Belmont Holdings Limited

(ABN 65 000 144 561)

Appendix 4D
Half Year Report for the period ending 31 December 2004

Results for Announcement to the market:

Reporting Period / Previous corresponding period	6 months to 31 Dec 2004	6 months to 31 Dec 2003
2.1 The amount of and percentage change up or down from the previous corresponding period of revenue from ordinary activities	$43,195 (Down 99.5%)	$9,014,076
2.2 The amount of and percentage change up or down from the previous corresponding period of profit (loss) from ordinary activities after tax attributable to members.	($132,095 Loss)	$1,728,771
2.3 The amount of and percentage change up or down from the previous corresponding period of the net profit (loss) for the period attributable to members.	($132,095 Loss)	$1,728,771
2.4 The amount per security and franked amount per security of final and interim ordinary dividends (or a statement that it is not proposed to pay dividends).	Not proposed to pay an interim dividend (11 cents per share paid as a fully franked final dividend on 5 Jan 2005)	Not proposed to pay a interim dividend (10 cents per share paid as a fully franked final dividend on 22 Dec 2003).
2.5 The record date for determining entitlements to the dividends (if any)	NA	NA
2.6 A brief explanation of any of the figures in 2.1 and 2.4 necessary to enable the figures to be understood.	See attached formal accounts.	Sale of property concluded – see attached formal accounts.
3.0 Net Tangible Assets per security with the comparative figure for the previous corresponding period.	$1.42	$1.49
4.0 Details of entities over which control has been gained or loss over the period.	No change in control.	No change in control.
5.0 Details of individual and total dividends including dates of distribution.	11 cents per share fully franked dividend already paid on 5 Jan 2004.	10 cents per share fully franked dividend already paid on 22 Dec 2003.
6.0 Details of Dividend Distribution plan in operation.	No plan in operation.	No plan in operation.
7.0 Details of associates and joint venture entities including names and details of investments and contribution to profits in the two periods.	London City Equities Limited – 26.4% owned Dec 2004 – Loss $16,000	London City Equities Limited – 27% owned Dec 2003 - $256,008
8.0 Foreign entities requirements	NA	NA
9.0 Whether the accounts are subject to audit dispute or qualification.	No	No

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Director

28 February 2005

Belmont Holdings Limited

ABN 65 000 144 561

and Controlled Entities

Half Yearly Report

31 December 2004

Established in 1954

Belmont Holdings Limited

ABN 65 000 144 561

Chairman's Half Yearly Review

Dear Shareholder,

This should bring you up to date with our activities over the last six months.

The Half Year - Our Activities and Performance

The Board advises, effectively, a "stand-still" financial / investment performance for the half, but an active one in researching companies while we moved towards the receipt of our final monies from our land sale to AV Jennings in early January.

However, one other event of some importance should be noted. Shareholders of London City Equities Limited approved the new management contract with Belmont and this will be put in place as soon as Belmont's subsidiary, Imperial Pacific Asset Management Pty Limited receives its Australian Financial Services Licence.

In addition, significant time was spent on London City Equities Limited, especially in relation to London City's 8% shareholding in CCI Holdings Limited, Australia's key coal certification and superintending company where quality operational management has been overshadowed by very poor financial attitudes.

The Half Year – Financial Results

The half year resulted in a modest operating loss of $132,000 after tax. This compares a significant gain of $1,728,000 for the same period in 2003. The figures were the result of limited income during the period, offset by small, but larger, costs. A fully franked dividend of 11 cents per share was paid on 5 January 2005.

Assets

The net assets at 31 December stood at $4,138,000, after providing for the January dividend. As reported already to the Australian Stock Exchange, completion of the Camden NSW property sale took place on 5 January 2005.

Liabilities

The Belmont group has no formal debt.

Investment Banking

The internal unit trust managed by our subsidiary, Imperial Pacific Fund Managers Pty Limited, namely "The Australian Capital Growth Fund", had a modest half with its key investments going through a rejuvenation phase.

Share Purchase Plan
The Board of Belmont has decided to carry out a Share Purchase Plan equity issue. This will be done at an attractive discount to the current share price and will enable many shareholders to increase their shareholdings to more meaningful levels.

Outlook
With the receipt of significant liquidity in January 2005 Belmont's ongoing income and future will now be directed more positively towards three specific areas of activity, namely (a) returns from Belmont's own investment portfolio, (b) management fees from London City Equities Limited, and (c) dividends from London City.

Traditionally Belmont's earnings have been somewhat "lumpy" because of limited funds available and the near impossibility of the company to produce "special" profits each year. Over time shareholders rewards have been reasonable and the Board sees the future no different.

For and on behalf of the Board

P. E. J. Murray
Chairman of Directors

28 February 2005

Belmont Holdings Limited (ABN 65 000 144 561) and controlled entities

Statutory Directors' Report
For the Half Year ended 31 December 2004

Your Directors submit the financial report of the economic entity for the above period.

