developing better lifestyles

FINBAR INTERNATIONAL LIMITED
ACN 009 113 473

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ASX CODE: FRI

14 August 2006

COMPANY ANNOUNCEMENT:
FOR IMMEDIATE RELEASE

APPENDIX 4E – PRELIMINARY FINAL REPORT FOR THE PERIOD ENDING 30 JUNE 2006

1. HIGHLIGHTS

- **$5.025m profit after tax for the year to 30 June 2006.**
- **$494m in sales contracts secured for future projects**
- **$12.36 million successful capital raising.**
- **Seven new development properties secured during the period.**
- **$9.5m after tax profit projection for year ending 30 June 2007.**
- **Further profit growth expected for 2008.**

2. PROFIT

Finbar International Limited (the "Company") is pleased to attach the results for the year ending 30 June 2006, with the Company producing an after tax profit of $5.025 million.

The period saw a reduction in after tax profit from the previous corresponding period which is attributable to there being no major project completions in the second half of the financial year as detailed in the half year accounts to 31 December 2005.

3. BUSINESS ACTIVITIES

Finbar International Limited, its controlled entities and its jointly controlled entities ("Finbar") is a property development company whose core business lies in the development of medium to high density residential apartments and some commercial property within the state of Western Australia.

The Company carries out these developments in its own right or through incorporated special purpose entities and joint venture companies of which the Company either directly or indirectly holds interests in project profitability ranging between 30% and 100%.

Finbar's business model involves the acquisition (or joint venturing the acquisition) of suitable land, the development of the land into residential and commercial lots, and the sale of the completed lots to the open market. Pre-sales occur prior to the commencement of construction to mitigate exposure to debt facilities associated with construction finance and the uncertainty of future markets.

This year has seen a continuation of Finbar's core business and the bolstering of the Company's project pipeline with new project acquisitions as detailed in Section 7 below.

4. OUR PROJECTS

In this report, reference will be made to the following projects in the state of Western Australia which are projects in which the Company holds an interest either directly or through its controlled and jointly controlled entities.

The number of residential lots and commercial lots, and the portion of Finbar's ultimate interest in the profit of each of the projects are shown:

PROJECTS				
PROJECT NAME	**ADDRESS**	**RESI LOTS**	**COMM LOTS**	**INTEREST**
1-10 Whatley	1 - 10 Whatley Cres, Maylands	*131	0	100.00%
175 Adelaide	175 Adelaide Tce, East Perth	*192	*4	100.00%
59 Albany	59 Albany Hwy, Victoria Park	*75	*55	50.24%
701 Wellington	701 Wellington St, Perth	*110	*3	50.00%
Altair	132 Terrace Road, East Perth	120	3	50.00%
Arum ‡	11 Tanunda Drive, Rivervale	0	2	50.00%
Avena	18 Tanunda Drive, Rivervale	76	0	50.00%
Ceresa	12 Tanunda Drive, Rivervale	113	0	50.00%
Del Mar	3 The Palladio, Mandurah	49	0	100.00%
Domus	375 Hay Street, East Perth	80	1	50.00%
Infinity	135 Adelaide Tce, East Perth	109	2	50.00%
Lake Street	Lake Street, Northbridge	*31	*6	100.00%
One28	128 Adelaide Tce, East Perth	103	1	50.00%
Reflections	96-102 Tce Road, East Perth	138	4	50.00%
Royale	369 Hay Street, East Perth	193	4	50.00%
Soho	188 Adelaide Tce, East Perth	78	2	30.00%
Sol	16-19 Carr Street, West Perth	60	0	100.00%
Westralian †	78 Terrace Road, East Perth	0	1	50.00%
		***1,658**	***88**	

