James Hardie

MEDIA RELEASE

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4th quarter net operating profit US$20.1m
Full year net operating profit US$169.7m
(both excluding asbestos, asset impairments and tax adjustments)

James Hardie today announced a US$20.1 million net operating profit, excluding asbestos, asset impairments and tax adjustments for the quarter ended 31 March 2008, a decrease of 61% compared to the same period last year.

For the quarter, net operating loss including asbestos, asset impairments and tax adjustments was US$146.9 million compared to a net operating profit of US$103.1 million for the same quarter last year.

For the full year, net operating profit excluding asbestos, asset impairments and tax adjustments decreased 20% to US$169.7 million from US$211.8 million. Including asbestos, asset impairments and tax adjustments, the company incurred a net operating loss of US$71.6 million for the full year compared to a net operating profit of US$151.7 million for last year.

Operating Performance

Fourth quarter net sales decreased 13% to US$312.9 million, gross profit was down 20% to US$107.2 million and EBIT excluding asbestos and asset impairments was 39% lower at US$43.2 million. EBIT including asbestos and asset impairments improved from a loss of US$215.8 million to a loss of US$181.5 million.

For the full year, net sales decreased 5% to US$1,468.8 million, gross profit was down 8% to US$530.0 million and EBIT excluding asbestos and asset impairments decreased 12% to US$281.7 million. EBIT including asbestos and asset impairments increased 58% from an EBIT loss of US$86.6 million in fiscal year 2007 to an EBIT loss of US$36.6 million in fiscal year 2008.

In this Media Release, James Hardie may present financial measures, sales volume terms, financial ratios, and Non-US GAAP financial measures included in the Definitions section of this document starting on page 8. The company presents financial measures that it believes are customarily used by its Australian investors. Specifically, these financial measures, which are equivalent to or derived from certain US GAAP measures as explained in the definitions, include "EBIT", "EBIT margin", "Operating profit" and "Net operating profit". The company may also present other terms for measuring its sales volumes ("million square feet" or "mmsf" and "thousand square feet" or "msf"); financial ratios ("Gearing ratio", "Net interest expense cover", "Net interest paid cover", "Net debt payback", "Net debt (cash)"; and Non-US GAAP financial measures ("EBIT excluding asbestos and asset impairments", "EBIT margin excluding asbestos and asset impairments", "Net operating profit excluding asbestos, asset impairments and tax adjustments", "Diluted earnings per share excluding asbestos, asset impairments and tax adjustments", "Operating profit before income taxes excluding asbestos and asset impairments" and "Effective tax rate excluding asbestos, asset impairments and tax adjustments" and EBITDA). Unless otherwise stated, results and comparisons are of the 4th quarter and the full year of the current fiscal year versus the 4th quarter and the full year of the prior fiscal year.

The slump in the US housing market, our largest market, deepened during the quarter as builders continued to reduce the pace of new home construction in an environment of weak sales and high inventories of new homes for sale. New housing starts are now running around 55% off their peak levels of 2006. Despite this, the business was able to partly offset the impact of the much weaker housing market during the year through market penetration against alternative materials. USA Fibre Cement net sales fell 20% for the quarter and 9% for the full year. EBIT was down 41% to US$50.3 million and 13% to $313.6 million for the quarter and full year, respectively, due to lower volumes and higher costs, partially offset by lower SG&A spending for the full year.

Asia Pacific Fibre Cement net sales were up 14% for the quarter due to a stronger Australian dollar against the US dollar and a higher average net sales price. Asia Pacific Fibre Cement EBIT increased 22% to US$10.7 million for the quarter and 28% to US$50.3 million for the full year due to an improved operating performance in the Australia and New Zealand Fibre Cement business and favourable currency movements.

Diluted earnings per share for the quarter decreased to a loss of US33.8 cents per share from earnings of US22.0 cents in the same period last year and decreased from US32.5 cents to a loss of US15.7 cents for fiscal year 2008. Weighted average shares outstanding were 8% lower at 31 March 2008 as compared to 31 March 2007 as a result of the company's share buy-back program.

