



Celebrating 120 years of excellence
Building for Tomorrow



Contents

3	Corporate Information
4	Chairman's Statement
6	Financial Highlights
7	Managing Director's Report

Business Review

Property

China

CME

	Financial Review
47	Corporate Governance Report
56	Report of the Directors
77	Report of the Auditors
78	Consolidated Profit and Loss Account
79	Consolidated Balance Sheet
80	Company Balance Sheet
81	Consolidated Statement of Changes in Equity
83	Consolidated Cash Flow Statement
85	Notes to the Financial Statements
129	Principal Accounting Policies
146	Principal Subsidiaries, Associates and Jointly Controlled Entities
150	Schedule of Principal Properties
154	Ten-year Financial Summary
