



GOWING BROS

Investing Together for a Secure Future

EST 1868
ACN 000 010 471

2 September 2004

“Investing for the long term pays dividends”

GOWING BROS LTD

RESULTS FOR YEAR ENDED 31 JULY 2004

SUMMARY

- 12.4% increase in market value of net assets per share from \$2.59 last year to \$2.84 this year after allowing for reinvestment of dividends paid.
- 33% increase in profit before tax from continuing operations in property and investment management from \$4.272 million last year to \$5.690 million this year.
- Final dividend of 3.5c fully franked (last year 3.5c) to be paid from retained capital profits as a LIC capital gains tax dividend.
- Significant one-off gains made from non-recurring investments in private equity/venture capital of \$2.135 million before tax.
- A strong return of \$0.85 million profit booked to date on sale of land in the company's Kempsey joint venture subdivision. 45% of the subdivision remains to be sold, and all development and land expense costs have been recovered. Future lot sales represent pure profit.
- Market value of net assets under management at 31 July 2004 increased from \$117 million last year to \$129 million this year.

GOWING BROS LIMITED
ACN 000 010 471
MANAGING DIRECTOR'S REVIEW

“Investing for the long term pays dividends”

The highlights for the year were the significant returns of \$2.135 million received from our managed private equity investments and the robust 33% increase in earnings from our continuing operations in property and in investment management of \$5.690 million before tax (last year \$4.272 million).

Our reported net profit after tax of \$4.057 million was adversely impacted by the equity accounting requirement to bring to account our pro-rata share of losses reported during the year by our associate, Gowings Retail Ltd (\$3.487 million). Prior to this adjustment the net profit after tax was \$7.544 million, which was in line with last year.

It is important to note that this equity accounting adjustment is a book entry only. It has no effect on our cash position or our primary measure of performance, which is the growth in the market value per share of our underlying net assets. After taking into account dividends paid during the year this measure grew over 12% to a record \$2.84 per share on a pre-tax basis.

Summary Financial Results (Year ending 31/7/2004)	2004 \$'000	2003 \$'000
Profit from continuing operations in property and investment management before tax	5,690	4,272
Profit from non-recurring significant items before tax		
• Net distributions received from managed private equity	2,135	148
• Profit on disposal of long term listed investments	601	31
• Profit on disposal of properties held for long term investment	-	3,981
• Profit on disposal of other investments	92	-
• Equity accounted pro-rata share in results of associate Gowings Retail Ltd	(3,487)	30
Total profit from non-recurring significant items	(659)	4,190
Net profit before tax	5,031	8,462
Income tax expense	(974)	(879)
Net profit after tax	4,057	7,583
Net assets at market value	128,927	116,786
Net assets per share	\$2.84	\$2.59
Please refer to the attached schedule "Gowings at a Glance - Statement of Financial Position" for more information		
Interim dividend amount declared	3.5 cents	3.0 cents
Final dividend amount declared	3.5 cents	3.5 cents
Total dividends paid during the year	7.0 cents	6.5 cents

Final Dividend – 3.5c fully franked LIC Capital Gains Tax Dividend

The final dividend of 3.5c (last year 3.5c) will be a fully franked LIC capital gains tax dividend. This means that certain classes of shareholders (individuals and Superfunds in particular) will receive additional concessions given under the Income Tax Act. The company strongly suggests that shareholders seek professional advice on how to treat this dividend in their tax return, to ensure they receive the benefit to which they are entitled. The dividend will be paid on 25 October 2004.

The company's DRP plan will operate for this dividend, however because of the special characteristics of the dividend, the Directors have chosen to temporarily suspend the operation of the BIL plan on this occasion.

GOWING BROS LIMITED
ACN 000 010 471
MANAGING DIRECTOR'S REVIEW

Comments on the market and outlook

Since last corresponding with shareholders in March, the Australian equities market has continued to strengthen, largely reflecting the growing feelings of confidence in the global economy as the shockwaves surrounding the invasion of Iraq and the subsequent occupation gradually subside. We have been relatively inactive during this period, being primarily a value seeking long term investor. The total return on our portfolio of investments, excluding long term property holdings, was approximately 15% for the year. While this was lower than that achieved by the ASX 200 accumulation index, I believe it was a very strong performance, bearing in mind our portfolio is deliberately weighted towards industrial companies, and a significant proportion of the increase in the ASX 200 was derived through the surge in energy and mining stocks, a sector we treat with caution because of its track record of volatility.

