

CONTENTS

	Page
Notice of Annual General Meeting	1-5
Corporate Information	6-9
Chairman's Statement	10-13
Report of the Directors	14-19
Five Year Summary	20
Properties held for Investment	21-22
Auditors' Report	23
Consolidated Income Statement	24
Consolidated Balance Sheet	25-26
Balance Sheet	27
Consolidated Statement of Changes in Equity	28
Consolidated Cash Flow Statement	29-30
Notes on the Financial Statements	31-67
Principal Subsidiaries and Associates	68-73