

Appendix 4B (rule 4.13(b))

Half yearly/preliminary final report

Introduced 1/7/2000. Amended 30/9/2001, 11/3/2002.

Name of entity

INVESTA PROPERTY GROUP

ABN

Half yearly
(tick)

Preliminary
final (tick)

Half year/financial year ended ('current
period')

54 084 407 241



30 JUNE 2002

For announcement to the market

Extracts from this report for announcement to the market (see note 1).

\$A'000

Revenues from ordinary activities (<i>item 1.1</i>)	Up	52.09%	to	187,054
Profit (loss) from ordinary activities after tax (before amortisation of goodwill and revaluations) attributable to members	Up	34.56%	to	82,523
Profit (loss) from ordinary activities after tax (before amortisation of goodwill) attributable to members (<i>item 1.20</i>)	down	23.85%	to	89,399
Profit (loss) from ordinary activities after tax attributable to members (<i>item 1.23</i>)	down	24.44%	to	88,707
Profit (loss) from extraordinary items after tax attributable to members (<i>item 2.5(d)</i>)	gain (loss) of	-	-	-
Net profit (loss) for the period attributable to members (<i>item 1.11</i>)	down	24.44%	to	88,707
Dividends (distributions)		Amount per security		Franked amount per security
Final dividend (<i>Preliminary final report only - item 15.4</i>)		3.7250¢		0.7090¢
Interim dividend (<i>Half yearly report only - item 15.6</i>)				
Previous corresponding period (<i>Preliminary final report - item 15.5; half yearly report - item 15.7</i>)		3.5622¢		0.0859¢

+Record date for determining entitlements to
the dividend,
(in the case of a trust, distribution) (*see item
15.2*)

30 July 2002

Brief explanation of omission of directional and percentage changes to profit in accordance with Note 1 and short details of any bonus or cash issue or other item(s) of importance not previously released to the market:

Consolidated profit and loss account

	Current period \$A'000	Previous corresponding period - \$A'000
1.1 Revenues from ordinary activities	187,054	122,987
1.2 Expenses from ordinary activities (<i>see items 1.24 + 12.5 + 12.6</i>)	93,883	1,865
1.3 Borrowing costs	18,353	17,449
1.4 Share of net profit (loss) of associates and joint venture entities (<i>see item 16.7</i>)	17,685	14,344
1.5 Profit (loss) from ordinary activities before tax	92,503	118,017
1.6 Income tax on ordinary activities (<i>see note 4</i>)	3,796	623
1.7 Profit (loss) from ordinary activities after tax	88,707	117,394
1.8 Profit (loss) from extraordinary items after tax (<i>see item 2.5</i>)	-	-
1.9 Net profit (loss)	88,707	117,394
1.10 Net profit (loss) attributable to outside +equity interests	-	-
1.11 Net profit (loss) for the period attributable to members	88,707	117,394

Consolidated retained profits

1.12 Retained profits (accumulated losses) at the beginning of the financial period	1,403	2,843
1.13 Net profit (loss) attributable to members (<i>item 1.11</i>)	88,707	117,394
1.14 Net transfers to and from reserves	(2,303)	(53,464)
1.15 Net effect of changes in accounting policies		-
1.16 Dividends and other equity distributions paid or payable	84,666	65,370
1.17 Retained profits (accumulated losses) at end of financial period	3,141	1,403

Profit restated to exclude amortisation of goodwill

	Current period \$A'000	Previous corresponding period \$A'000
1.18 Profit (loss) from ordinary activities after tax before outside equity interests (<i>items 1.7</i>) and amortisation of goodwill	89,399	117,394

+ See chapter 19 for defined terms.