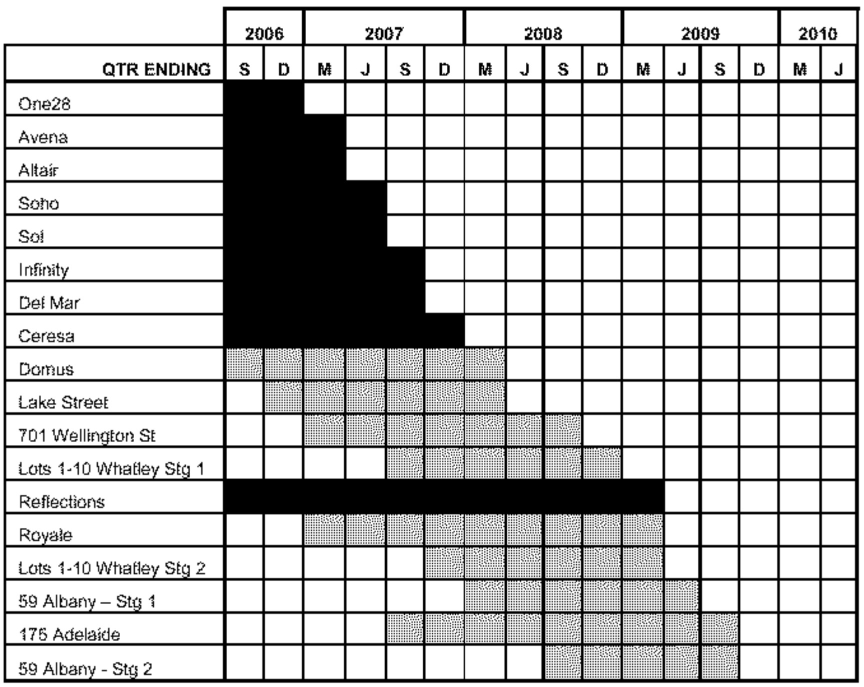
* Indicates approximate numbers.
† Indicates completed development with remaining stock to sell only.
‡ Indicates completed development with unsettled stock only.

5. COMMENCEMENTS, PROGRESS & FUTURE PIPELINE

Construction work commenced on five projects during the financial year and construction is now underway on nine major projects.

The table below indicates projects currently under construction in black, and projects scheduled for construction commencements in grey. The timing for completion of these projects is also indicated in the timeline.

PROJECT PIPELINE



LEGEND: CONSTRUCTION WORKS UNDERWAY
FUTURE CONSTRUCTION

6. SALES PERFORMANCE

The period saw six project sales launches. These occurred for the Del Mar, Sol, Infinity, Ceresa, Reflections and Domus projects. All of these projects are sold out and add to the sales at Altair, One28, Avena and Soho, which are also completely sold.

In all, Finbar has $494 million in sales under contract and due for completion over the next three years.

Of the projects that have been released to the market, Finbar has only one commercial strata lot remaining unsold which is located at the Westralian project. The apartments sold, apartments yet to be sold, and apartments sold but have not yet settled, for all projects that have been released to the market, appear in the tables below:

APARTMENTS SOLD - UNDER CONSTRUCTION			
PROJECT	TOTAL LOTS	AVAILABLE LOTS	SALES VALUE
Altair	123	0	81,059,166
Avena	76	0	43,510,000
Ceresa	113	0	65,215,000
Del Mar	49	0	28,480,000
Domus	81	0	32,345,000
Infinity	111	0	42,490,000
Reflections	142	0	118,746,818
One28	104	0	33,430,550
Soho	80	0	26,236,000
Sol Apartments	60	0	22,450,000
	939	**0**	**$ 493,962,534**

APARTMENTS UNSOLD - COMPLETED PROJECTS			
PROJECT	LOTS AVAILABLE	LOTS SOLD	EST. SALES VALUE OF REMAINING LOTS
Westralian	1	97	1,000,000
	1	**97**	**$ 1,000,000**

UNSETTLED SOLD LOTS - COMPLETED PROJECTS			
PROJECT	LOTS SOLD	LOTS AVAILABLE	EST. SALES VALUE OF UNSETTLED LOTS
Arum	2	0	616,000
	2	**0**	**$ 616,000**

7. ACQUISITIONS

During the year, Finbar actively pursued the acquisition of new development opportunities to ensure continuity of business and support sustainable growth in company earnings.

The following properties have been acquired or have been secured under unconditional purchase contracts in the year ending 30 June 2006:

PROJECT	SETTLEMENT DUE	INTEREST
59 Albany	Settled	50.24%
175 Adelaide	June 2007	100.00%
Royale	Settled	50.00%
Domus	Settled	50.00%
701 Wellington	September 2006	50.00%
1 - 10 Whatley*	December 2006	100.00%
Lake Street	Settled	100.00%

* Acquired in a previous period, settlement not yet occurred.

