## Contents

	Page
Chairman's Statement	4
Deputy Chairman & Chief Executive Officer's Report	6
Profile of Directors and Senior Management	8
Five-Year Financial Summary	14
Financial and Operating Review	15
Directors' Report	22
Auditors' Report	29
Consolidated Income Statement	30
Balance Sheets	31
Consolidated Statement of Changes in Equity	33
Consolidated Cash Flow Statement	34
Notes to the Financial Statements	36
List of Major Properties Held by the Group	94

The English text of this Annual Report shall prevail over the Chinese text.