1.19	Less (plus) outside +equity interests	-	-
1.20	Profit (loss) from ordinary activities after tax (before amortisation of goodwill) attributable to members	89,399	117,394

Profit (loss) from ordinary activities attributable to members

	Current period \$A'000	Previous corresponding period \$A'000	
1.21	Profit (loss) from ordinary activities after tax (<i>item 1.7</i>)	88,707	117,394
1.22	Less (plus) outside +equity interests	-	-
1.23	Profit (loss) from ordinary activities after tax, attributable to members	88,707	117,394

Revenue and expenses from ordinary activities

AASB 1004 requires disclosure of specific categories of revenue and AASB 1018 requires disclosure of expenses from ordinary activities according to either their nature of function. Entities must report details of revenue and expenses from ordinary activities using the layout employed in their accounts. See also items 12.1 to 12.6.

	Current period \$A'000	Previous corresponding period \$A'000	
1.24	Details of revenue and expenses		
	Revenue from ordinary activities	180,284	96,495
	Interest and other revenue	6,770	992
	Share of distribution from associates	17,685	14,344
	Revenue from outside the operating activities	-	25,500
	Property outgoings	18,657	19,455
	Employee expenses	11,727	3,723
	Repairs and maintenance	2,388	2,656
	Borrowing cost expense	18,353	17,449
	Depreciation of Furniture and Fittings	252	19
	Amortisation of intangibles	3,056	1,219
	Carrying value of investment property sold	-	25,510
	Net increment on revaluation of investment properties	6,876	56,065
	Other expenses on ordinary expenses	7,406	5,348
	Cost of Goods sold	57,273	-

Intangible and extraordinary items

<i>Consolidated – current period</i>			
Before tax \$A'000	Related tax \$A'000	Related outside +equity interests \$A'000	Amount (after tax) attributable to members \$A'000
(a)	(b)	©	(d)

Intangible and extraordinary items continued

2.1	Amortisation of goodwill	692	-	-	692
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2.2	Amortisation of other intangibles	2,364	-	-	2,364
2.3	Total amortisation of intangibles	3,056	-	-	3,056
2.4	Extraordinary items (details)	-	-	-	-
2.5	Total extraordinary items	-	-	-	-

Comparison of half year profits

(Preliminary final report only)

	Current year - \$A'000	Previous year - \$A'000
3.1 Consolidated profit (loss) from ordinary activities after tax attributable to members reported for the 1st half year (item 1.23 in the half yearly report)	44,586	53,567
3.2 Consolidated profit (loss) from ordinary activities after tax attributable to members for the 2nd half year	44,121	63,827

Consolidated balance sheet

	At end of current period \$A'000	As shown in last annual report \$A'000	As in last half yearly report \$A'000
Current assets			
4.1 Cash	22,873	12,098	46,686
4.2 Receivables	39,969	12,941	25,947
4.3 Investments	45,629	-	45,628
4.4 Inventories	39,561	-	65,052
4.5 Loan to related entity	29,577	-	-
4.6 Total current assets	177,609	25,039	183,313
Non-current assets			
4.7 Receivables	-	-	-
4.8 Investments (equity accounted)	240,919	232,415	239,702
4.9 Other investments	909,400	859,470	862,111
4.10 Inventories	78,004	-	72,651
4.11 Exploration and evaluation expenditure capitalised (see para .71 of AASB 1022)	-	-	-
4.12 Development properties (+mining entities)	-	-	-
4.13 Other property, plant and equipment (net)	1,177	554	2,040
4.14 Intangibles (net)	51,847	40,879	53,727
4.15 Other (provide details if material)	7,204	1,513	5,601
4.16 Total non-current assets	1,288,551	1,134,831	1,235,832
4.17 Total assets	1,466,160	1,159,870	1,419,145
Current liabilities			
4.18 Payables	14,670	4,970	16,721
4.19 Interest bearing liabilities	-	80,000	68,000
4.20 Provisions	25,964	18,768	25,902

+ See chapter 19 for defined terms.