8. CAPITAL RAISING

In May 2006, Finbar completed a successful capital raising by placing 15,450,000 shares with professional and sophisticated investors at an issue price of $0.80 per share. This raised $12,360,000 which is being utilised to support the acquisition of several of the projects appearing above.

9. DEBT & RISK

Finbar continues to manage exposure to debt financing facilities carefully. Security provided to debt financiers is by way of first mortgage over the land relating to the development where the construction is being carried out and a charge over project assets relating to that specific project. Limited parent company guarantees are provided only where required and appropriate.

No fixed and floating charge has been provided as security to any institution over the parent company.

Construction finance for all projects is provided by traditional debt facilities from Australian major banks which include Westpac, NAB, Commonwealth Bank and BankWest. Facilities are bank bill swap facilities and are exposed to fluctuations in bill interest rates. All major cash deposits are with ANZ with whom Finbar has no borrowings.

Finbar has no mezzanine financing facilities.

Finbar's exposure to sales risk is low with all projects effectively sold out and secured with holding deposits which are held in trust by licensed real estate agents until completion. Finbar is exposed to construction risk which includes price escalation and the availability of labour and materials. These factors are prevalent in the current Perth building market. In order to mitigate these risks, Finbar provides for substantial cost contingencies and for delays in construction times when assessing the feasibility of projects and allocating capital. Finbar maintains established relationships with experienced independent builders who build exclusively for the company. These relationships ensure there are no delays in sourcing suitable contractors in a busy building market, and provide flexibility in the timing of commencements.

Building delays can have a significant impact on reported results under the current accounting standards. Under the standards, revenue for all pre-sold apartments is recognised only once the benefits of ownership are passed on to the purchaser. If a project is due to be completed towards the end of a reporting period and is delayed for only a short period of time, the timing for recognition of revenue can move into a subsequent reporting period and have an immediate and substantial effect on the reported performance even though it has little or no effect on overall profitability. Accurately projecting the timing of the recognition of revenue for projects due for completion on or around reporting period cusps can be very difficult.

10. DIVIDENDS

This year saw the payment of the Company's first interim dividend of $0.01 per share which was paid to members on 29 April 2006.

On 26 June 2006 the company announced a final dividend of $0.03 per share to be paid out of profits for the year ended 30 June 2006.

The record date for determining entitlements for the final dividend will be Friday 15 September 2006. The distribution date will be Friday 29 September 2006.

The Board recognises the need to provide a balance between the retention of earnings for continued growth and providing dividend returns to shareholders, and will therefore seek to provide a dividend payout ratio of between 50% and 60% of earnings.

11 MARKET COMMENTARY AND OUTLOOK

Western Australia's powerful economy, driven by the strong resource market and high population growth rate, continues to fuel strong demand for residential property in Perth.

The key market indicator, the preliminary median sale price of established house sales in Perth, rose to $353,000 in the March quarter representing an annual increase of 23.9%. The median price of units and apartments in Perth rose 22.2% in line with established house sales *.

The investor share of the market remains at high levels, representing 30% of the total market. First home buyers represented 20% of residential sales *.

The oversupply of apartment stock as seen in the eastern states of Australia has not occurred in Western Australia. This is largely attributable to the policy of financiers who require a substantial level of pre-sale commitments prior to providing development funding, and the absence of property developers in the State who cash fund projects. These factors help to ensure that developments do not commence until demand has been demonstrated.

The most rapid growth has been evidenced for property within 10 kilometres of the city centre, influenced by young professionals who are unable to afford houses within the inner suburbs and being mindful of increases in fuel and parking costs are transferring their demand to affordable apartments near public transport hubs and the city centre.

The strong growth in property values has also resulted in increased equity in most homes, which owners are using to gear acquisitions into additional bricks and mortar investments.

Strong economic fundamentals continue to exist. Even after recent increases, interest rates are still at acceptable levels for property appetite, State unemployment and vacancy rates are at record lows, the State has a net migration of some 400 people per week*, and oversupply is not evident. We are mindful however that the majority of the fundamentals driving the market are largely contingent on the continued strength of the State's resource sector and the affordability levels of housing which will be pressured by continued increases in prices and interest rate uncertainty. Finbar therefore continues to adopt a conservative approach by ensuring that project specific debt is entirely covered by unconditional pre-sale contracts prior to 'turning the soil' on any project. Although this may limit Finbar's ability to maximise revenue from projects by withholding stock for release to the market on completion, it does 'lock-in' profitability at acceptable levels of return for projects that are likely to be completed up to three years in the future, in a property market and economy that is uncertain. This approach has lead to almost half a billion dollars of pre-sale commitments locked away on current projects.

