## CONTENTS

	PAGE
CORPORATE INFORMATION	2
NOTICE OF ANNUAL GENERAL MEETING	3
CHAIRMAN'S STATEMENT	5
BIOGRAPHY OF DIRECTORS AND SENIOR MANAGEMENT	9
DIRECTORS' REPORTS	10
AUDITORS' REPORT	14
CONSOLIDATED INCOME STATEMENT	15
CONSOLIDATED BALANCE SHEET	16
BALANCE SHEET	17
CONSOLIDATED STATEMENT OF RECOGNISED GAINS AND LOSSES	18
CONSOLIDATED CASH FLOW STATEMENT	19
NOTES TO THE FINANCIAL STATMENTS	21
FINANCIAL SUMMARY	53
SUMMARY OF PROPERTIES HELD FOR INVESTMENT PURPOSES	54