



	<i>Pages</i>
Corporate Mission	2
Financial Highlights	3
Chairman's Statement	4
Management Discussion and Analysis	8
Corporate Information	13
Biographies of Directors and Senior Management	14
Report of the Directors	16
Auditors' Report	23
Consolidated Income Statement	24
Consolidated Balance Sheet	25
Balance Sheet	27
Consolidated Statement of Changes in Equity	28
Consolidated Cash Flow Statement	29
Notes on the Financial Statements	31
Group Properties	75
Five Years Summary	76
Notice of Annual General Meeting	77