* Source: REIWA

11. FUTURE CONSIDERATIONS & OPPORTUNITIES

In assessing future strategies, the Board and management recognise that Finbar's business model has been successful. However, as the balance sheet grows, so does our ability to allocate some capital to begin to explore business opportunities leveraged out of our property expertise, reputation, and brand equity, that will help to generate consistent income streams to support our core business earnings which can be lumpy by nature.

The Company is therefore considering the formation of a commercial property trust whereby income producing commercial properties produced in the normal course of business, or by intentional acquisition and development, can be sold into a trust formed to hold the property assets for the generation of regular rental returns. Finbar would take an interest in the trust and manage the trust for which it would earn a fee.

12. PROFIT FORECAST

With the revenue timing factors as detailed in Section 9 in mind, the Board of Directors are confident the Company will produce an estimated record profit of $9.5 million after tax for year ending 30 June 2007 with further profit growth anticipated in the 2008 financial year.

Yours faithfully

D. Pateman

DARREN PATEMAN
CEO / Company Secretary

Rule 4.3A

Appendix 4E

Preliminary final report
Period ending on or after 30 June 2006

Introduced 1/1/2003. Origin: Appendix 4B

The following information must be given to ASX under listing rule 4.3A.

1. Details of the reporting period and the previous corresponding period. – ***Refer Income Statements, Balance Sheets, Statements of Cash Flows, Statements of Changes in Equity, Controlled Entities and Jointly Controlled Entities***

2. Key information in relation to the following. This information must be identified as ***"Results for announcement to the market".***

2.1 The amount and percentage change up or down from the previous corresponding period of revenue from ordinary activities.
Change in Revenue: $2,811,030
Percentage change: 52.75%

Change in Other Income: $39,300
Percentage change: 26.63%

Change in Financial Income: $795,325
Percentage change: 448.22%

2.2 The amount and percentage change up or down from the previous corresponding period of profit (loss) from ordinary activities after tax attributable to members.
Profit change: ($647,299)
Percentage change: (11.41%)

2.3 The amount and percentage change up or down from the previous corresponding period of net profit (loss) for the period attributable to members.
Profit change: ($647,299)
Percentage change: (11.41%)

2.4 The amount per security and franked amount per security of final and interim dividends or a statement that it is not proposed to pay dividends.
Final Dividend 2005 Paid during period: $0.03 (30 September 2005)
Interim Dividend 2006 Paid during period: $0.01 (28 April 2006)
Final Dividend 2006 Proposed: $0.03

2.5 The record date for determining entitlements to the dividends (if any).
15 September 2006

2.6 A brief explanation of any of the figures in 2.1 to 2.4 necessary to enable the figures to be understood.
Refer to attached information release

+ See chapter 19 for defined terms.

3. A statement of financial performance together with notes to the statement, prepared in compliance with AASB 1018 or the equivalent foreign accounting standard. ***Refer Income Statements, Balance Sheets, Statements of Cash Flows, Statements of Changes in Equity, Controlled Entities and Jointly Controlled Entities***

4. A statement of financial position together with notes to the statement. The statement of financial position may be condensed but must report as line items each significant class of asset, liability, and equity element with appropriate sub-totals. ***Refer Income Statements, Balance Sheets, Statements of Cash Flows, Statements of Changes in Equity, Controlled Entities and Jointly Controlled Entities***

5. A statement of cash flows together with notes to the statement. The statement of cash flows may be condensed but must report as line items each significant form of cash flow and comply with the disclosure requirements of AASB 1026 Statement of Cash Flows, or for foreign entities, the equivalent foreign accounting standard. ***Refer Income Statements, Balance Sheets, Statements of Cash Flows, Statements of Changes in Equity, Controlled Entities and Jointly Controlled Entities***

6. Details of individual and total dividends or distributions and dividend or distribution payments. The details must include the date on which each dividend or distribution is payable and (if known) the amount per security of foreign sourced dividend or distribution.
Final Dividend 2005 paid 30 September 2005 $3,066,702.12
Interim Dividend 2006 paid 28 April 2006 $1,032,234.04
Final Dividend 2006 Declared to be paid 29 September 2006 $3,560,202.12

