Contents

2	Corporate Information
3	Chairman's Statement
5	Management Discussion and Analysis
7	Corporate Governance Report
16	Audit Committee Report
18	Directors' Report
28	Auditors' Report
30	Consolidated Income Statement
31	Consolidated Balance Sheet
33	Consolidated Statement of Changes in Equity
34	Consolidated Cash Flow Statement
36	Notes to the Financial Statements
36	Financial Summary
37	Properties held for Investment