CONTENTS

Corporate Information	2
Financial Highlights	3
Chairman's Statement	4-5
Management Discussion and Analysis	6-10
Biographical Details of Directors and Senior Management	11-14
Directors' Report	15-21
Auditors' Report	22
Consolidated Income Statement	23
Consolidated Balance Sheet	24-25
Balance Sheet	26
Consolidated Statement of Changes in Equity	27
Consolidated Cash Flow Statement	28-29
Notes to the Financial Statements	30-63
Financial Summary	64
Property Portfolio	65-67
Notes of Annual General Meeting	68-72