A number of stocks in the portfolio are worthy of mention, as they were the real drivers behind this year's growth. They were Noni B Ltd, which continues to deliver outstanding results and exceed investor expectations; Alesco Ltd, a great business model with outstanding management; SFE Ltd, unloved last year, market out performer this year; Blackmores Ltd, a significant beneficiary of the Pan fiasco; Fleetwood Ltd, a niche player in a growth market and Invocare Ltd, a new entrant with a strong presence in a market we would all like to avoid.

Going forward, we remain mindful of the continuing buoyant market. Future investment decisions will continue to focus on companies with demonstrated strong earnings per share growth, which are trading at realistic price earnings multiples and which operate in growth industries.

Your company continues to be in very sound financial shape. We have net total assets under management in excess of \$128 million, which equates to \$2.84 per share. Our portfolio is diversified over the categories of listed equities, managed private equity, mezzanine finance receivables, prime commercial property, property development and cash. We are very well positioned to continue to benefit from a strengthening market, or conversely, as a result of our prudent diversification and minimal gearing ratio, we are also strategically placed to weather any unforeseen future economic downturn.

John Gowing
Managing Director
2 September 2004

GOWING BROS. LIMITED "AT A GLANCE"

Statement of Financial Position (as at 31 July 2004)

INVESTMENT PORTFOLIO at market value

EQUITY HOLDINGS

Listed Equities Market Value	\$63,891,000
------------------------------	--------------

PRIVATE EQUITY INVESTMENTS

MIT HIA	\$920,000
Crescent Capital Manager	\$350,000
Crescent Capital Partners Growth Fund	\$1,504,000
Crescent Capital Partners II LP	\$220,000
Other Investments	\$892,000
Market Value	\$3,886,000

NET INTEREST BEARING SECURITIES &

OTHER RECEIVABLES

Value	\$7,299,000
-------	-------------

CASH ON HAND	\$3,003,000
---------------------	--------------------

TOTAL INVESTMENT PORTFOLIO

Total Market Value	\$78,079,000
---------------------------	---------------------

20 LARGEST EQUITY HOLDINGS

Westpac Banking Corporation	5,213,000
Washington H. Soul Pattison Company	4,269,000
National Australia Bank Limited	4,126,000
BHP Billiton Limited	3,814,000
Alesco Corporation Limited	3,523,000
ANZ Banking Group Limited	2,508,000
Woolworths Limited	2,336,000
John Fairfax Holdings Limited	2,243,000
Gowings Retail Limited	2,205,000
Hills Industries Limited	2,059,000
Blackmores Limited	1,989,000
Macquarie Equities (Macquarie Bank)	1,981,000
Carlton Investments Limited	1,939,000
Coles Myer Limited	1,778,000
St George Bank Limited	1,700,000
Brambles Industries Limited	1,536,000
Woodside Petroleum Limited	1,439,000
Suncorp-Metway Limited	1,390,000
Noni B Limited	1,276,000
Invocare Limited	1,102,000
Other holdings	15,465,000

TOTAL	\$63,891,000
--------------	---------------------

PROPERTY PORTFOLIO at market value

INVESTMENT PROPERTY

45 MARKET ST SYDNEY

Market value	\$50,000,000
Occupancy rate	96%
Rental per annum	\$4,300,000
Net lettable area	6,280sqm

70 NORTON ST LEICHHARDT

Market value (50% share)	\$4,725,000
Net lettable area (50% share)	735sqm
Occupancy rate	100%
Rental per annum (50% share)	\$370,000

OTHER

Bayview Heights Estate land	3,323,000
Forster land & buildings	750,000
Clarence St carpark	350,000
Heatherbrae	650,000
Value	\$5,073,000
Sub total investment property	\$59,798,000

DEVELOPMENT PROPERTY

Bunya Pines Residual Land Value	1,050,000
Sub total development property	\$1,050,000

TOTAL PROPERTY PORTFOLIO

Total Value	\$60,848,000
Less debt (Market St Sydney)	\$10,000,000

Total Market Value	\$50,848,000
---------------------------	---------------------

