



FINANCIAL SUMMARY	2
CORPORATE INFORMATION	3
CHAIRMAN'S STATEMENT	4
FINANCIAL REVIEW	8
SCHEDULE OF THE MAJOR PROPERTIES	9
REPORT OF THE DIRECTORS	10
REPORT OF THE AUDITORS	22
CONSOLIDATED INCOME STATEMENT	23
CONSOLIDATED BALANCE SHEET	24
BALANCE SHEET	25
CONSOLIDATED STATEMENT OF RECOGNISED GAINS AND LOSSES	26
CONSOLIDATED CASH FLOW STATEMENT	27
NOTES TO THE FINANCIAL STATEMENTS	28
PRINCIPAL SUBSIDIARIES	51
NOTICE OF ANNUAL GENERAL MEETING	52

Financial Calendar

<u>Events</u>	<u>Dates</u>
Announcement of Interim Results	18th December, 2000
Announcement of Final Results	10th July, 2001
Book Close Dates	
Interim	15th to 19th January, 2001
Final	17th to 21st September, 2001
Annual General Meeting	21st September, 2001
Payment of Dividends	
Interim dividend of HK1 cent per share	1st February, 2001
Final dividend of HK1 cent per share	5th October, 2001