

CONTENTS

CORPORATE INFORMATION	2
REPORT FROM GENERAL MANAGER	3
MANAGEMENT DISCUSSION AND ANALYSIS	5
PROPERTY PORTFOLIO	10
BIOGRAPHICAL DETAILS OF DIRECTORS	11
REPORT OF THE DIRECTORS	12
AUDITORS' REPORT	17
CONSOLIDATED INCOME STATEMENT	18
CONSOLIDATED BALANCE SHEET	19
BALANCE SHEET	21
CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	22
CONSOLIDATED CASH FLOW STATEMENT	23
NOTES TO FINANCIAL STATEMENTS	25
SUMMARY OF FINANCIAL INFORMATION	60