



Contents



<i>Property portfolio</i>	3
<i>Chairman's statement</i>	4
<i>Financial highlights</i>	6
<i>Business review</i>	8
<i>Management discussion & analysis</i>	61
<i>Corporate governance report</i>	68
<i>Directors' profile</i>	74
<i>Senior management profile</i>	78
<i>Corporate citizenship</i>	80
<i>Financial section contents</i>	89
<i>Major project profiles</i>	190
<i>Glossary of terms</i>	194
<i>Corporate information</i>	196