7. Details of any dividend or distribution reinvestment plans in operation and the last date for the receipt of an election notice for participation in any dividend or distribution reinvestment plan. ***Not Applicable***

8. A statement of retained earnings showing movements. ***Refer Income Statements, Balance Sheets, Statements of Cash Flows, Statements of Changes in Equity, Controlled Entities and Jointly Controlled Entities***

9. Net tangible assets per security with the comparative figure for the previous corresponding period.
$48,993,996 /118,673,404 (issued capital) = $0.41 per share
(2005 $0.35)

10. Details of entities over which control has been gained or lost during the period, including the following.
Refer Controlled Entities and Jointly Controlled Entities

    10.1 Name of the entity. ***Refer Controlled Entities and Jointly Controlled Entities***

    10.2 The date of the gain or loss of control. ***Refer Controlled Entities and Jointly Controlled Entities***

+ See chapter 19 for defined terms.

10.3 Where material to an understanding of the report – the contribution of such entities to the reporting entity's profit from ordinary activities during the period and the profit or loss of such entities during the whole of the previous corresponding period.
Refer Controlled Entities and Jointly Controlled Entities

11. Details of associates and joint venture entities including the following.

11.1 Name of the associate or joint venture entity. ***Refer Controlled Entities and Jointly Controlled Entities***

11.2 Details of the reporting entity's percentage holding in each of these entities. ***Refer Controlled Entities and Jointly Controlled Entities***

11.3 Where material to an understanding of the report - aggregate share of profits (losses) of these entities, details of contributions to net profit for each of these entities, and with comparative figures for each of these disclosures for the previous corresponding period. ***Refer Controlled Entities and Jointly Controlled Entities***

12. Any other significant information needed by an investor to make an informed assessment of the entity's financial performance and financial position. ***Refer Controlled Entities and Jointly Controlled Entities***

13. For foreign entities, which set of accounting standards is used in compiling the report (e.g. International Accounting Standards). ***Not applicable***

14. A commentary on the results for the period. The commentary must be sufficient for the user to be able to compare the information presented with equivalent information for previous periods. The commentary must include any significant information needed by an investor to make an informed assessment of the entity's activities and results, which would include but not be limited to discussion of the following. ***Refer to attached information release***

14.1 The earnings per security and the nature of any dilution aspects. ***Refer Income Statements***

14.2 Returns to shareholders including distributions and buy backs. ***Refer Income Statements, Balance Sheets, Statements of Cash Flows, Statements of Changes in Equity***

14.3 Significant features of operating performance. ***Refer Income Statements, Balance Sheets, Statements of Cash Flows, Statements of Changes in Equity, Controlled Entities and Jointly Controlled Entities***

14.4 The results of segments that are significant to an understanding of the business as a whole. ***Not applicable***

14.5 A discussion of trends in performance. ***Refer to attached information release***

14.6 Any other factors which have affected the results in the period or which are likely to affect results in the future, including those where the effect could not be quantified. ***Refer to attached information release***

+ See chapter 19 for defined terms.

15. A statement as to whether the report is based on +accounts which have been audited or subject to review, are in the process of being audited or reviewed, or have not yet been audited or reviewed ***Based on accounts which are in the process of being audited***

Note: If the +accounts have been audited or subject to review, the audit report or review should be provided with the report.

16. If the +accounts have not yet been audited or subject to review and are likely to be subject to dispute or qualification, a description of the likely dispute or qualification. ***None noted to date***

17. If the +accounts have been audited or subject to review and are subject to dispute or qualification, a description of the dispute or qualification. ***Not applicable***

+ See chapter 19 for defined terms.

