

CONTENTS

★ Corporate Information	3
★ Notice of Annual General Meeting	4
★ Financial Highlights	7
★ Five Years' Financial Summary and Analysis of Group's Land Bank	8
★ Chairman's Statement	9
★ Schedule of Principal Properties	14
★ Directors' Report	17
★ Auditors' Report	29
★ Consolidated Profit and Loss Account	30
★ Consolidated Balance Sheet	31
★ Balance Sheet	32
★ Consolidated Cash Flow Statement	33
★ Consolidated Statement of Recognised Gains and Losses	34
★ Notes to the Accounts	35
★ Disclosure Pursuant to Practice Note 19 of the Listing Rules	69