4.21	Other (provide details if material)	7,080	434	8,101
4.22	Total current liabilities	47,714	104,172	118,724
	Non-current liabilities			
4.23	Payables	-	-	-
4.24	Interest bearing liabilities	320,500	168,200	260,500
4.25	Provisions	-	-	-
4.26	Other (provide details if material)	4,490	-	6,748
4.27	Total non-current liabilities	324,990	168,200	267,248
4.28	Total liabilities	372,704	272,372	385,972
4.29	Net assets	1,093,456	887,498	1,033,173
	Equity			
4.30	Capital/contributed equity	1,043,750	892,971	1,031,154
4.31	Reserves	46,565	(6,876)	132
4.32	Retained profits (accumulated losses)	3,141	1,403	1,887
4.33	Equity attributable to members of the parent entity	1,093,456	887,498	1,033,173
4.34	Outside +equity interests in controlled entities	-	-	-
4.35	Total equity	1,093,456	887,498	1,033,173
4.36	Preference capital included as part of 4.33	-	-	-

Exploration and evaluation expenditure capitalised

To be completed only by entities with mining interests if amounts are material. Include all expenditure incurred regardless of whether written off directly against profit.

	Current period \$A'000	Previous corresponding period - \$A'000
5.1	Opening balance	-
5.2	Expenditure incurred during current period	-
5.3	Expenditure written off during current period	-
5.4	Acquisitions, disposals, revaluation increments, etc.	-
5.5	Expenditure transferred to Development Properties	-
5.6	Closing balance as shown in the consolidated balance sheet (item 4.11)	-

Development properties

(To be completed only by entities with mining interests if amounts are material)

	Current period \$A'000	Previous corresponding period - \$A'000
6.1	Opening balance	-
6.2	Expenditure incurred during current period	-

6.3	Expenditure transferred from exploration and evaluation	-	-
6.4	Expenditure written off during current period	-	-
6.5	Acquisitions, disposals, revaluation increments, etc.	-	-
6.6	Expenditure transferred to mine properties	-	-
6.7	Closing balance as shown in the consolidated balance sheet (item 4.12)	-	-

Consolidated statement of cash flows

	Current period \$A'000	Previous corresponding period - \$A'000	
Cash flows related to operating activities			
7.1	Receipts from customers	175,514	104,308
7.2	Payments to suppliers and employees	(73,198)	(42,955)
7.3	Dividends received from associates	19,957	13,447
7.4	Other dividends received	-	-
7.5	Interest and other items of similar nature received	2,637	990
7.6	Interest and other costs of finance paid	(18,055)	(16,605)
7.7	Income taxes paid	(9,920)	(3,228)
7.8	Other (provide details if material)	-	-
7.9	Net operating cash flows	96,935	55,957
Cash flows related to investing activities			
7.10	Payment for purchases of property, plant and equipment	(242)	(529)
7.11	Proceeds from sale of property, plant and equipment	650	25,500
7.12	Payment for purchases of equity investments	(50,628)	(50,285)
7.13	Proceeds from sale of equity investments	5,000	-
7.14	Loans to other entities	(95,872)	-
7.15	Loans repaid by other entities	56,203	-
7.16	Other (provide details if material)		
	Payment of due diligence costs	(1,120)	-
	Payment of Intangibles Assets	(8,870)	(42,098)
	Payment for controlled entity	(50,519)	-
	Payment for capital expenditure	(4,996)	(4,726)
	Loans to employees	(4,388)	(1,173)
7.17	Net investing cash flows	(154,782)	(73,311)
Cash flows related to financing activities			
7.18	Proceeds from issues of +securities (shares, options, etc.)	161,562	80,268
7.19	Proceeds from borrowings	334,205	12,700
7.20	Repayment of borrowings	(340,500)	(38,000)
7.21	Dividends paid	(79,978)	(42,889)
7.22	Other (provide details if material)	(6,667)	-
7.23	Net financing cash flows	68,622	12,079
7.24	Net increase (decrease) in cash held	10,775	(5,275)
7.25	Cash at beginning of period (see Reconciliation of cash)	12,098	17,373
7.26	Exchange rate adjustments to item 7.25.		-

+ See chapter 19 for defined terms.