Finbar International Limited and its Controlled Entities
Income Statements
For the Year Ended 30 June 2006

	Consolidated		The Company	
	2006	2005	2006	2005
	$	$	$	$
Revenue	8,140,004	5,328,974	8,140,004	5,328,974
Cost of sales	(5,582,156)	(3,131,623)	(5,582,156)	(3,131,623)
Gross Profit	2,557,848	2,197,351	2,557,848	2,197,351
Other income	186,866	147,566	126,841	59,912
Administrative expenses	(1,397,613)	(1,855,442)	(1,362,234)	(1,843,678)
Other expenses	(30,738)	(45,468)	(30,738)	(45,427)
Profit before Financing Costs	1,316,363	444,007	1,291,717	368,158
Financial income	972,767	177,442	1,623,801	175,094
Financial expenses	(16,460)	(14,121)	(15,912)	(13,908)
Net Financing Income	956,307	163,321	1,607,889	161,186
Share of Jointly Controlled entities' net profit	3,598,473	5,226,397	3,599,473	5,226,397
Profit before Income Tax Expense	5,871,143	5,833,725	6,499,079	5,755,741
Income tax expense	(845,694)	(160,977)	(830,122)	(133,989)
Net Profit for the year	5,025,449	5,672,748	5,668,957	5,621,752
Attibutable to:				
Equity holders of the parent	5,025,470	5,672,748	5,668,957	5,621,752
Minority interest	(21)	-	-	-
Net Profit for the year	5,025,449	5,672,748	5,668,957	5,621,752
Earnings per Share for Profit Attributable to the Ordinary Equity Holders of the Company:				
Basic earnings per share (cents per share)	4.89	6.00		
Diluted earnings per share (cents per share)	4.89	5.73		
Dividends per ordinary share (cents per share)	4.00	2.00		

Finbar International Limited and its Controlled Entities
Balance Sheets
As at 30 June 2006

	Consolidated		The Company	
	2006	2005	2006	2005
	$	$	$	$
ASSETS				
Current Assets				
Cash and cash equivalents	14,073,801	2,473,837	13,481,094	2,401,784
Trade and other receivables	1,196,752	2,109,722	4,676,599	2,064,570
Inventories	5,356,446	8,586,533	5,581,602	8,586,533
Investments	182,713	231,018	182,714	231,018
Other assets	-	3,848	-	-
Total Current Assets	20,809,712	13,404,958	23,922,009	13,283,905
Non Current Assets				
Trade and other receivables	13,811,910	18,737,703	23,812,035	22,019,671
Inventories	18,160,701	5,588,281	355,279	342,709
Investments	-	-	16	4
Investments in Jointly Controlled entities'	4,069,508	5,162,474	4,070,449	5,162,474
Property, plant and equipment	950,972	893,183	950,972	893,183
Deferred tax assets	32,644	-	322,810	-
Total Non Current Assets	37,025,735	30,381,641	29,511,561	28,418,041
Total Assets	57,835,447	43,786,599	53,433,570	41,701,946
LIABILITIES				
Current Liabilities				
Trade and other payables	2,217,186	729,707	373,463	723,039
Interest bearing loans and borrowings	5,888,601	8,214,412	2,477,062	6,214,412
Income tax payable	735,664	50,336	996,542	59,507
Total Current Liabilities	8,841,451	8,994,455	3,847,067	6,996,958
Non Current Liabilities				
Deferred tax liabilities	-	78,338	-	42,178
Total Non Current Liabilities	-	78,338	-	42,178
Total Liabilities	8,841,451	9,072,793	3,847,067	7,039,136
Net Assets	48,993,996	34,713,806	49,586,503	34,662,810
EQUITY				
Issued capital	39,861,817	26,508,140	39,861,812	26,508,140
Retained earnings	9,132,179	8,205,666	9,724,691	8,154,670
Total Equity	48,993,996	34,713,806	49,586,503	34,662,810
Attibutable to:				
Equity holders of the parent	48,994,012	34,713,806	49,586,503	34,662,810
Minority interest	(16)	-	-	-
Total Equity	48,993,996	34,713,806	49,586,503	34,662,810

Finbar International Limited and its Controlled Entities
Statements of Cash Flows
For the Financial Year Ended 30 June 2006

