

CONTENTS

1	Group Structure
2	Group Financial Summary
3	Results Highlights
4	The Year at a Glance
6	Report of the Chairman and the Managing Director
13	Management Discussion and Analysis
24	Directors' Biographical Information
28	Senior Management's Biographical Information
32	Report of the Directors
55	Corporate Governance Report
86	Highlights of Development Projects
94	Schedule of Major Properties
100	Financial Statements
141	Report of the Auditors
142	Listed Affiliated Companies
148	Corporate Information