

1.	Corporate Information	2
2.	Listing Information	3
3.	Financial Highlights	4
4.	Property Portfolio	6
5.	Corporate Milestones of the Year	10
6.	Major Awards of the Year at a Glance	12
7.	Chairman's Statement	14
8.	Management Discussion and Analysis	17
9.	Biographical Details of Directors, Supervisors and Senior Management	38
10.	Directors' Report	42
11.	Corporate Governance Report	53
12.	Report of the Supervisory Committee	64
13.	Report of the Auditors	65
14.	Consolidated Balance Sheet	67
15.	Balance Sheet	69
16.	Consolidated Income Statement	71
17.	Consolidated Statement of Changes in Equity	72
18.	Consolidated Cash Flow Statement	74
19.	Notes to the Consolidated Financial Statements	76