

**Contents**

Financial Highlights 2

Corporate Information 4

Business Structure 5

Chairman's Statement 6

Management Discussion and Analysis 12

Going Forward into the Digital Era 24

Directors and Senior Management 34

Report of the Directors 38

Report of the Auditors 44

Consolidated Income Statement 45

Balance Sheets 46

Consolidated Statement of Recognised Gains and Losses 48

Consolidated Cash Flow Statement 49

Notes to The Financial Statements 51

Particulars of Properties 80

Group Financial Summary 81

Notice of Annual General Meeting 82