TOTAL PROPERTY & INVESTMENT PORTFOLIO	\$128,927,000
--	----------------------

WHICH EQUATES TO A MARKET VALUE PER SHARE	\$2.84
--	---------------

*\$128.927m / 45,319,322 shares on issue

RECONCILIATION OF MOVEMENT IN MARKET VALUE

PER SHARE BETWEEN 31/07/03 & 31/07/04

Market value per share at 31/07/03	\$2.59
Less dividend paid	\$0.07
Adjusted value	\$2.52
Market value per share at 31/01/04	\$2.75
Market value per share at 31/07/04 (above)	\$2.84
Movement - increase 12 mths	\$0.32

Please note valuations are on a pre tax basis. Private equity values are based on investment managers' most recent valuations.

Property values are based on management's opinion of fair market value arrived at after consultation with real estate advisors, valuers and joint venture partners.

The figures in this "At a Glance" schedule are not audited.

GOWING BROS. LIMITED

ABN 68 000 010 471

PRELIMINARY FINAL REPORT

YEAR ENDED 31 JULY 2004

RESULTS FOR ANNOUNCEMENT TO THE MARKET

in accordance with Listing Rule 4.3A

\$'000

Revenue from ordinary activities	up	1.8%	to	22,633
Profit from ordinary activities after tax attributable to members	down	47%	to	4,056
Net profit for the period attributable to members	down	47%	to	4,056

Dividends (distributions)		Amount per security
Interim dividend paid 23/04/2004	Fully franked dividend	3.5c
Final dividend to be paid on 25/10/2004	Fully franked LIC capital gains tax dividend	3.5c
Final dividend paid previous corresponding period	Fully franked dividend	3.5c
Record date for determining entitlements to the dividend		11 October 2004

Brief explanation of any of the figures reported above :

(a) A fully franked dividend of 3.5c was paid on 24 October 2003.

(b) A fully franked dividend of 3.5c was declared on 2 September 2004. At 31 July 2004 a liability was not recognised for payment of the dividend and the dividend is not included in dividends provided for or paid (Note 6). The aggregate amount of the dividend expected to be paid on 25 October 2004 is \$1,586,000.

Commentary on the results for the period

Refer to the Managing Director's Review.

GOWING BROS. LIMITED

ABN 68 000 010 471

STATEMENT OF FINANCIAL PERFORMANCE

YEAR ENDED 31 JULY 2004

		Consolidated	
	Notes	2004 \$'000	2003 \$'000
Revenue from ordinary activities	3	22,633	22,242
Cost of investments sold		(7,217)	(10,418)
Cost of property sold		(940)	(2,427)
Cost of plant and equipment sold		(54)	-
Employee expenses		(1,283)	(1,029)
Indirect expenses		(1,806)	(1,822)
Borrowing costs expense		(704)	(863)
Depreciation expense		(314)	(308)
Diminution in value of private equity investments		(1,855)	-
Share of net profits of associates accounted for using the equity method		(3,429)	3,087
Profit from ordinary activities before income tax expense		5,031	8,462
Income tax expense	5	(974)	(879)
Net profit		4,057	7,583
Net (profit) / loss attributable to outside equity interest		(1)	1
Net profit attributable to members of Gowing Bros. Limited		4,056	7,584
Net increase (decrease) in asset revaluation reserve		-	-
Total changes in equity other than those resulting from transactions with owners as owners	6	4,056	7,584
Basic earnings per share	8	8.97c	16.88c
Diluted earnings per share	8	8.97c	16.88c

The above statement of financial performance should be read in conjunction with the accompanying notes.