Diluted earnings per share excluding asbestos, asset impairments and tax adjustments decreased by 58% from US11.0 cents to US4.6 cents for the quarter and decreased by 18% from US45.4 cents to US37.2 cents for fiscal year 2008. Diluted earnings per share excluding asbestos, asset impairments and tax adjustments benefited from the share buy-back program commenced during fiscal year 2008.

4th Quarter and Full Year at a Glance

US$ Million	Q4 FY 2008	Q4 FY 2007	% Change	FY 2008	FY 2007	% Change
Net sales	$ 312.9	$ 360.9	(13)	$1,468.8	$1,542.9	(5)
Gross profit	107.2	133.8	(20)	530.0	573.0	(8)
SCI and other related expenses	-	(5.4)	-	-	(13.6)	-
EBIT excluding asbestos and asset impairments	43.2	70.5	(39)	281.7	318.9	(12)
AICF SG&A expenses	(1.3)	-	-	(4.0)	-	-
Asbestos adjustments	(182.3)	(286.3)	36	(240.1)	(405.5)	41
Impairment charges	(38.6)	-	-	(71.0)	-	-
EBIT	(181.5)	(215.8)	16	(36.6)	(86.6)	58
Net interest (expense) income	(2.2)	(4.2)	48	1.1	(6.5)	-
Income tax benefit (expense)	36.8	323.1	(89)	(36.1)	243.9	-
Net operating (loss) profit	(146.9)	103.1	-	(71.6)	151.7	-

Net operating profit excluding asbestos, asset impairments and tax adjustments decreased 61% for the quarter to US$20.1 million, and was 20% lower for the full year at US$169.7 million, as shown in the following table:

US$ Million	**Q4 FY 2008**	**Q4 FY 2007**	**% Change**	**FY 2008**	**FY 2007**	**% Change**
Net operating (loss) profit	$ (146.9)	$ 103.1	-	$ (71.6)	$ 151.7	-
Excluding:						
Asbestos:						
Asbestos adjustments	182.3	286.3	(36)	240.1	405.5	(41)
AICF SG&A expenses	1.3	-	-	4.0	-	-
AICF interest income	(2.4)	-	-	(9.4)	-	-
Tax benefit related to asbestos adjustments	(46.2)	(335.0)	(86)	(45.8)	(335.0)	(86)
Asset impairments:						
Impairment charges (net of tax)	24.6	-	-	44.6	-	-
Impairment related costs (net of tax)	1.6	-	-	2.0	-	-
Tax adjustments	5.8	(3.0)	-	5.8	(10.4)	-
Net operating profit excluding asbestos, asset impairments and tax adjustments	$ 20.1	$ 51.4	(61)	$ 169.7	$ 211.8	(20)

Commentary

James Hardie's CEO, Mr Louis Gries said: "Overall, our major businesses performed relatively well for the year in very challenging market conditions, particularly in the United States. However, fourth quarter results were disappointing.

"In the US, the housing market continued to deteriorate in all four quarters of this past year. New housing starts were down 37% from last year and 55% from their peak in 2006.

"Our USA Fibre Cement business again outperformed the broader market for the year with sales down only 9%. It achieved these results mainly through further market penetration at the expense of alternative materials.

"The normal seasonal pickup in new housing activity expected in the latter part of the fourth quarter did not occur, adversely affecting fourth quarter performance in our US business.

"Indicators of future housing construction activity suggest some further weakness is to be expected. However, early first quarter sales for the US business indicate a slight pick up in demand, although not to the extent experienced in previous years.

"In our Asia Pacific Fibre Cement business, continued acceptance of our new differentiated products by builders, developers and architects in Australia and New Zealand helped lift sales performance for the year," said Mr Gries.

Dividend

The company today announced a final dividend of US8 cents a share. The dividend will be paid on 11 July 2008 to shareholders registered on 4 June 2008. The full year dividend for FY08 will be US20 cents a share, consistent with the full year dividend for FY07.

