CONTENTS

	Pages
Corporate Information	2
Managing Director's Report	3
Directors' Report	7
Auditors' Report	14
Consolidated Profit and Loss Account	15
Consolidated Balance Sheet	16
Balance Sheet	17
Consolidated Cash Flow Statement	18
Consolidated Statement of Changes in Equity	20
Notes to the Financial Statements	21
Schedule of the Group's Properties	58
Five Years Financial Summary	59
Notice of Annual General Meeting	60

