Contents

Corporate Information	2
Financial Highlights	3
Chairman's Statement	4
Management Discussion and Analysis	5-7
Biographical Details of Directors and Senior Management	8-11
Directors' Report	12-17
Corporate Governance Report	18-25
Auditors' Report	26
Consolidated Income Statement	27
Consolidated Balance Sheet	28-29
Consolidated Statement of Changes in Equity	30
Consolidated Cash Flow Statement	31-32
Notes to the Financial Statements	33-72
Financial Summary	73
Property Portfolio	74-78