7.27	Cash at end of period <i>(see Reconciliation of cash)</i>	22,873	12,098
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Non-cash financing and investing activities

Details of financing and investing transactions which have had a material effect on consolidated assets and liabilities but did not involve cash flows are as follows. If an amount is quantified, show comparative amount.

Distributions satisfied by the issue of securities under the Group distribution reinvestment plan were as follows (\$'000):			
		2002	
July 2001	- 3,871,000 units @ \$1.76	\$6,813	
November 2001	- 3,142,359 units @ \$1.96	\$6,159	
February 2002	- 4,667,747 units @ \$1.99	\$9,289	
May 2002	- 3,292,652 units @ \$2.03	\$6,684	

Reconciliation of cash

Reconciliation of cash at the end of the period (as shown in the consolidated statement of cash flows) to the related items in the accounts is as follows.		Current period \$A'000	Previous corresponding period - \$A'000
8.1	Cash on hand and at bank	22,873	12,019
8.2	Deposits at call	-	79
8.3	Bank overdraft	-	-
8.4	Other (provide details)	-	-
8.5	Total cash at end of period (item 7.27)	22,873	12,098

Ratios

		Current period	Previous corresponding period
9.1	Profit before tax / revenue Consolidated profit (loss) from ordinary activities before tax (<i>item 1.5</i>) as a percentage of revenue (<i>item 1.1</i>)	49.50%	122.00%
9.2	Profit after tax / +equity interests Consolidated net profit (loss) from ordinary activities after tax attributable to members (<i>item 1.9</i>) as a percentage of equity (similarly attributable) at the end of the period (<i>item 4.33</i>)	8.11%	13.23%

Earnings per security (EPS)

	Current period	Previous corresponding period
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10.1	Calculation of the following in accordance with <i>AASB 1027: Earnings per Share</i>		
	(a) Basic EPS	15.55¢	24.40¢
	(b) Diluted EPS (if materially different from (a))	-	-
	(c) Weighted average number of ordinary shares outstanding during the period used in the calculation of the Basic EPS	570,361,749	480,910,124

NTA backing

(see note 7)

	Current period	Previous corresponding period
11.1 Net tangible asset backing per +ordinary security	\$1.73	\$1.64

Details of specific receipts/outlays, revenues/ expenses

	Current period \$A'000	Previous corresponding period - \$A'000
12.1 Interest revenue included in determining item 1.5	2,985	992
12.2 Interest revenue included in item 12.1 but not yet received (if material)	-	-
12.3 Interest costs excluded from borrowing costs, capitalised in asset values	2,635	-
12.4 Outlays (except those arising from the +acquisition of an existing business) capitalised in intangibles (if material)	8,876	-
12.5 Depreciation and amortisation (excluding amortisation of intangibles)	252	19
12.6 Other specific relevant items not shown in item 1.24 (see note 15)	-	-

Control gained over entities having material effect

13.1 Name of entity (or group of entities)	Silverton Limited and its controlled entities
13.2 Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the entity (or group of entities) since the date in the current period on which control was +acquired	\$6,631
13.3 Date from which such profit has been calculated	9 November 2001
13.4 Profit (loss) from ordinary activities and extraordinary items after tax of the entity (or group of entities) for the whole of the previous corresponding period	\$8,354 (year ended 30 September 2001)

Loss of control of entities having material effect

14.1 Name of entity (or group of entities)	N/A
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+ See chapter 19 for defined terms.

14.2	Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the entity (or group of entities) for the current period to the date of loss of control	\$
14.3	Date to which the profit (loss) in item 14.2 has been calculated	-
14.4	Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the entity (or group of entities) while controlled during the whole of the previous corresponding period	\$
14.5	Contribution to consolidated profit (loss) from ordinary activities and extraordinary items from sale of interest leading to loss of control	\$

Reports for industry and geographical segments

Information on the industry and geographical segments of the entity must be reported for the current period in accordance with AASB 1005: Financial Reporting by Segments. Because of the different structures employed by entities, a pro forma is not provided. Segment information should be completed separately and attached to this report. However, the following is the presentation adopted in the Appendices to AASB 1005 and indicates which amounts should agree with items included elsewhere in this report.

