Contents

	Pages
Corporate Information	2
Five-year Financial Summary	3
Chairman's Statement	6
Management Discussion and Analysis	8
Directors' Profile and Senior Management	12
Report of the Directors	16
Report of the Auditors	22
Audited Financial Statements	
Consolidated:	
Profit and loss account	23
Balance sheet	24
Statement of Changes in Equity	26
Cash flow statement	27
Company:	
Balance sheet	29
Notes to financial statements	30
Schedule of Investment Properties	89
Schedule of Properties Held for Sale	90
Schedule of Properties under Development	92