



Financial Highlights	2
Chairman's Statement	3
Management Discussion and Analysis	5
Corporate Information	13
Biographies of Directors and Senior Management	14
Report of the Directors	17
Corporate Governance Report	23
Auditors' Report	28
Consolidated Income Statement	29
Consolidated Balance Sheet	30
Balance Sheet	32
Consolidated Statement of Changes in Equity	33
Consolidated Cash Flow Statement	35
Notes on the Financial Statements	37
Group Properties	100
Five Year Summary	101

pages