Directors
The names of Directors who held office during or since the end of the half year are Mr Peter E.J.Murray, Mr Philip G. Cooper, Mr Ian G Hardy and Mr John C Plummer. Mr PCF Wood retired on 19 November 2004.

Review of Operations
There were four key areas of focus by the Directors. Firstly there was the ongoing appraisal of investments for the group – a task made quite difficult by the strong stockmarket, especially in the "small caps" sector.

Special attention has also been given to London City's 8% shareholding in CCI Holdings Limited where Mr Murray has recently become Chairman and active in its rejuvenation programme. CCI has a good underlying business with exceptional operational personnel. However it suffers from unacceptable high gearing and accounting practises and poor head office management.

Thirdly, after some to-ing and fro-ing we completed the sale of the Spring Farm, Camden, properties in early January 2005.

Fourthly, after an industry wide study we initiated a new management agreement to take over from the existing one we hold with London City Equities Limited. This was structured on an equitable basis and was approved by London City shareholders at the Annual General Meeting on 19 November. It will be completed after Belmont's subsidiary Imperial Pacific Asset Management Pty Limited receives an Australian Financial Services licence.

Results
The Belmont group experienced a modest loss of $132,000 as a result of limited liquid assets, the lack of "special" gains in the period and higher, although still cost effective, operating expenses. Further details are shown in the accompanying financial statements.

This Report is made in accordance with a resolution of the Directors. Dated at Sydney this 28th day of February, 2005.

On Behalf of the Board,

P. E. J. MURRAY
Director

P. G. COOPER
Director

Belmont Holdings Limited

(ABN 65 000 144 56)

and Controlled Entities

Condensed Consolidated Statement of Financial Performance

Half Year ended 31 December 2004

		--- Consolidated Entity ----	
	Note	**2004**	**2003**
		$	**$**
Revenue	(2)	43,195	9,014,076
		43,195	9,014,076
Profit (Loss) from Ordinary Activities before Income Tax	(2)	(160,382)	3,386,771
Income Tax Expense relating to ordinary activities		28,287	(1,658,000)
Net Profit attributable to outside equity interests		(132,095)	1,728,771
Total changes in equity other than those resulting from transactions with owners as owners.		(132,095)	1,728,771
Basic Earnings Per Share (Cents per Share)		(4.5)	59.5

The accompanying notes form part of this financial report.

Belmont Holdings Limited

(ABN 65 000 144 56)

and Controlled Entities

Condensed Statement of Financial Position

Half Year ended 31 December 2004

	--- Consolidated Entity ---		
	31 Dec 2004	**30 Jun 2004**	**31 Dec 2003**
CURRENT ASSETS	**$**	**$**	**$**
Cash assets	40,428	35,765	81,710
Receivables	4,652,341	4,724,580	1,043,352
TOTAL CURRENT ASSETS	4,692,769	4,760,345	1,125,062
NON-CURRENT ASSETS			
Investments accounted for using the equity method of accounting	1,433,182	1,499,997	1,450,300
Other Investments	27,912	27,912	26,577
Receivables	-	-	4,617,600
Property, Plant & Equipment	3,699	1,811	2,082
TOTAL NON-CURRENT ASSETS	1,464,793	1,529,720	6,096,559
TOTAL ASSETS	6,157,562	6,290,065	7,221,621
CURRENT LIABILITIES			
Payables	460,773	428,670	119,029
Interest bearing liabilities	-	-	863,948
Provision for Dividend	319,715	-	-
Provision for Tax	1,238,289	1,270,800	1,658,000
TOTAL CURRENT LIABILITIES	2,018,777	1,699,470	2,640,977
NON-CURRENT LIABILITIES			
Payables	-	-	250,000
TOTAL NON-CURRENT LIABILITIES	-	-	250,000
TOTAL LIABILITIES	2,018,777	1,699,470	2,890,977
NET ASSETS	4,138,785	4,590,595	4,330,644
SHAREHOLDERS' EQUITY			
Contributed Equity	1,560,970	1,560,970	1,560,970
Reserves	4,844,408	4,844,408	4,844,408
Accumulated Losses	(2,266,593)	(1,814,783)	(2,074,734)
TOTAL EQUITY	4,138,785	4,590,595	4,330,644

The accompanying notes form part of this financial report.

