

Contents

Corporate Information	2
Financial Highlights	3
Chairman's Statement	4
Management Discussion and Analysis	5-7
Biographical Details of Directors and Senior Management	8-9
Directors' Report	10-14
Corporate Governance Report	15-23
Independent Auditors' Report	24-25
Consolidated Income Statement	26
Consolidated Balance Sheet	27-28
Balance Sheet	29
Consolidated Cash Flow Statement	30-31
Consolidated Statement of Changes in Equity	32
Notes to the Financial Statements	33-83
Financial Summary	84
Property Portfolio	85-88