

CONTENTS

Corporate Information	2
Financial Highlights	3
Property Portfolio	4
Chairman's Statement	10
Management Discussion and Analysis	13
Corporate Governance Report	27
Report of the Directors	33
Independent Auditors' Report	45
Consolidated Income Statement	47
Consolidated Balance Sheet	48
Consolidated Statement of Changes in Equity	50
Consolidated Cash Flow Statement	52
Balance Sheet	54
Notes to the Financial Statements	55
Five-Year Financial Summary	118