	Consolidated		The Company	
	2006	2005	2006	2005
	$	$	$	$
Cash Flows from Operating Activities				
Cash receipts from customers	7,865,155	4,125,909	7,776,088	4,068,268
Cash paid to suppliers and employees	(14,749,918)	(14,098,737)	(3,839,300)	(8,972,271)
Cash (used in)/generated from operations	(6,884,763)	(9,972,828)	3,936,788	(4,904,003)
Interest paid	(577,534)	(336,719)	(152,650)	(197,164)
Income taxes (paid)/refunded	(112,113)	55,593	(99,043)	55,630
Net Cash (used in)/generated from Operating Activities	(7,574,410)	(10,253,954)	3,685,095	(5,045,537)
Cash Flows from Investing Activities				
Interest received	689,190	177,442	673,393	175,094
Dividends received from Jointly Controlled entities	4,691,500	1,785,000	4,691,500	1,785,000
Acquisition of subsidiary, net of cash acquired	-	-	(14)	(2)
Acquisition of property, plant and equipment	(108,545)	(62,246)	(108,545)	(62,246)
Acquisition of other assets	-	(3,848)	-	-
Loans to related party	(182,686)	-	(182,686)	-
Loans to Controlled entities	-	-	(10,367,876)	(3,281,968)
Loans to Jointly Controlled entities	(3,156,815)	(7,556,258)	(2,839,123)	(7,556,258)
Repayment of loans from Jointly Controlled entities	10,164,193	8,394,453	10,164,192	8,394,453
Net Cash provided by/(used in) Investing Activities	12,096,837	2,734,543	2,030,841	(545,927)
Cash Flows from Financing Activities				
Proceeds from issue of share capital	13,200,665	3,249,079	13,200,660	3,249,079
Proceeds from borrowings	6,402,727	8,214,412	2,688,569	6,214,412
Repayment of borrowings	(8,425,919)	(700,000)	(6,425,919)	(700,000)
Dividends paid	(4,099,936)	(1,793,737)	(4,099,936)	(1,793,737)
Net Cash received from Financing Activities	7,077,537	8,969,754	5,363,374	6,969,754
Net increase in cash and cash equivalents	11,599,964	1,450,343	11,079,310	1,378,290
Cash and cash equivalents at 1 July	2,473,837	1,023,494	2,401,784	1,023,494
Cash and Cash Equivalents at 30 June	14,073,801	2,473,837	13,481,094	2,401,784

Finbar International Limited and its Controlled Entities
Statement of Changes in Equity
For the Financial Year Ended 30 June 2006

	Consolidated Share Capital	 Retained Earnings	 Total Equity
	$	$	$
Opening balance at 1 July 2004	23,259,061	4,327,650	27,586,711
Net profit for the year		5,672,748	5,672,748
Shares issued	3,249,079		3,249,079
Dividends to shareholders		(1,794,732)	(1,794,732)
Closing balance at 30 June 2005	26,508,140	8,205,666	34,713,806
Opening balance at 1 July 2005	26,508,140	8,205,666	34,713,806
Net profit for the year		5,025,449	5,025,449
Equity-settled share based payment transactions		-	-
Shares issued	13,353,677		13,353,677
Dividends to shareholders		(4,098,936)	(4,098,936)
Closing balance at 30 June 2006	39,861,817	9,132,179	48,993,996

Amounts are stated net of tax

	The Company Share Capital	 Retained Earnings	 Total Equity
	$	$	$
Opening balance at 1 July 2004	23,259,061	4,327,650	27,586,711
Net profit for the year		5,621,752	5,621,752
Shares issued	3,249,079		3,249,079
Dividends to shareholders		(1,794,732)	(1,794,732)
Closing balance at 30 June 2005	26,508,140	8,154,670	34,662,810
Opening balance at 1 July 2005	26,508,140	8,154,670	34,662,810
Net profit for the year		5,668,957	5,668,957
Shares issued	13,353,672		13,353,672
Dividends to shareholders		(4,098,936)	(4,098,936)
Closing balance at 30 June 2006	39,861,812	9,724,691	49,586,503

Amounts are stated net of tax

Finbar International Limited and its Controlled Entities
Controlled Entities
For the Financial Year Ended 30 June 2006

Name	Principal Activities	Country	Reporting Date	Ownership 2006	Ownership 2005
17-19 Carr Street Pty Ltd	Property Development	Australia	30 June	100.00%	100.00%
59 Albany Highway Pty Ltd	Property Development	Australia	30 June	68.75%	
135 Adelaide Terrace Developments Pty Ltd	Property Development	Australia	30 June	100.00%	100.00%
175 Adelaide Terrace Pty Ltd	Property Development	Australia	30 June	100.00%	
Burt Way Developments Pty Ltd	Property Development	Australia	30 June	100.00%	100.00%
Lake Street Pty Ltd	Property Development	Australia	30 June	100.00%	
Lot 1 to 10 Whatley Crescent Pty Ltd	Property Development	Australia	30 June	100.00%	100.00%