Share Buy-Back Program

On 15 August 2007, the company announced a share buy-back program of up to 10% of the company's issued capital, approximately 46.8 million shares. The company bought back 2.2 million shares and 35.7 million shares of common stock during the three months and full year ended 31 March 2008, respectively. The bought back shares had an aggregate cost of A$12.7 million (US$11.7 million) and A$236.4 million (US$208.0 million) during the three months and full year ended 31 March 2008, respectively. The average price paid per share of common stock was A$5.77 (US$5.32) and A$6.62 (US$5.83) during the three months and full year ended 31 March 2008, respectively. The US dollar amounts were determined using the weighted average spot rates for the days on which shares were purchased. The company did not purchase any shares during the period between 1 April 2008 and 22 May 2008. The company cancelled 35.0 million shares on 31 March 2008.

USA Fibre Cement

Fourth quarter net sales were down 20% compared to the same quarter last year, to US$232.5 million. Sales volume decreased 19% to 393.9 million square feet, and the average net sales price decreased 1% from US$598 to US$590 per thousand square feet.

For the full year, net sales were down 9% compared to the same period last year, to US$1,144.8 million. Sales volume decreased 11% to 1,916.6 million square feet, and the average net sales price was 2% higher at US$597 per thousand square feet.

Despite improved housing affordability as a result of further interest rate cuts, the US housing market continued to deteriorate during the quarter as weaker consumer confidence, tighter mortgage lending standards and falling house prices weighed heavily on demand for new homes. Housing construction starts for the quarter were at near record lows as builders again slowed the pace of new home construction in an attempt to reduce very high inventory levels, and as increased foreclosures placed more existing homes for sale.

Sales volumes were lower across all divisions and in each key region, other than Canada. Most of the decrease in sales volumes came from our exterior products category with only the ColorPlus® collection of products recording sales growth for the quarter. Sales of our interior products category were slightly weaker for the quarter.

The seasonal pickup in demand that was expected in the latter part of the quarter did not occur and this led to inventory levels for the business at the end of the quarter being higher than expected.

EBIT for the quarter was 41% lower at US$50.3 million, primarily due to lower volume and higher manufacturing costs. The EBIT margin was 21.6%. For the full year, EBIT was 13% lower at US$313.6 million and the EBIT margin was 27.4%.

Asia Pacific Fibre Cement

Net sales increased 14% to US$73.5 million for the quarter. In Australian dollars, net sales decreased 1% due to a 3% decrease in sales volume, partially offset by an increase of 2% in the average Australian dollar net sales price.

For the full year, net sales increased 19% to US$298.3 million. In Australian dollars, net sales increased 4% due to a 2% increase in sales volumes and a 2% increase in the average Australian dollar net sales price.

Residential construction activity was slightly weaker in both Australia and New Zealand compared to the same quarter last year. There was a small decrease in sales volumes in Australia and New Zealand mainly due to the impact of less production days associated with Easter falling in March, compared with it falling in April last year. In Australia, sales of Scyon™ branded differentiated products continued to grow and increase as a proportion of the sales mix. For the full year, sales of Scyon™ branded products were up 150% compared to the previous fiscal year. In New Zealand, differentiated products, including Linea® weatherboards, also continued to grow as a proportion of the sales mix. In the Philippines, net sales were down 4%, in local currency, compared to the same quarter last year due to a small decrease in both sales volumes and the average sales price, primarily due to a reduction in export sales.

EBIT was 22% higher for the quarter at US$10.7 million and 28% higher at US$50.3 million for the full year due to an increased gross margin together with the appreciation of Asia Pacific currencies against the US dollar. The EBIT margin was 14.6% for the quarter and 16.9% for the full year.

USA Hardie Pipe

Net sales for the quarter and full year decreased compared to the same periods last year due to materially lower sales volume as a result of weaker residential and non-residential construction activity in Florida. The business also experienced a greater EBIT loss for the quarter and full year compared to a small EBIT loss in the same quarter last year and a small positive EBIT for the full year last year.