	Property Funds Management \$'000	Property Development \$'000	Aggregated \$'000
Year ended 30 June 2002			
Revenue from ordinary activities	137,993	66,746	204,739
Segment net profit	82,076	6,631	88,707
Segment assets	1,334,376	131,784	1,466,160
Unallocated assets			-
Total assets			1,446,160
Segment liabilities	243,857	128,847	372,704
Unallocated liabilities			-
Total liabilities			372,704
Distributions from associates	17,685	-	17,685
Depreciation and amortisation expense	2,493	815	3,308
Investments in associates	240,919	-	240,919
Acquisition of property, plant and equipment	175	1,167	1,342
30 June 2001			
Revenue from ordinary activities	137,331	-	137,331
Segment net profit	118,017	-	118,017
Segment assets	1,159,870	-	1,159,870
Unallocated assets			-
Total assets			1,159,870
Segment liabilities	272,372	-	272,372
Unallocated liabilities			-
Total liabilities			272,372

Distributions from associates	14,344	-	14,344
Depreciation and amortisation expense	1,238	-	1,238
Investments in associates	232,415	-	232,415
Acquisition of property, plant and equipment	573	-	573

(refer above to extract from Investa Property Group 30 June 2002 audited financial report)

Segments

Operating Revenue

Sales to customers outside the economic entity

Inter-segment sales

Unallocated revenue

Total revenue

Segment result

Unallocated expenses

Consolidated profit (loss) from ordinary activities before tax (equal to item 1.5)

Segment assets)	<i>Comparative data for segment assets should be as at the end of the previous corresponding period.</i>
Unallocated assets)	
Total assets (equal to item 4.17))	

+ See chapter 19 for defined terms.

Dividends (in the case of a trust, distributions)

15.1	Date the dividend (distribution) is payable	23 August 2002
15.2	+Record date to determine entitlements to the dividend (distribution) (ie, on the basis of proper instruments of transfer received by 5.00 pm if +securities are not +CHESS approved, or security holding balances established by 5.00 pm or such later time permitted by the SCH Business Rules if +securities are +CHESS approved)	30 July 2002
15.3	If it is a final dividend, has it been declared? <i>(Preliminary final report only)</i>	Yes

Amount per security

		Amount per security	Franked amount per security at 30% tax	Amount per security of foreign source dividend
15.4	<i>(Preliminary final report only)</i> Final dividend: Current year	3.7250¢	0.7090 ¢	¢
15.5	Previous year	3.5622¢	0.0859 ¢	¢
15.6	<i>(Half yearly and preliminary final reports)</i> Interim dividend: Current year	¢	¢	¢
15.7	Previous year	¢	¢	¢

Total dividend (distribution) per security (interim *plus* final)

(Preliminary final report only)

	Current year	Previous year	
15.8	+Ordinary securities	14.75¢	13.80¢
15.9	Preference +securities	¢	¢

Half yearly report - interim dividend (distribution) on all securities *or* Preliminary final report - final dividend (distribution) on all securities

	Current period \$A'000	Previous corresponding period - \$A'000	
15.10	+Ordinary securities	84,666	65,370
15.11	Preference +securities	-	-
15.12	Other equity instruments	-	-
15.13	Total	84,666	65,370

The +dividend or distribution plans shown below are in operation.

Distribution Reinvestment Plan

The last date(s) for receipt of election notices for the +dividend or distribution plans

30 July 2002

Any other disclosures in relation to dividends (distributions)

Details of aggregate share of profits (losses) of associates and joint venture entities

	Current period \$A'000	Previous corresponding period - \$A'000
16.1 Profit (loss) from ordinary activities before income tax	37,236	28,850
16.2 Income tax on ordinary activities	-	-
16.3 Profit (loss) from ordinary activities after income tax	37,236	28,850
16.4 Extraordinary items net of tax	-	-
16.5 Net profit (loss)	37,236	28,850
16.6 Outside +equity interests	(19,551)	(14,506)
16.7 Net profit (loss) attributable to members	17,685	14,344

+ See chapter 19 for defined terms.

