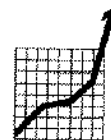


Belmont Holdings Limited

(ABN 65 000 144 561)



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Tel: 9247 9315
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2 June 2004

Ms Luise Elsing
Manager Listings
Australian Stock Exchange Limited
20 Bridge Street
SYDNEY NSW 2000

Dear Ms Elsing

Property Sale

Directors advise they have received notification from Camden Council that the Spring Farm Local Environmental Plan No. 121 has been gazetted by the Minister and the properties are now generally rezoned for urban and conservation purposes.

This means the last remaining condition precedent on the Spring Farm property sale to AV Jennings Limited has been met.

In accordance with previously announced arrangements, the Belmont Holdings group recently banked a further payment by AV Jennings of \$1,000,000 – payable on 1 May 2004 but paid to us, annoyingly, late on 3 May and banked on 4 May.

The remaining sale consideration of \$4,297,600 is due on 5 January 2005, plus an option fee of \$320,000.

Yours faithfully,
For and on behalf of the Board

P.E.J. Murray
Chairman of Directors