The recent downturn in construction activity and the outlook for our USA Hardie Pipe business in the Southeast of the Unites States has prompted the company to close the business, resulting in an impairment charge of US$25.4 million in the fourth quarter, as discussed below. Production in the Plant City, Florida manufacturing facility discontinued in May 2008.

Europe Fibre Cement

The Europe Fibre Cement business incurred significantly reduced EBIT losses for the quarter and full year as it continued to build sales and improve operating margins.

Impairment Charges

The downturn in US construction activity has prompted the company to review the carrying value of certain long-lived assets. As a result of these reviews, asset impairments of US$38.6 million and US$71.0 million have been taken in the fourth quarter and the full year, respectively.

On 31 October 2007, the company announced plans to suspend production at its Blandon, Pennsylvania plant in the US. The company recorded an asset impairment of US$32.4 million in the quarter ended 31 December 2007 and the year ended 31 March 2008 in its USA Fibre Cement segment. The impaired assets include buildings and machinery, which were reduced to their estimated fair value based on valuation methods including quoted market prices and discounted future cash flows. These assets are being held for use by the company. Between the date of the announcement and 31 March 2008, the company has incurred US$1.4 million of impairment related costs. These impairment related costs are not included in the impairment charge of US$32.4 million and have been included in cost of goods sold and selling, general and administrative expenses in the period in which they were incurred.

On 22 May 2008, the company announced plans to cease production at its Plant City, Florida Hardie Pipe manufacturing facility in the US. As a result, the company recorded an asset impairment of US$25.4 million in the fourth quarter and the year ended 31 March 2008 in its Other segment. The impaired assets include buildings and machinery, which were reduced to their estimated fair value based on valuation methods including quoted market prices and discounted future cash flows. In addition to the impairment charge, the company has recorded US$1.8 million of impairment related costs in the year ended 31 March 2008.

The company also recorded an asset impairment of US$13.2 million in the fourth quarter and the year ended 31 March 2008 related to buildings and machinery used to produce materials for the company's products. This impairment charge was recorded in its USA Fibre Cement segment. The impaired assets were reduced to their estimated fair value based on valuation methods including quoted market prices and discounted future cash flows.

Asbestos Adjustments

The effect of asbestos adjustments on EBIT for the quarter and full year ended 31 March 2008 are as follows:

US$ Million	**Q4 FY08**	**Q4 FY07**	**FY 2008**	**FY 2007**
Change in estimates	$ (154.1)	$ 70.3	$ (152.9)	$ 28.5
Effect of foreign exchange	(28.2)	(17.1)	(87.2)	(94.5)
Impact of tax-effecting the net Amended FFA liability	-	(335.0)	-	(335.0)
Other adjustments	-	(4.5)	-	(4.5)
Asbestos adjustments	$ (182.3)	$ (286.3)	$ (240.1)	$ (405.5)

Readers are referred to Note 12 of the company's 31 March 2008 Consolidated Financial Statements for further information on the asbestos adjustments.

ASIC Proceedings

In February 2007, the Australian Securities and Investments Commission (ASIC) commenced civil proceedings against the company, a former subsidiary and ten then-present or former officers and directors of the James Hardie group. The civil proceedings concern alleged contraventions of certain provisions of the Corporations Law and/or the Corporations Act connected with the affairs of the company and certain subsidiaries during the period February 2001 to June 2003.

Readers are referred to Note 13 of the company's 31 March 2008 Consolidated Financial Statements for further information on the ASIC Proceedings.

Cash Flow

Operating cash flow for the full year ended 31 March 2008 increased from cash used of US$67.1 million to cash generated of US$319.3 million. The increase was driven primarily by the payment of a deposit with the Australian Taxation Office pending a disputed amended assessment and payments made to fund the AICF during the year ended 31 March 2007 totalling US$154.8 million and US$151.9 million, respectively, compared to payments of US$9.7 million and nil, respectively, in the current full year. Capital expenditures for the purchase of property, plant and equipment decreased from US$92.6 million to US$38.5 million.

