



Appendix 4E

PRELIMINARY FINAL REPORT

Gowing Bros. Limited
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PYRMONT NSW 2009
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RESULTS FOR ANNOUNCEMENT TO THE MARKET

Entity:	GOWING BROS. LIMITED AND ITS CONTROLLED ENTITIES
Reporting period:	YEAR ENDED 31 JULY 2008
Previous corresponding period:	YEAR ENDED 31 JULY 2007

RESULTS				
Revenue from operating activities	Up	14%	To	\$9,353,000
Profit before income tax (including capital gains)	Down	6.6%	To	\$18,763,000
Profit after income tax	Up	2.4%	To	\$15,702,000

Net assets per share before allowing for tax on unrealised gains decreased to \$3.82 from \$4.71 in the prior year after the payment of 20c in dividends during the year. Net assets per share after allowing for tax on unrealised gains decreased to \$3.70 from \$4.27 in the prior year after the payment of 20c in dividends during the year.
Refer Managing Director's Report for further details.

DIVIDENDS	PYMT DATE	FRANKING	2008	2007
			CENTS PER SHARE	CENTS PER SHARE
Final dividend declared* (record date 10/10/08)	24/10/08	100%	5.0c	
Special dividend paid*	24/04/08	100%	5.0c	
Interim dividend paid*	24/04/08	100%	5.0c	
Final dividend paid*	25/10/07	100%		5.0c
Special dividend paid*	25/10/07	100%		5.0c
Interim dividend paid	24/04/07	100%		5.0c
Total			15c	15c

* Fully franked LIC Capital Gains dividend

The Dividend Reinvestment Plan and Bonus in Lieu Plan are suspended for this dividend.



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INCOME STATEMENT

FOR THE YEAR ENDED 31 JULY 2008

	Notes	CONSOLIDATED	
		31 July 2008	31 July 2007
		\$000	\$000
Revenue			
Interest income		3,497	2,599
Listed equities		4,608	4,655
Private equities		479	185
Investment properties		769	723
Other revenue		-	38
Total Revenue	2	9,353	8,200
Other Income			
Gains (losses) on disposal or revaluation of:			
- Listed equities		13,154	5,829
- Private equities		491	6,548
- Investment properties		1,479	2,787
- Development properties		(2,176)	167
FX gains (losses)		(26)	32
Other income		30	133
Total Revenue and Income	2	22,305	23,696
Expenses			
Investment property related expenses		198	375
Administration expenses		231	296
Borrowing cost expenses		990	973
Depreciation expenses		68	61
Employee expenses		1,680	1,573
Public company expenses		375	319
Total Expenses		3,542	3,597
Profit before income tax expense	3	18,763	20,099
Income tax expense	4	(3,061)	(4,763)
Profit from continuing operations		15,702	15,336
Net profit attributable to minority interest		-	-
Profit attributable to members of Gowing Bros. Limited	6	15,702	15,336
Total changes in equity other than those resulting from transactions with owners as owners		15,702	15,336
Basic and diluted earnings per share	7	36.79c	35.53c

The consolidated income statement should be read in conjunction with the accompanying notes.



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BALANCE SHEET

AS AT 31 JULY 2008

	Notes	CONSOLIDATED	
		31 July 2008	31 July 2007
		\$000	\$000
Current Assets			
Cash and cash equivalents		51,839	12,154
Trade and other receivables		4,397	2,221
Investment properties		3,569	12,769
Other		599	153
Total Current Assets		60,404	27,297
Non-Current Assets			
Receivables		431	167
Investments - listed Australian equities		77,593	156,639
Investments - listed global equities		13,249	3,603
Investments - private equities		19,036	18,893
Investment properties		6,745	7,979
Development properties		2,156	872
Property, plant and equipment		3,300	3,101
Deferred tax assets		86	107
Other		404	117
Total Non-Current Assets		123,000	191,478
Total Assets		183,404	218,775
Current Liabilities			
Trade and other payables		927	679
Tax liabilities		6,003	1,939
Total Current Liabilities		6,930	2,618
Non-Current Liabilities			
Payables		42	3
Borrowings		14,397	14,865
Deferred tax liabilities		4,704	18,921
Provisions		115	92
Total Non-Current Liabilities		19,258	33,881
Total Liabilities		26,188	36,499
Net Assets		157,216	182,276
Equity			
Parent Entity Interest			
Issued capital		(1,111)	(449)
Reserves	5	105,390	133,213
Retained profits	6	52,937	49,509
Total Parent Entity Interest		157,216	182,273
Minority interest in controlled entities			3
Total Equity		157,216	182,276

The consolidated balance sheet should be read in conjunction with the accompanying notes.



STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 JULY 2008

	CONSOLIDATED	
	31 July 2008	31 July 2007
	\$000	\$000
Equity at the beginning of the year	182,276	158,235
Profit attributable to shareholders for the year	15,702	15,336
Changes in the fair value of listed equities, net of tax	(31,580)	17,083
	166,398	190,654
Transactions with shareholders in their capacity as shareholders:		
Decreases through buybacks of shares	(712)	(4,207)
Increase through issue of share capital	50	150
Dividends paid	(8,520)	(4,321)
Equity at the end of the year attributable to shareholders	157,216	182,276

The consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

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CASH FLOW STATEMENT

FOR THE YEAR ENDED 31 JULY 2008

	CONSOLIDATED	
	31 July 2008	31 July 2007
	\$000	\$000
Cash Flows from Operating Activities		
Receipts in the course of operations (inclusive of GST)	1,781	2,105
Payments to suppliers and employees (inclusive of GST)	(2,655)	(2,430)
Other receipts	-	300
Dividends received	4,007	3,913
Interest received	3,368	3,241
Borrowing costs	(990)	(973)
Income taxes refunded (paid)	(1,427)	323
Net Cash Inflow from Operating Activities	4,084	6,479
Cash Flows from Investing Activities		
Payments for purchases of property, plant and equipment	(268)	(1,627)
Payments for purchases of investment properties	-	(5,896)
Payments for the purchases of development properties	(4,321)	(201)
Payments for purchases of equity investments	(63,778)	(58,155)
Proceeds from sale of equity investments	103,073	22,230
Proceeds from sale of property and other assets	10,263	486
Proceeds from loan repayments	282	1,260
Net Cash (Outflow) Inflow from Investing Activities	45,251	(41,903)
Cash Flows from Financing Activities		
Proceeds from borrowings	832	2,013
Payments for shares bought back	(663)	(4,056)
Repayment of borrowings	(1,300)	-
Dividends paid	(8,519)	(4,321)
Net Cash (Outflow) Inflow from Financing Activities	(9,650)	(6,364)
Net (Decrease) Increase in Cash Held	39,685	(41,788)
Cash at the beginning of the period	12,154	53,942
Cash at the end of the period	51,839	12,154
Reconciliation of Cash		
Cash at bank and on hand	26,328	7,360
Deposits at call	25,511	4,794
Cash at the end of the period	51,839	12,154

The consolidated cash flow should be read in conjunction with the accompanying notes.



NOTES TO THE FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

The preliminary final report is presented in Australian dollars and is prepared under the historical cost convention, modified by the revaluation of listed equities (available-for-sale financial assets), private equities (financial assets at fair value through profit or loss) and investment properties.

Australian Accounting Standards include Australian equivalents to International Financial Reporting Standards (AIFRS). Compliance with AIFRS ensures the consolidated financial statements of Gowing Bros. Limited comply with International Financial Reporting Standards (IFRS).

Conforming with AIFRS requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the consolidated entity's accounting policies. These estimates and associated assumptions are based on historical experience and various other factors believed to be reasonable under the circumstances, the results of which form the basis of making the judgments about the carrying value of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these sources.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision future periods if the revision affects both current and future periods.

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



NOTES TO THE FINANCIAL STATEMENTS

	CONSOLIDATED	
	31 July 2008	31 July 2007
	\$000	\$000
2. SEGMENT INFORMATION		
Segment Revenue		
Cash and fixed interest – interest received	3,497	2,599
Listed equities – dividends and option income	4,608	4,655
Private equities – distributions received	479	185
Investment properties – rent received	769	723
Other	-	38
	9,353	8,200
Segment Other Income		
Listed equities – realised gains on disposal	13,154	5,829
Private equities – realised gains on disposal	1,868	5,139
Private equities – unrealised fair value gains	(1,377)	1,409
Investment properties – realised gain on disposal	2,353	176
Investment properties – unrealised fair value gains	(874)	2,611
Development properties – realised gains on disposal	74	167
Development properties – unrealised fair value gains	(2,250)	-
Other	4	165
	12,952	15,496
Total Segment Revenue and Income	22,305	23,696
Segment Result		
Cash and fixed interest	3,497	2,599
Listed equities	17,762	10,484
Private equities	970	6,733
Investment properties	2,051	3,136
Development properties	(2,176)	167
Other	(3,341)	(3,020)
	18,763	20,099
Income tax (expense) credit	(3,061)	(4,763)
Net Profit	15,702	15,336
3. OPERATING PROFIT		
Profit from continuing operations before income tax expense includes the following specific items:		
Depreciation	68	61
Interest expense	990	973



