## Contents

	Page
Corporate Information	2
Notice of Annual General Meeting	3
Chairman's Statement	8
Management Discussion and Analysis	9
Report of the Directors	14
Report of the Auditors	23
Consolidated Income Statement	24
Consolidated Balance Sheet	25
Balance Sheet	27
Consolidated Statement of Changes in Equity	28
Consolidated Cash Flow Statement	29
Notes on the Financial Statements	32
Principal Subsidiaries	76
Major Properties	78
Five Year Summary	79