GOWING BROS. LIMITED

ABN 68 000 010 471
STATEMENT OF FINANCIAL POSITION

YEAR ENDED 31 JULY 2004

	Notes	2004 \$'000	Consolidated 2003 \$'000
Current Assets			
Cash assets		3,003	11,977
Receivables		1,580	634
Investment loans		7,360	3,530
Other		218	489
Total Current Assets		12,161	16,630
Non-Current Assets			
Receivables		397	649
Investments accounted for using the equity method		2,221	8,865
Other financial assets *		36,125	33,160
Investment loans		1,260	2,435
Development properties		738	293
Investment properties		53,854	49,953
Plant & equipment		2,515	2,805
Tax assets		877	264
Other		29	55
Total Non-Current Assets		98,016	98,479
Total Assets		110,177	115,109
Current Liabilities			
Payables		1,052	3,744
Interest bearing liabilities		1,071	5,578
Tax liabilities		1,236	301
Total Current Liabilities		3,359	9,623
Non-Current Liabilities			
Interest bearing liabilities		10,443	10,973
Tax liabilities		780	464
Provisions		62	56
Total Non-Current Liabilities		11,285	11,493
Total Liabilities		14,644	21,116
Net Assets		95,533	93,993
Equity			
Parent Entity Interest			
Contributed equity		7,799	7,261
Reserves		68,645	68,645
Retained profits	6	19,089	18,088
Total parent entity interest		95,533	93,994
Outside equity interest in controlled entities	7	-	(1)
Total Equity		95,533	93,993

* Other financial assets include at cost listed shares and other securities, unlisted securities and private equity investments.

The above statement of financial position should be read in conjunction with the accompanying notes.

GOWING BROS. LIMITED

ABN 68 000 010 471

STATEMENT OF CASH FLOWS

YEAR ENDED 31 JULY 2004

	Consolidated	
	2004 \$'000	2003 \$'000
Cash Flows from Operating Activities		
Receipts from customers (inclusive of GST)	8,595	5,852
Payments to suppliers & employees (inclusive of GST)	(2,863)	(3,698)
Dividends received	2,232	2,033
Dividends received from associates	2,955	-
Interest received	1,645	419
Borrowing costs	(350)	(840)
Income taxes paid	(438)	(617)
Net Cash Inflows (Outflows) from Operating Activities	11,776	3,149
Cash Flows from Investing Activities		
Payments for purchases of plant & equipment	(77)	(244)
Payments for purchases of equity investments	(11,808)	(10,373)
Payment for purchase of property	(1,972)	(575)
Payment for investment in joint venture	-	(336)
Proceeds from sale of plant & equipment	61	-
Proceeds from sale of investments	7,897	10,449
Proceeds from sale of property	1,134	6,365
Proceeds from cash acquired on acquisition of controlled entity	1	-
Loans to other entities	(11,165)	(5,965)
Loans repaid by other entities	5,730	689
Net Cash Inflows (Outflows) from Investing Activities	(10,199)	10
Cash Flows from Financing Activities		
Proceeds from share issues	16	1
Proceeds from borrowings	801	2,927
Payments for shares bought back	(193)	(641)
Repayment of lease liabilities	(589)	(588)
Repayment of borrowings	(8,413)	(2,545)
Dividends paid	(2,337)	(3,186)
Net Cash Inflows (Outflows) from Financing Activities	(10,715)	(4,032)
Net Increase (Decrease) in Cash Held	(9,138)	(873)
Cash at the beginning of the financial year	11,916	12,789
Cash at the end of the financial year	2,778	11,916
Non-cash financing activities	-	-
Reconciliation of cash		
Cash at bank and on hand	164	101
Deposits at call	2,839	11,876
Bank overdraft	(225)	(61)
Total cash at end of period	2,778	11,916

The above statement of cash flows should be read in conjunction with the accompanying notes.

GOWING BROS. LIMITED

ABN 68 000 010 471

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 JULY 2004

1. BASIS OF PREPARATION OF PRELIMINARY FINAL REPORT

This preliminary final report has been prepared in accordance with ASX Listing Rule 4.3A and the disclosure requirements of ASX Appendix 4E.

The accounting policies adopted in the preliminary final report are consistent with those adopted and disclosed in the 2003 annual financial report.

This report is based on financial statements which are in the process of being audited.

	Property \$'000	Investments \$'000	Intersegment \$'000	Consolidated \$'000
2. SEGMENT INFORMATION				
Business Segments - 2004				
Revenue from outside the consolidated entity	6,543	16,090	-	22,633
Intersegment revenue	44	-	(44)	-
Total revenue	6,587	16,090	(44)	22,633
Share of net profits of associates	58	(3,487)	-	(3,429)
Total segment revenue	6,645	12,603	(44)	19,204
Segment result	3,344	1,687	-	5,031
Income tax expense				(974)
Net profit				4,057

