

Contents

2

Corporate Information

3-4

Five-year Financial Summary

5-7

Chairman's Statement

8-10

Management Discussions and Analysis

11-14

Profiles of Directors and Senior Management

15-25

Report of the Directors

26

Report of the Auditors

27

Consolidated Profit and Loss Account

28

Consolidated Statement of Recognised Gains and Losses

29-30

Consolidated Balance Sheet

31-32

Consolidated Cash Flow Statement

33

Company Balance Sheet

34-85

Notes to Financial Statements

86

Schedule of Investment Properties

87-88

Schedule of Properties under Development