

# CONTENTS

	Page
Notice of Annual General Meeting .....	1-3
Corporate Information .....	4-7
Chairman's Statement .....	8-10
Report of the Directors .....	11-15
Five Year Summary .....	16
Properties held for Investment .....	17
Auditors' Report .....	18
Consolidated Income Statement .....	19
Consolidated Balance Sheet .....	20-21
Balance Sheet .....	22
Consolidated Statement of Changes in Equity .....	23
Consolidated Cash Flow Statement .....	24-25
Notes on the Financial Statements .....	26-62
Principal Subsidiaries and Associates .....	63-67