



CONTENTS

	Page
Corporate Information	2
Chairman's Statement	3
Management Discussion and Analysis	8
Report of the Directors	14
Corporate Governance Report	27
Independent Auditors' Report	33
Consolidated Income Statement	34
Consolidated Balance Sheet	35
Balance Sheet	37
Consolidated Cash Flow Statement	38
Consolidated Statement of Changes in Equity	40
Notes to the Financial Statements	41
List of Properties	99
Five-year Financial Summary	100