

	<i>Page(s)</i>
Corporate Information .....	2
Notice of Annual General Meeting .....	3-4
Location of the Group's Properties in Hong Kong and the Mainland China .....	5
Chairman's Statement .....	6-9
Biographical Details of Directors and Senior Management .....	10-12
Report of the Directors .....	13-22
Report of the Auditors .....	23
Consolidated Profit and Loss Account .....	24
Balance Sheets .....	25-26
Consolidated Statement of Changes in Equity .....	27
Consolidated Cash Flow Statement .....	28-29
Notes to the Financial Statements .....	30-70
Five Year Financial Summary .....	71-72
Particulars of Properties .....	73-76