Material interests in entities which are not controlled entities

The economic entity has an interest (that is material to it) in the following entities. If the interest was acquired or disposed of during either the current or previous corresponding period, indicate date of acquisition ("from xx/xx/xx") or disposal ("to xx/xx/xx").

Name of entity	Percentage of ownership interest held at end of period or date of disposal		Contribution to net profit (loss) (item 1.9)	
	Current period	Previous corresponding period	Current period - \$A'000	Previous corresponding period - \$A'000
17.1 Equity accounted associates and joint venture entities				
Sunpac Property Trust	50%	50%	7,559	8,028
60 Martin Place Trust	50%	50%	6,260	5,700
80 Pacific Highway Trust 04 May 2001	50%	50%	3,371	562
Investa Brisbane Commercial Trust 08 May 2001	20%	20%	467	54
Investa South Melbourne Trust 31 January 2002	50%	-	28	-
17.2 Total	-	-	17,685	14,344
17.3 Other material interests	-	-	-	-
17.4 Total	-	-	17,685	14,344

Issued and quoted securities at end of current period

Description includes rate of interest and any redemption or conversion rights together with prices and dates.

Category of +securities	Total number	Number quoted	Issue price per security (see note 14) (cents)	Amount paid up per security (see note 14) (cents)
18.1 Preference +securities (description)	-	-	-	-
18.2 Changes during current period	-	-	-	-
(a) Increases through issues	-	-	-	-
(b) Decreases through returns of capital, buybacks, redemptions	-	-	-	-
18.3 Ordinary securities	600,822	600,822	-	-

18.4	Changes during current period				
	(a) Increases through issues	3,871,000 31/07/2001	3,871,000 31/07/2001	\$1.76	\$1.76
		21,669,823 24/09/2001 45,212,766 05/11/01	21,669,823 24/09/2001 45,212,766 05/11/01	\$1.87	\$1.87
		3,142,359 30/11/2001	3,142,359 30/11/2001	\$1.88	\$1.88
		3,475,876 31/12/2001	3,475,876 31/12/2001	\$1.88	\$1.88
		4,667,747 28/02/2002	4,667,747 28/02/2002	\$1.99	\$1.99
	(b) Decreases through returns of capital, buybacks	-	-	-	-
18.5	+Convertible debt securities (description and conversion factor)	-	-	-	-
18.6	Changes during current period				
	(a) Increases through issues	-	-	-	-
	(b) Decreases through securities matured, converted	-	-	-	-
18.7	Options (description and conversion factor)			Exercise price	Expiry date (if any)
18.8	Issued during current period	-	-	-	-
18.9	Exercised during current period	-	-	-	-
18.10	Expired during current period	-	-	-	-
18.11	Debentures (totals only)	-	-	-	-
18.12	Unsecured notes (totals only)	-	-	-	-

Comments by directors

+ See chapter 19 for defined terms.

Comments on the following matters are required by ASX or, in relation to the half yearly report, by AASB 1029: Half-Year Accounts and Consolidated Accounts. The comments do not take the place of the directors' report and statement (as required by the Corporations Act) and may be incorporated into the directors' report and statement. For both half yearly and preliminary final reports, if there are no comments in a section, state NIL. If there is insufficient space to comment, attach notes to this report.

Basis of accounts preparation

If this report is a half yearly report, it is a general purpose financial report prepared in accordance with the listing rules and AASB 1029: Half-Year Accounts and Consolidated Accounts. It should be read in conjunction with the last +annual report and any announcements to the market made by the entity during the period. [Delete if preliminary final statement.]

