



Contents

Board of Directors and Corporate Information	2
Chairman's Statement	3
Management Discussion and Analysis	5
Summary of Contracts	6
Biographical Details of Directors and Senior Management	9
Report of the Directors	13
Corporate Governance Report	19
Auditors' Report	22
Consolidated Income Statement	23
Balance Sheets	24
Consolidated Statement of Changes in Equity	26
Consolidated Cash Flow Statement	27
Notes to the Financial Statements	28
Five Year Financial Summary	77
Properties Held for Investment Purposes	78