

C ONTENTS

	<i>PAGE(S)</i>
CORPORATE INFORMATION	1
NOTICE OF ANNUAL GENERAL MEETING	2-4
CHAIRMAN'S STATEMENT	5-8
BIOGRAPHY OF DIRECTORS AND SENIOR MANAGEMENT	9-10
DIRECTORS' REPORT	11-14
AUDITORS' REPORT	15
CONSOLIDATED INCOME STATEMENT	16
CONSOLIDATED BALANCE SHEET	17-18
BALANCE SHEET	19
CONSOLIDATED STATEMENT OF RECOGNISED GAINS AND LOSSES	20
CONSOLIDATED CASH FLOW STATEMENT	21-22
NOTES TO THE FINANCIAL STATEMENTS	23-49
FINANCIAL SUMMARY	50
SUMMARY OF PROPERTIES HELD FOR INVESTMENT PURPOSES	51