Business Segments - 2003				
Revenue from outside the consolidated entity	8,273	13,969	-	22,242
Intersegment revenue	42	-	(42)	-
Total revenue	8,315	13,969	(42)	22,242
Share of net profits of associates	3,057	30	-	3,087
Total segment revenue	11,372	13,999	(42)	25,329
Segment result	5,948	2,514	-	8,462
Income tax expense				(879)
Net profit				7,583

GOWING BROS. LIMITED

ABN 68 000 010 471

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 JULY 2004

	2004 \$'000	2003 \$'000
3. REVENUE		
Revenue From Operating Activities		
Proceeds on sale of long term investments	7,897	10,449
Proceeds on sale of property	1,784	4,024
Proceeds on sale of plant & equipment	61	-
Interest	1,734	944
Dividends	2,291	2,106
Rent	3,817	3,503
Other investment income	4,566	811
Other property income	428	364
Other income	55	41
	22,633	22,242
Revenue from outside the operating activities	-	-
Revenue from ordinary activities (excluding equity accounted net profits of associates)	22,633	22,242

4. OPERATING PROFIT

Individually Significant Items

Profit from ordinary activities before income tax expense includes the following individually significant items:

Private equity investment distributions	3,990	148
Diminution in value of private equity investments	(1,855)	-
Share of net loss of associate (Gowings Retail Ltd)	(3,487)	30
Profit on sale of investments	680	31
Profit on sale of Ingleside property	-	316
Profit on sale of interest in joint venture (Waterloo property)	-	1,281
Share of net profit of associate (Bayview Heights Estate Pty Ltd)	45	248
Share of net profit of associate (Healesville Holdings Pty Ltd: Burrawang Ridge Estate)	13	2,809

GOWING BROS. LIMITED

ABN 68 000 010 471

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 JULY 2004

	2004	2003
	\$'000	\$'000
5. INCOME TAX		
The income tax expense for the financial year differs from the amount calculated on the profit. The differences are reconciled as follows:		
Profit from ordinary activities before income tax expense	5,031	8,462
Prima facie tax expense on the net profit at 30%	1,509	2,539
Tax effect of permanent differences:		
Share of net (profit)/loss of Gowings Retail Limited accounted for using the equity method	1,046	(9)
Non-assessable income	(841)	(972)
Non-deductible expenses	7	28
Franked dividends	(717)	(664)
(Over) under provision in prior year	(30)	(43)
Income tax expense	974	879

6. RETAINED PROFITS

Retained profits at the beginning of the financial year	18,088	14,439
Net profit attributable to members of Gowing Bros Limited	4,056	7,584
Aggregate of amounts transferred from reserves	-	146
Dividends provided for or paid	(3,055)	(4,081)
Retained profits at end of the financial year	19,089	18,088

7. OUTSIDE EQUITY INTERESTS

Interest in		
Contributed equity	-	-
Retained profits (losses)	-	(1)
	-	(1)

GOWING BROS. LIMITED

ABN 68 000 010 471

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 JULY 2004

	2004	2003
8. RATIOS		
Profit before tax/revenue		
Consolidated profit (loss) from ordinary activities before tax as a percentage of revenue	22.2%	38.0%
Profit after tax/equity interests		
Consolidated net profit (loss) from ordinary activities after tax attributable to members as a percentage of equity (similarly attributable) at the end of the period	4.2%	8.1%
Earnings per share (EPS)		
Basic earnings per share and diluted earnings per share based on operating profit after income tax		
Basic earnings per share	8.97c	16.88c
Diluted earnings per share	8.97c	16.88c
	\$'000	\$'000
Reconciliation of earnings used in calculating earnings per share:		
Net profit	4,057	7,583
Net profit attributable to outside equity interests	(1)	1
Earnings used in calculating basic earnings per share	4,056	7,584
Weighted average number of ordinary shares on issue used in the calculation of basic earnings per share and diluted earnings per share		
	45,206,664	44,936,856
NTA backing		
Net tangible asset backing per ordinary security	\$2.56	\$2.39

Options

Options issued are negligible in number and have less than \$0.01 effect on diluted earnings per share.

