



| CONTENTS

Introduction to the Group	2
Financial Summary	3
Chairman's Statement	6
Director and Management	12
Business of the Group	16
Management Discussion and Analysis	18
Report of Director	26
Auditors' Report	33
Consolidated Income Statement	34
Balance Sheets	35
Consolidated Statement of Recognised Gains and Losses	37
Consolidated Cash Flow Statement	38
Notes to the Financial Statements	39
List of Properties	78
Corporate Information	79
Notice of Annual General Meeting	80