Material factors affecting the revenues and expenses of the economic entity for the current period

On 9 November 2001, Investa Development Holdings Pty Ltd a 100% owned company of the parent entity reached an agreement to acquire 100% of the issued share capital of Silverton Limited. Under the transaction, Investa Development Holdings Pty Ltd has acquired a portfolio of commercial and industrial developments and sites in New South Wales, Victoria and Queensland, together with four parcels of residential development land for subdivision in Victoria, Queensland and Western Australia. Investa Developments Holdings Pty Ltd acquired all of the issued shares in Silverton for \$50,946,000.

Since the 9 November 2001, revenue from the newly acquired development business was \$66.7 million, contributing \$6.6 million to Group profit.

A description of each event since the end of the current period which has had a material effect and is not related to matters already reported, with financial effect quantified (if possible)

Franking credits available and prospects for paying fully or partly franked dividends for at least the next year

Balance on franking account as at 30 June 2002 is \$15,046,000.

Changes in accounting policies since the last annual report are disclosed as follows.
(Disclose changes in the half yearly report in accordance with AASB 1029: Half-Year Accounts and Consolidated Accounts. Disclose changes in the preliminary final report in accordance with AASB 1001: Accounting Policies-Disclosure.)

Additional disclosure for trusts

19.1 Number of units held by the management company or responsible entity or their related parties.

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19.2 A statement of the fees and commissions payable to the management company or responsible entity.

Identify:

- initial service charges
- management fees
- other fees

	-
	2,667,000
	-

Annual meeting

(Preliminary final report only)

The annual meeting will be held as follows:

Place	Westin Hotel 1 Martin Place, Sydney
Date	15 October, 2002
Time	10.00am
Approximate date the ⁺ annual report will be available	31 August 2002

⁺ See chapter 19 for defined terms.

Compliance statement

- 1 This report has been prepared under accounting policies which comply with accounting standards as defined in the Corporations Act or other standards acceptable to ASX (see note 12).

Identify other standards used

- 2 This report, and the accounts upon which the report is based (if separate), use the same accounting policies.

- 3 This report does give a true and fair view of the matters disclosed (see note 2).

- 4 This report is based on accounts to which one of the following applies.

(Tick one)



The +accounts have been audited.

The +accounts have been subject to review.

The +accounts are in the process of being audited or subject to review.

The +accounts have *not* yet been audited or reviewed.

- 5 If the audit report or review by the auditor is not attached, details of any qualifications are attached/will follow immediately they are available* (*delete one*). (*Half yearly report only - the audit report or review by the auditor must be attached to this report if this report is to satisfy the requirements of the Corporations Act.*)

- 6 The entity has a formally constituted audit committee.

Sign here: Date:
(Company Secretary)

Print name:

Notes

1. **For announcement to the market** The percentage changes referred to in this section are the percentage changes calculated by comparing the current period's figures with those for the previous corresponding period. Do not show percentage changes if the change is from profit to loss or loss to profit, but still show whether the change was up or down. If changes in accounting policies or procedures have had a material effect on reported figures, do not show either directional or percentage changes in profits. Explain the reason for the omissions in the note at the end of the announcement section.
2. **True and fair view** If this report does not give a true and fair view of a matter (for example, because compliance with an Accounting Standard is required) the entity must attach a note providing additional information and explanations to give a true and fair view.

3. **Consolidated profit and loss account**

Item 1.1 The definition of "revenue" and an explanation of "ordinary activities" are set out in *AASB 1004: Revenue*, and *AASB 1018: Statement of financial performance*.

Item 1.6 This item refers to the total tax attributable to the amount shown in item 1.5. Tax includes income tax and capital gains tax (if any) but excludes taxes treated as expenses from ordinary activities (eg, fringe benefits tax).

4. **Income tax** If the amount provided for income tax in this report differs (or would differ but for compensatory items) by more than 15% from the amount of income tax *prima facie* payable on the profit before tax, the entity must explain in a note the major items responsible for the difference and their amounts.