GOWING BROS. LIMITED

ABN 68 000 010 471

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 JULY 2004

9. CONTROL GAINED OVER ENTITIES HAVING MATERIAL EFFECT

Name of entity	Bayview Heights Estate Pty Ltd
Consolidated loss from ordinary activities and extraordinary items after tax of the controlled entity since the date in the current period in which control was acquired	(\$32,000)
Date from which such profit has been calculated	5 January 2004

10. DIVIDENDS

Date the dividend is payable	25 October 2004
Record date to determine entitlements to the dividend	11 October 2004

Amount per security	Amount per security	Franked amount per security at 30% tax
Final dividend: current year to 31 July 2004 fully franked	3.5c	3.5c
Previous corresponding period fully franked	3.5c	3.5c
Interim dividend: current year to 31 July 2004 fully franked	3.5c	3.5c
Previous corresponding period fully franked	3.0c	3.0c

Interim and final dividends paid on all securities

	2004 \$'000	2003 \$'000
Ordinary securities	3,055	4,081
Preference securities	-	-
Other equity instruments	-	-
Total	3,055	4,081

Dividend plan in operation: Dividend Reinvestment Plan (DRP)

Last date for receipt of election notices for the dividend plan: 11 October 2004

GOWING BROS. LIMITED

ABN 68 000 010 471

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 JULY 2004

11. DETAILS OF AGGREGATE SHARE OF PROFITS/(LOSSES) OF ASSOCIATES AND JOINT VENTURE ENTITY.

Group's share of associates' and joint venture entity's:

	2004	2003
	\$'000	\$'000
Profit/(loss) from ordinary activities before tax	(3,410)	3,206
Income tax on ordinary activities	(19)	(119)
Share of net profit/(loss) of associates and joint venture entity	(3,429)	3,087

12. MATERIAL INTERESTS IN ENTITIES WHICH ARE NOT CONTROLLED ENTITIES, AND JOINT VENTURE OPERATION.

The economic entity has an interest (that is material to it) in the following entities, and joint venture operation:

	Percentage of ownership interest held at end of period or date of disposal		Contribution to net profit (loss)	
	2004	2003	2004	2003
			\$'000	\$'000
Equity accounted associates, and joint venture operation:				
Gowings Retail Ltd	* 36%	35%	(3,487)	30
Healesville Holdings Pty Ltd	0%	33.33%	13	2,809
Bayview Heights Estate Pty Ltd	** 100%	33.33%	45	248
Equity accounted share of profits/(losses) in associates			(3,429)	3,087
Bunya Pines Estate Joint Venture	50%	50%	853	-

* Subsequent to balance date Gowings Retail Ltd made a private placement of 2.6 million shares, the effect of which reduces the shareholding of the consolidated entity from 36% to 32%.

**Bayview Heights Estate Pty Ltd was equity accounted until 05/01/04. Thereafter it become a controlled entity. Contribution to net profit represents equity accounted profits to 05/01/04. The controlled entity made a net loss of \$32,000 on consolidation between 05/01/04 and 31/07/04.

GOWING BROS. LIMITED

ABN 68 000 010 471

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 JULY 2004

13. ISSUED AND QUOTED SECURITIES AT END OF CURRENT PERIOD

	Total No.	No. quoted
Ordinary securities		
Opening Balance	45,052,508	45,052,508
Changes during current period		
(a) Increases through issues	350,643	350,643
(b) Decreases through returns of capital, buybacks	(83,829)	(83,829)
Closing Balance	45,319,322	45,319,322

		Exercise price	Expiry date
Options			
Balance at beginning of period	30,000	\$1.90	06 Jun 2004
Balance at beginning of period	117,000	\$1.95	10 Nov 2004
Cancelled during current period	30,000	\$1.90	06 Jun 2004
Cancelled during current period	35,000	\$1.95	10 Nov 2004
Exercised during current period	-	\$1.90	06 Jun 2004
Exercised during current period	8,000	\$1.95	10 Nov 2004
Balance at end of period	-	\$1.90	06 Jun 2004
Balance at end of period	74,000	\$1.95	10 Nov 2004

14. COMMENTS BY DIRECTORS

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

Refer to Managing Director's Review.

Description of event(s) since the end of the current period which has had a material effect and is not already reported elsewhere in this financial report

Nil

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

The Company has sufficient franking credits at 30% to fully frank all dividends that have been declared.

Other information

The entity has a formally constituted audit committee.

Annual meeting

The annual meeting will be held on:

11 November 2004