

Contents

The Group	
Financial Highlights	2
5 Year Financial Summary	3
Chairman’s Statement	4
Operations Review	10
Infrastructure	12
Property	22
Hospitality	24
Construction and Engineering	26
Financial Review	28
Report of the Directors	30
Practice Note 19 of the Listing Rules	39
Corporate Information	40
Financial Report	41
Report of the Auditors	42
Consolidated Income Statement	43
Consolidated Balance Sheet	44
Company Balance Sheet	46
Consolidated Statement of Recognised Gains and Losses	47
Consolidated Cash Flow Statement	48
Notes to the Financial Statements	50
List of Major Properties	80