5. **Consolidated balance sheet**

Format The format of the consolidated balance sheet should be followed as closely as possible. However, additional items may be added if greater clarity of exposition will be achieved, provided the disclosure still meets the requirements of *AASB 1029: Half-Year Accounts and Consolidated Accounts*, and *AASB 1040: Statement of Financial Position*. Banking institutions, trusts and financial institutions identified in an ASIC Class Order dated 2 September 1997 may substitute a clear liquidity ranking for the Current/Non-Current classification.

Basis of revaluation If there has been a material revaluation of non-current assets (including investments) since the last ⁺annual report, the entity must describe the basis of revaluation adopted. The description must meet the requirements of *AASB 1010: Accounting for the Revaluation of Non-Current Assets*. If the entity has adopted a procedure of regular revaluation, the basis for which has been disclosed and has not changed, no additional disclosure is required. Trusts should also note paragraph 10 of *AASB 1029* and paragraph 11 of *AASB 1030: Application of Accounting Standards etc.*

⁺ See chapter 19 for defined terms.

6. **Consolidated statement of cash flows** For definitions of “cash” and other terms used in this report see *AASB 1026: Statement of Cash Flows*. Entities should follow the form as closely as possible, but variations are permitted if the directors (in the case of a trust, the management company) believe that this presentation is inappropriate. However, the presentation adopted must meet the requirements of *AASB 1026*. +Mining exploration entities may use the form of cash flow statement in Appendix 5B.
7. **Net tangible asset backing** Net tangible assets are determined by deducting from total tangible assets all claims on those assets ranking ahead of the +ordinary securities (ie, all liabilities, preference shares, outside +equity interests etc). +Mining entities are *not* required to state a net tangible asset backing per +ordinary security.
8. **Gain and loss of control over entities** The gain or loss must be disclosed if it has a material effect on the +accounts. Details must include the contribution for each gain or loss that increased or decreased the entity’s consolidated profit (loss) from ordinary activities and extraordinary items after tax by more than 5% compared to the previous corresponding period.
9. **Rounding of figures** This report anticipates that the information required is given to the nearest \$1,000. However, an entity may report exact figures, if the \$A’000 headings are amended. If an entity qualifies under ASIC Class Order 98/0100 dated 10 July 1998, it may report to the nearest million dollars, or to the nearest \$100,000, if the \$A’000 headings are amended.
10. **Comparative figures** Comparative figures are the unadjusted figures from the previous corresponding period. However, if there is a lack of comparability, a note explaining the position should be attached.
11. **Additional information** An entity may disclose additional information about any matter, and must do so if the information is material to an understanding of the reports. The information may be an expansion of the material contained in this report, or contained in a note attached to the report. The requirement under the listing rules for an entity to complete this report does not prevent the entity issuing reports more frequently. Additional material lodged with the +ASIC under the Corporations Act must also be given to ASX. For example, a directors’ report and declaration, if lodged with the +ASIC, must be given to ASX.
12. **Accounting Standards** ASX will accept, for example, the use of International Accounting Standards for foreign entities. If the standards used do not address a topic, the Australian standard on that topic (if one) must be complied with.
13. **Corporations Act financial statements** As at 1/7/96, this report may be able to be used by an entity required to comply with the Corporations Act as part of its half-year financial statements if prepared in accordance with Australian Accounting Standards.
14. **Issued and quoted securities** The issue price and amount paid up is not required in items 18.1 and 18.3 for fully paid securities.
15. **Relevant Items** AASB 1018 requires the separate disclosure of specific revenues and expenses which are not extraordinary but which are of a size, nature or incidence that

disclosure is *relevant* in explaining the financial performance of the reporting entity. the term "relevance" is defined in AASB 1018. For foreign entities, there are similar requirements in other accounting standards normally accepted by ASX.

16. **\$ Dollars** If reporting is not in A\$, all references to \$A must be changed to the reporting currency. If reporting is not in thousands of dollars, all references to "000" must be changed to the reporting value.

+ See chapter 19 for defined terms.