	Stock price per ordinary unit	529.0p	451.0p	+17.3%
	Discount to NAV (after deducting dividends proposed but not paid) with borrowings at market value	9.9%	8.5%	
	FTSE All-World Index			+12.5%
	UK FTSE All-Share Index			+10.0%
		£'000	£'000	
	Equity investments	835,357	750,870	
	Net current assets	75,217	88,771	
	Total assets	910,574	839,641	
	Borrowings at par	(107,372)	(107,252)	
	Pension liability	(849)	(1,795)	
	Equity stockholders' funds	802,353	730,594	
INCOME	Total income	23,704	23,755	
	Earnings per ordinary unit	11.02p	9.39p	
	Dividend per ordinary unit	9.10p	8.72p	+4.4%
	Special dividend per ordinary unit	2.00p	2.00p	
	UK Retail Prices Index			+4.2%

YEAR'S HIGH & LOW (based on NAV after deducting dividends proposed but not paid)	Year to 31 October 2007		Year to 31 October 2006	
	High	Low	High	Low
Published NAV with borrowings at market value	587.3p	493.1p	512.9p	416.7p
Closing stock price	535.0p	444.5p	465.5p	377.0p
Discount with borrowings at market value	9.9%	6.6%	10.6%	7.2%

PERFORMANCE

**NAV* and Stock Price Against Comparator Indices
5 years to 31 October 2007**



* NAV with borrowings at par