Outlook

In North America, factors such as high inventory levels of new homes for sale, an increased rate of foreclosures placing more existing properties on the market, weaker economic conditions and consumer sentiment, and tighter mortgage lending standards, all suggest that further weakness in the level of new housing construction activity is likely in the short-term.

To address the prospect of further market weakness, the USA Fibre Cement business underwent a further business reset in April to enable its cost base to better reflect expected market demand.

The business remains committed to investing in key growth initiatives and expects to further increase market share at the expense of alternative materials and outperform the broader market. However, as a result of the severe decline in housing construction activity and the prospect of a further decline in the short-term, the business has increased its focus on initiatives that build EBIT performance.

In Asia Pacific Fibre Cement, the short-term outlook is for residential construction activity to be flat in Australia, slightly weaker in New Zealand and for construction activity in the Philippines to be stronger. The business expects to continue to grow primary demand for fibre cement and increase market shares through its range of differentiated products in Australia and New Zealand. Non-differentiated products are expected to remain subject to strong competition.

Changes to the company's asbestos liability to reflect changes in foreign exchange rates or updates to the actuarial estimate and the other matters referred to in the disclaimer at the end of this document may have a material impact on the company's consolidated financial statements. Readers are referred to Note 12 of the company's 31 March 2008 Consolidated Financial Statements for more information about the company's asbestos liability.

END

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This Media Release forms part of a package of information about the company's results. It should be read in conjunction with the other parts of the package, including Management's Analysis of Results, a Management Presentation and a Financial Report.

These documents, along with a webcast of the management presentation on 22 May 2008, are available from the Investor Relations area of James Hardie's website at: www.jameshardie.com

The company lodged its annual filing for the year ended 31 March 2007 with the SEC on 6 July 2007.

All holders of the company's securities may receive, on request, a hard copy of our complete audited financial statements, free of charge. Requests can be made via the company website or by contacting one of the company's corporate offices. Contact details are available on the company's website.

Definitions

Financial Measures – US GAAP equivalents

EBIT and EBIT margin – EBIT, as used in this document, is equivalent to the US GAAP measure of operating income. EBIT margin is defined as EBIT as a percentage of net sales. James Hardie believes EBIT and EBIT margin to be relevant and useful information as these are the primary measures used by management to measure the operating profit or loss of its business. EBIT is one of several metrics used by management to measure the earnings generated by the company's operations, excluding interest and income tax expenses. Additionally, EBIT is believed to be a primary measure and terminology used by its Australian investors. EBIT and EBIT margin should be considered in addition to, but not as a substitute for, other measures of financial performance reported in accordance with accounting principles generally accepted in the United States of America. EBIT and EBIT margin, as the company has defined them, may not be comparable to similarly titled measures reported by other companies.

Operating profit – is equivalent to the US GAAP measure of income.

Net operating profit – is equivalent to the US GAAP measure of net income.

Sales Volumes

mmsf – million square feet, where a square foot is defined as a standard square foot of 5/16" thickness.

msf – thousand square feet, where a square foot is defined as a standard square foot of 5/16" thickness.

Financial Ratios

Gearing Ratio – Net debt (cash) divided by net debt (cash) plus shareholders' equity.

Net interest expense cover – EBIT divided by net interest expense.

Net interest paid cover – EBIT divided by cash paid during the period for interest, net of amounts capitalised.

Net debt payback – Net debt (cash) divided by cash flow from operations.

Net debt (cash) – short-term and long-term debt less cash and cash equivalents.

Non-US GAAP Financial Measures

EBIT and EBIT margin excluding asbestos and asset impairments – EBIT and EBIT margin excluding asbestos and asset impairments are not measures of financial performance under US GAAP and should not be considered to be more meaningful than EBIT and EBIT margin. James Hardie has included these financial measures to provide investors with an alternative method for assessing its operating results in a manner that is focussed on the performance of its ongoing operations and provides useful information regarding its financial condition and results of operations. The company uses these non-US GAAP measures for the same purposes.

