



CONTENTS

	<i>Pages</i>
<i>Corporate Information</i>	2
<i>Financial Highlights</i>	3
<i>Chairman's Statement</i>	4
<i>Management Discussion and Analysis</i>	6
<i>Other Corporate Information</i>	8
<i>Report of the Directors</i>	13
<i>Report of the Auditors</i>	20
<i>Consolidated Income Statement</i>	21
<i>Consolidated Balance Sheet</i>	22
<i>Balance Sheet</i>	23
<i>Consolidated Statement of Changes in Equity</i>	24
<i>Consolidated Cash Flow Statement</i>	25
<i>Notes on the Financial Statements</i>	27
<i>Five Year Summary</i>	58
<i>Properties held by the Group</i>	59