NOTES TO THE FINANCIAL STATEMENTS

	CONSOLIDATED	
	31 July 2008	31 July 2007
	\$000	\$000
4. INCOME TAX		
Prima facie tax expense on the net profit at 30%	5,629	6,030
Tax effect of permanent differences:		
Non-assessable income	(1,177)	428
Non-deductible expenses	-	9
Franked dividends	(1,165)	(1,153)
Deferred tax asset on tax losses carried forward	(106)	(438)
Under (over) provision for taxable income in prior year	(120)	(113)
	3,061	4,763
5. RESERVES		
Capital profits reserve – pre CGT profits	82,647	78,892
Investment revaluation reserve – listed equities	22,743	54,321
	105,390	133,213
6. RETAINED PROFITS		
Retained profits at the beginning of the financial year	49,509	117,386
Net profit attributable to members of Gowing Bros. Limited	15,702	15,336
Aggregate of amounts transferred (to) from reserves	(3,754)	(78,892)
Dividends provided for or paid	(8,520)	(4,321)
	52,937	49,509
7. EARNINGS PER SHARE (EPS)		
Earnings reconciliation:		
Net profit	15,702	15,336
Net profit attributable to minority interest	-	-
Basic and diluted earnings	15,702	15,336
Weighted average number of ordinary shares on issue used in the calculation of basic and diluted earnings per share.	42,685,122	43,167,217
At balance date there were no options on issue.		



NOTES TO THE FINANCIAL STATEMENTS

	CONSOLIDATED	
	31 July 2008	31 July 2007
	\$000	\$000

8. NTA BACKING

NTA per ordinary security before tax on unrealised gains	\$3.82	\$4.71
NTA per ordinary security after tax on unrealised gains	\$3.70	\$4.27

The company is a long term investor and does not intend on disposing of its investment portfolio. Valuations are based on managements' estimation of market values with reference to ASX prices, private equity manager reports, property valuations and consultation with real estate advisors.

9. DIVIDENDS

	CENTS PER SHARE	TOTAL AMOUNT \$000	DATE OF PAYMENT
The following dividends were declared and paid by the consolidated entity:			
Interim dividend 31 January 2008	5.0c	2,126	25 April 2008
Special dividend 31 January 2008	5.0c	2,126	25 April 2008
Final dividend 31 July 2007	5.0c	2,133	25 October 2007
Special dividend 31 July 2007	5.0c	2,133	25 October 2007

Since the end of the period, the directors declared the following dividend:

Final Dividend 31 July 2008	5c	24 October 2008
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Dividends declared or paid during the period were fully franked at the tax rate of 30%.

The financial effect of the dividend declared subsequent to reporting date has not been brought to account in the financial statements for the year ended 31 July 2008 and will be recognised in subsequent financial reports.

The operation of the company's Dividend Reinvestment Plan and Bonus in Lieu Plan is suspended until further notice.



NOTES TO THE FINANCIAL STATEMENTS

10. INTERESTS IN ENTITIES WHICH ARE NOT CONTROLLED ENTITIES, OR JOINT VENTURE OPERATIONS

The economic entity has an interest in the following entities, and joint venture operations:

	% OF OWNERSHIP HELD AT END OF PERIOD OR DATE OF DISPOSAL		CONTRIBUTION TO NET PROFIT (LOSS)	
	31 July 2008 %	31 July 2007 %	31 July 2008 \$000	31 July 2007 \$000
Joint Ventures:				
Bunya Pines Estate Joint Venture	50.00%	50.00%	74	167
Regional Retail Properties	50.00%	50.00%	36	82
The Lodge of Dundee	14 December 2007*	90.00%	14	(9)
Kemp Street Joint Venture	12 February 2008	50.00%	100	2
Erlington Partnership	50.00%	50.00%	4	18
Yarrowonga Joint Venture	50.00%	50.00%	-	-
			228	260

*Deferred consideration of \$2.2m due in December 2008

11. ISSUED AND QUOTED SECURITIES AT THE END OF CURRENT PERIOD

	No. quoted	Total No.
Ordinary Securities:		
Opening balance	42,686,065	42,686,065
Decreases through returns of capital, buybacks	(187,139)	(187,139)
Deferred employee share plan	14,493	14,493
	42,513,419	42,513,419

12. COMMENTS BY DIRECTORS

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

- Refer to Managing Director's Report.

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.

- Financial markets have remained volatile following year end. Significant movements in share prices may have a material effect on the value of the portfolio.

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

- The Company has sufficient franking credits (\$14.7 million) to fully frank all dividends that have been declared.

Annual Meeting

- The Annual Meeting will be held on 20 November 2008