US$ Millions	Q4 FY08	Q4 FY07	FY08	FY07
EBIT	$ (181.5)	$ (215.8)	$ (36.6)	$ (86.6)
Asbestos:				
Asbestos adjustments	182.3	286.3	240.1	405.5
AICF SG&A expenses	1.3	-	4.0	-
Asset impairments:				
Impairment charges	38.6	-	71.0	-
Impairment related costs	2.5	-	3.2	-
EBIT excluding asbestos and asset impairments	43.2	70.5	281.7	318.9
Net Sales	$ 312.9	$ 360.9	$ 1,468.8	$ 1,542.9
EBIT margin excluding asbestos and asset impairments	13.8%	19.5%	19.2%	20.7%

Net operating profit excluding asbestos, asset impairments and tax adjustments – Net operating profit excluding asbestos, asset impairments and tax adjustments is not a measure of financial performance under US GAAP and should not be considered to be more meaningful than net income. The company has included this financial measure to provide investors with an alternative method for assessing its operating results in a manner that is focussed on the performance of its ongoing operations. The company uses this non-US GAAP measure for the same purposes.

US$ Millions	Q4 FY08	Q4 FY07	FY08	FY07
Net operating (loss) profit	$ (146.9)	$ 103.1	$ (71.6)	$ 151.7
Asbestos:				
Asbestos adjustments	182.3	286.3	240.1	405.5
AICF SG&A expenses	1.3	-	4.0	-
AICF interest income	(2.4)	-	(9.4)	-
Tax benefit related to asbestos adjustments	(46.2)	(335.0)	(45.8)	(335.0)
Asset impairments:				
Impairment charges (net of tax)	24.6	-	44.6	-
Impairment related costs (net of tax)	1.6	-	2.0	-
Tax adjustments	5.8	(3.0)	5.8	(10.4)
Net operating profit excluding asbestos, asset impairments and tax adjustments	$ 20.1	$ 51.4	$ 169.7	$ 211.8

Diluted earnings per share excluding asbestos, asset impairments and tax adjustments – Diluted earnings per share excluding asbestos, asset impairments and tax adjustments is not a measure of financial performance under US GAAP and should not be considered to be more meaningful than diluted earnings per share. The company has included this financial measure to provide investors with an alternative method for assessing its operating results in a manner that is focussed on the performance of its ongoing operations. The company's management uses this non-US GAAP measure for the same purposes.

US$ Millions	Q4 FY08	Q4 FY07	FY08	FY07
Net operating profit excluding asbestos, asset impairments and tax adjustments	$ 20.1	$ 51.4	$ 169.7	$ 211.8
Weighted average common shares outstanding - Diluted (millions)	434.6	469.0	456.1	466.4
Diluted earnings per share excluding asbestos, asset impairments and tax adjustments (US cents)	4.6	11.0	37.2	45.4

Effective tax rate excluding asbestos, asset impairments and tax adjustments – Effective tax rate excluding asbestos, asset impairments and tax adjustments is not a measure of financial performance under US GAAP and should not be considered to be more meaningful than effective tax rate. The company has included this financial measure to provide investors with an alternative method for assessing its operating results in a manner that is focussed on the performance of its ongoing operations. The company's management uses this non-US GAAP measure for the same purposes.

US$ Millions	Q4 FY08	Q4 FY07	FY08	FY07
Operating loss before income taxes	$ (183.7)	$ (220.0)	$ (35.5)	$ (93.1)
Asbestos:				
Asbestos adjustments	182.3	286.3	240.1	405.5
AICF SG&A expenses	1.3	-	4.0	-
AICF interest income	(2.4)	-	(9.4)	-
Asset impairments:				
Impairment charges	38.6	-	71.0	-
Impairment related costs	2.5	-	3.2	-
Operating profit before income taxes excluding asbestos and asset impairments	$ 38.6	$ 66.3	$ 273.4	$ 312.4
Income tax benefit (expense)	36.8	323.1	(36.1)	243.9
Tax benefit related to asbestos adjustments	(46.2)	(335.0)	(45.8)	(335.0)
Tax benefit related to asset impairments	(14.9)	-	(27.6)	-
Tax adjustments	5.8	(3.0)	5.8	(10.4)
Income tax expense excluding asbestos, asset impairments and tax adjustments	(18.5)	(14.9)	(103.7)	(101.5)
Effective tax rate excluding asbestos, asset impairments and tax adjustments	48.0%	22.5%	37.9%	32.5%

