## **CONTENTS**

CORPORATE INFORMATION	2
REPORT FROM GENERAL MANAGER	3
MANAGEMENT DISCUSSION AND ANALYSIS	4
PROPERTY PORTFOLIO	9
BIOGRAPHICAL DETAILS OF DIRECTORS	10
REPORT OF THE DIRECTORS	11
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	54
NOTICE OF ANNUAL GENERAL MEETING	55