Net Profit/(Loss) Recognised from Controlled Entities	Unconsolidated	Consolidation Adjustments	Consolidated Profit/(Loss) Recognised $
2006			
17-19 Carr Street Pty Ltd	41,456	(258,761)	(217,305)
59 Albany Highway Pty Ltd	(69)	(4,552)	(4,621)
135 Adelaide Terrace Developments Pty Ltd	(1,322)	(122,048)	(123,370)
175 Adelaide Terrace Pty Ltd	(2,139)	(558)	(2,697)
Burt Way Developments Pty Ltd	(1,763)	(113,657)	(115,420)
Lake Street Pty Ltd	(3,605)	(3,073)	(6,678)
Lot 1 to 10 Whatley Crescent Pty Ltd	(4,861)	(168,556)	(173,417)
	27,697	(671,205)	(643,508)

Net Profit/(Loss) Recognised from Controlled Entities	Consolidated Profit/(Loss) Recognised $
2005	
17-19 Carr Street Pty Ltd	61,694
135 Adelaide Terrace Developments Pty Ltd	(2,169)
Burt Way Developments Pty Ltd	(8,529)
Lot 1 to 10 Whatley Crescent Pty Ltd	-
	50,996

Finbar International Limited and its Controlled Entities
Jointly Controlled Entities
For the Financial Year Ended 30 June 2006

The consolidated entity accounts for investments in Jointly Controlled entities using the equity method.
The consolidated entity has the following investments in Jointly Controlled entities:

Name	Principal Activities	Country	Reporting Date	Ownership	
				2006	2005
59 Albany Highway Joint Venture Pty Ltd	Property Development	Australia	30 June	46.15%	
78 Terrace Road Joint Venture Pty Ltd	Property Development	Australia	30 June	50.00%	50.00%
132 Adelaide Terrace Joint Venture Pty Ltd	Property Development	Australia	30 June	50.00%	50.00%
175 Hay Street Joint Venture Pty Ltd	Property Development	Australia	30 June	50.00%	50.00%
188 Adelaide Terrace Joint Venture Pty Ltd	Property Development	Australia	30 June	50.00%	50.00%
375 Hay Street Pty Ltd	Property Development	Australia	30 June	50.00%	
701 Wellington Street Pty Ltd	Property Development	Australia	30 June	50.00%	
Boas Gardens Estate Pty Ltd	Property Development	Australia	30 June	50.00%	50.00%
Dome Langley Park Pty Ltd	Property Development	Australia	30 June	50.00%	50.00%
Hamersley Road Joint Venture Pty Ltd	Property Development	Australia	30 June	50.00%	50.00%
Rivervale Concepts Pty Ltd	Property Development	Australia	30 June	50.00%	50.00%

Net Profit/(Loss) Recognised from Jointly Controlled Entities	Net Profit/(Loss) Recognised
	$
2006	
59 Albany Highway Joint Venture Pty Ltd	(1,001)
78 Terrace Road Joint Venture Pty Ltd	1,840,155
132 Adelaide Terrace Joint Venture Pty Ltd	(10,462)
175 Hay Street Joint Venture Pty Ltd	28,369
188 Adelaide Terrace Joint Venture Pty Ltd	370,934
375 Hay Street Pty Ltd	1,720
701 Wellington Street Pty Ltd	(1,068)
Boas Gardens Estate Pty Ltd	(42,848)
Dome Langley Park Pty Ltd	(880)
Hamersley Road Joint Venture Pty Ltd	(2,186)
Rivervale Concepts Pty Ltd	1,415,740
	3,598,473

Net Profit/(Loss) Recognised from Jointly Controlled Entities	Net Profit/(Loss) Recognised
	$
2005	
78 Terrace Road Joint Venture Pty Ltd	2,162,060
132 Adelaide Terrace Joint Venture Pty Ltd	-
175 Hay Street Joint Venture Pty Ltd	1,124,916
188 Adelaide Terrace Joint Venture Pty Ltd	-
Boas Gardens Estate Pty Ltd	1,369,297
Dome Langley Park Pty Ltd	-
Hamersley Road Joint Venture Pty Ltd	(3,663)
Rivervale Concepts Pty Ltd	573,787
	5,226,397