Contents

	Page
Corporate Information	2
Chairman's Statement	3
Management Discussion and Analysis	4
Corporate Governance Report	10
Report of the Directors	18
Independent Auditor's Report	28
Consolidated Income Statement	30
Consolidated Balance Sheet	31
Balance Sheet	33
Consolidated Statement of Changes in Equity	34
Consolidated Cash Flow Statement	35
Notes to the Financial Statements	37
Principal Subsidiaries	92
Group Properties	94
Five Year Summary	95