EBITDA – is not a measure of financial performance under US GAAP and should not be considered an alternative to, or more meaningful than, income from operations, net income or cash flows as defined by US GAAP or as a measure of profitability or liquidity. Not all companies calculate EBITDA in the same manner as James Hardie has and, accordingly, EBITDA may not be comparable with other companies. The company has included information concerning EBITDA because it believes that this data is commonly used by investors to evaluate the ability of a company's earnings from its core business operations to satisfy its debt, capital expenditure and working capital requirements.

US$ Millions	**Q4 FY08**	**Q4 FY07**	**FY08**	**FY07**
EBIT	$ (181.5)	$ (215.8)	$ (36.6)	$ (86.6)
Depreciation and amortisation	14.4	13.7	56.5	50.7
EBITDA	$ (167.1)	$ (202.1)	$ 19.9	$ (35.9)

Disclaimer

This Media Release contains forward-looking statements. We may from time to time make forward-looking statements in our periodic reports filed with or furnished to the United States Securities and Exchange Commission on Forms 20-F and 6-K, in our annual reports to shareholders, in offering circulars, invitation memoranda and prospectuses, in media releases and other written materials and in oral statements made by our officers, directors or employees to analysts, institutional investors, lenders and potential lenders, representatives of the media and others. Examples of forward-looking statements include:

- expectations about the timing and amount of payments to the Asbestos Injuries Compensation Fund (AICF), a special purpose fund for the compensation of proven asbestos-related personal injury and death claims;
- expectations concerning the costs associated with the suspension of operations at our Blandon, Pennsylvania and Plant City, Florida plants;
- statements as to the possible consequences of proceedings brought against us and certain of our former directors and officers by the Australian Securities and Investments Commission;
- statements regarding tax liabilities and related proceedings;
- expectations that our credit facilities will be extended or renewed;
- projections of our operating results or financial condition;
- statements regarding our plans, objectives or goals, including those relating to competition, acquisitions, dispositions and our products;
- statements about our future performance; and
- statements about product or environmental liabilities.

Words such as “believe,” “anticipate,” “plan,” “expect,” “intend,” “target,” “estimate,” “project,” “predict,” “forecast,” “guideline,” “should,” “aim” and similar expressions are intended to identify forward-looking statements but are not the exclusive means of identifying such statements.

Forward-looking statements involve inherent risks and uncertainties. We caution you that a number of important factors could cause actual results to differ materially from the plans, objectives, expectations, estimates and intentions expressed in such forward-looking statements. These factors, some of which are discussed under “Risk Factors” beginning on page 6 of our Form 20-F filed on 6 July 2007 with the Securities and Exchange Commission, include but are not limited to: all matters relating to or arising out of the prior manufacture of products that contained asbestos by current and former James Hardie subsidiaries; required contributions to the AICF and the effect of foreign exchange on the amount recorded in our financial statements as an asbestos liability; compliance with and changes in tax laws and treatments; competition and product pricing in the markets in which we operate; the consequences of product failures or defects; exposure to environmental, asbestos or other legal proceedings; general economic and market conditions; the supply and cost of raw materials; the success of our research and development efforts; our reliance on a small number of product customers; compliance with and changes in environmental and health and safety laws; risks of conducting business internationally; compliance with and changes in laws and regulations; foreign exchange risks; and the effect of natural disasters. We caution you that the foregoing list of factors is not exhaustive and that other risks and uncertainties may cause actual results to differ materially from those in forward-looking statements. Forward-looking statements speak only as of the date they are made and we undertake no duty to update or revise any such statements.