Contents 目錄

3-4 Corporate Information 公司資料 5-13 Managing Director's Statement 董事總經理報告 14-16 Profile of Directors 董事簡介 17 Profile of Senior Management 高級管理人員簡介 18-26 Corporate Governance Report 公司管治報告 27-34 Directors' Report 董事會報告 35-36 Auditors' Report 核數師報告 37 Consolidated Income Statement 綜合收入報表 38-39 Consolidated Balance Sheet 綜合資產負債表 40 Consolidated Statement of Changes in Equity 41-43 Consolidated Cash Flow Statement 綜合現金流量報表 44-122 Notes to the Consolidated Financial 綜合財務報表附註 Statements 123 Financial Summary 財務概要表 124-128 Summary of Investment Properties 投資物業及物業存貨概要 and Stocks of Properties	2	Financial Highlights	財務摘要
14-16 Profile of Directors 董事簡介 17 Profile of Senior Management 高級管理人員簡介 18-26 Corporate Governance Report 公司管治報告 27-34 Directors' Report 董事會報告 35-36 Auditors' Report 核數師報告 37 Consolidated Income Statement 綜合收入報表 38-39 Consolidated Balance Sheet 綜合資產負債表 40 Consolidated Statement of Changes 綜合權益變動報表 in Equity 41-43 Consolidated Cash Flow Statement 綜合現金流量報表 44-122 Notes to the Consolidated Financial 綜合財務報表附註 Statements 123 Financial Summary 財務概要表 124-128 Summary of Investment Properties 投資物業及物業存貨概要	3-4	Corporate Information	公司資料
17 Profile of Senior Management 高級管理人員簡介 18-26 Corporate Governance Report 公司管治報告 27-34 Directors' Report 董事會報告 35-36 Auditors' Report 核數師報告 37 Consolidated Income Statement 綜合收入報表 38-39 Consolidated Balance Sheet 綜合資產負債表 40 Consolidated Statement of Changes 綜合權益變動報表 in Equity 41-43 Consolidated Cash Flow Statement 綜合現金流量報表 44-122 Notes to the Consolidated Financial 綜合財務報表附註 Statements 123 Financial Summary 財務概要表 124-128 Summary of Investment Properties 投資物業及物業存貨概要	5-13	Managing Director's Statement	董事總經理報告
18-26 Corporate Governance Report 公司管治報告 27-34 Directors' Report 董事會報告 35-36 Auditors' Report 核數師報告 37 Consolidated Income Statement 綜合收入報表 38-39 Consolidated Balance Sheet 綜合資產負債表 40 Consolidated Statement of Changes 綜合權益變動報表 in Equity 41-43 Consolidated Cash Flow Statement 綜合現金流量報表 44-122 Notes to the Consolidated Financial 綜合財務報表附註 Statements 123 Financial Summary 財務概要表 124-128 Summary of Investment Properties 投資物業及物業存貨概要	14-16	Profile of Directors	董事簡介
27-34 Directors' Report 董事會報告 35-36 Auditors' Report 核數師報告 37 Consolidated Income Statement 綜合收入報表 38-39 Consolidated Balance Sheet 綜合資產負債表 40 Consolidated Statement of Changes 綜合權益變動報表 in Equity 41-43 Consolidated Cash Flow Statement 綜合現金流量報表 44-122 Notes to the Consolidated Financial 綜合財務報表附註 Statements 123 Financial Summary 財務概要表 124-128 Summary of Investment Properties 投資物業及物業存貨概要	17	Profile of Senior Management	高級管理人員簡介
35-36 Auditors' Report 核數師報告 37 Consolidated Income Statement 綜合收入報表 38-39 Consolidated Balance Sheet 綜合資產負債表 40 Consolidated Statement of Changes 綜合權益變動報表 in Equity 41-43 Consolidated Cash Flow Statement 綜合現金流量報表 44-122 Notes to the Consolidated Financial 綜合財務報表附註 Statements 財務概要表 124-128 Summary 財務概要表 124-128 Summary 日本記載 投資物業及物業存貨概要	18-26	Corporate Governance Report	公司管治報告
37 Consolidated Income Statement 綜合收入報表 38-39 Consolidated Balance Sheet 綜合資產負債表 40 Consolidated Statement of Changes 綜合權益變動報表 in Equity 41-43 Consolidated Cash Flow Statement 綜合現金流量報表 44-122 Notes to the Consolidated Financial 綜合財務報表附註 Statements 123 Financial Summary 財務概要表 124-128 Summary of Investment Properties 投資物業及物業存貨概要	27-34	Directors' Report	董事會報告
38-39 Consolidated Balance Sheet 綜合資產負債表 40 Consolidated Statement of Changes 綜合權益變動報表 in Equity 41-43 Consolidated Cash Flow Statement 綜合現金流量報表 44-122 Notes to the Consolidated Financial 綜合財務報表附註 Statements 123 Financial Summary 財務概要表 124-128 Summary of Investment Properties 投資物業及物業存貨概要	35-36	Auditors' Report	核數師報告
40 Consolidated Statement of Changes 綜合權益變動報表 in Equity 41-43 Consolidated Cash Flow Statement 綜合現金流量報表 44-122 Notes to the Consolidated Financial 綜合財務報表附註 Statements 123 Financial Summary 財務概要表 124-128 Summary of Investment Properties 投資物業及物業存貨概要	37	Consolidated Income Statement	綜合收入報表
in Equity 41-43 Consolidated Cash Flow Statement 綜合現金流量報表 44-122 Notes to the Consolidated Financial 綜合財務報表附註 Statements 123 Financial Summary 財務概要表 124-128 Summary of Investment Properties 投資物業及物業存貨概要	38-39	Consolidated Balance Sheet	綜合資產負債表
41-43Consolidated Cash Flow Statement綜合現金流量報表44-122Notes to the Consolidated Financial綜合財務報表附註Statements財務概要表123Financial Summary財務概要表124-128Summary of Investment Properties投資物業及物業存貨概要	40	Consolidated Statement of Changes	綜合權益變動報表
44-122Notes to the Consolidated Financial Statements綜合財務報表附註123Financial Summary財務概要表124-128Summary of Investment Properties投資物業及物業存貨概要		in Equity	
Statements 123 Financial Summary 財務概要表 124-128 Summary of Investment Properties 投資物業及物業存貨概要	41-43	Consolidated Cash Flow Statement	綜合現金流量報表
123 Financial Summary財務概要表124-128 Summary of Investment Properties投資物業及物業存貨概要	44-122	Notes to the Consolidated Financial	綜合財務報表附註
124-128 Summary of Investment Properties 投資物業及物業存貨概要		Statements	
	123	Financial Summary	財務概要表
and Stocks of Properties	124-128	Summary of Investment Properties	投資物業及物業存貨概要
		and Stocks of Properties	