Belmont Holdings Limited

(ABN 65 000 144 56)

and Controlled Entities

Condensed Statement of Cash Flows

Half Year ended 31 December 2004

	--- Consolidated Entity ----	
	2004	**2003**
	$	**$**
Cash flows from operating activities		
Receipts from customers	16	251,444
Payments to suppliers and management	(177,641)	(126,156)
Dividends Received	50,000	45,766
Interest received	2,762	72
Interest Paid	-	(172,903)
Income Tax Paid	(3,930)	-
Net Cash provided by (used in) operating activities	(128,793)	(1,777)
Cash flows from investing activities		
Proceeds from sale of Properties	-	3,368,084
Proceeds from sale of Shares	107,305	-
Payment for Property, Plant & Equipment	(1,892)	-
Payments for investments	(707)	(200,000)
Net Cash provided by (used in) investing activities	104,706	3,168,084
Cash flows from financing activities		
Proceeds from Borrowings	20,000	577,500
Repayment of Borrowings	-	(3,179,145)
Advances from a related company	44,750	51,500
Advances to a related company	(36,000)	(238,709)
Advance held in trust	-	(6,342)
Dividend Paid to Shareholders	-	(290,650)
Net Cash provided by (used in) financing activities	28,750	(3,085,846)
Net increase (- decrease) in cash held	4,663	80,461
Cash at beginning of half year	35,765	1,249
Cash at end of the period	40,428	81,710
Comprising:		
Cash at Bank	40,428	81,710
	40,428	81,710

The accompanying notes form part of this financial report.

Belmont Holdings Limited

(ABN 65 000 144 56)

and Controlled Entities

Notes to the financial statements - 31 December 2004

Note 1 Basis of Preparation

The half-year condensed consolidated financial statements are a general purpose financial report prepared in accordance with the requirements of Corporations Act, Accounting Standard AASB 1029: Interim Financial Reporting and other mandatory professional reporting requirements. It is recommended that this financial report be read in conjunction with the annual financial report for the year ended 30 June 2004 and any public announcements made by Belmont Holdings Limited and its controlled entities during the half-year in accordance with any continuous disclosure obligations arising under the Corporations Act.

The accounting policies have been consistently applied by the entities in the economic entity and are consistent with those applied in the 30 June 2004 annual report.

Note 2 Profit (Loss) from ordinary activities	**31 Dec**	**31 Dec**
The following revenue and expense items are relevant in explaining the financial performance for the interim period:	**2004**	**2003**
(a) crediting as revenue		
Interest	2,763	249
Management Fees - associated company	36,772	36,196
Other Income	3,660	31
Proceeds from Sale of Properties	-	8,977,600
	43,195	9,014,076
Note: Book Value of Properties sold		5,000,000
(b) charging as expense:		
Payable to Auditors - Audit	3,170	5,420
Payable to Auditors - Other Services	(500)	(4,704)
Depreciation	471	271
Directors Fees - Paid or accrued	12,263	12,000
Interest and Financing charges re sale	-	791,114
Management Fees - Director Related	72,320	50,400
Salaries - Director Related	60,934	-
Superannuation - Director Related	6,588	-
Other Operating Expenses	31,515	28,812
	186,761	883,313
Share of net profit (Loss) of associate accounted for using the equity accounting method	(16,816)	256,008
Profit (Loss) from Ordinary Activities before Income Tax	(160,382)	3,386,771

Note 3 Events Subsequent to Reporting Date

Nil

Belmont Holdings Limited

(ABN 65 000 144 56)

Notes to the financial statements - 31 December 2004 (Cont'd)

Note 4 Segment Information

During the period the economic entity acted mainly in the investment and property sectors within Australia.

December 2004	**Investment**	**Property**	**Consolidated**
Revenue			
Investment /other revenue	43,195	-	43,195
Segment Result			
Profit after Tax (Nil Tax)	(132,095)	-	(132,095)
Segment Assets	6,157,562	-	6,157,562
Segment liabilities	(752,201)	(1,266,576)	(2,018,777)
Net cash inflow from operating activitie	(128,793)	-	(128,793)
Carrying amount on investment in associates accounted for using the equity accounting method	1,433,182	-	1,433,182

December 2003	**Investment**	**Property**	**Consolidated**
Revenue			
Investment /other revenue	36,476	8,977,600	9,014,076
Segment Result			
Profit after Tax (Nil Tax)	(485,949)	2,214,720	1,728,771
Segment Assets	7,221,621	-	7,221,621
Segment liabilities	(2,890,977)	5,781,954	2,890,977
Net cash inflow from operating activitie	(28,874)	27,097	(1,777)
Carrying amount on investment in associates accounted for using the equity accounting method	1,450,300	-	1,450,300

Belmont Holdings Limited (ABN 65 000 144 561) **and controlled entities**

Directors' Declaration

The Directors of the company declare that:

1. The financial statements and notes, as set out on pages 4 to 8:

(i) comply with Accounting Standards , the Corporations Regulations 2001 and other mandatory professional reporting requirements; and

(ii) give a true and fair view of the economic entity's financial position as at 31 December 2004 and its performance, as represented by the results of its operations and its cash flows, for the half year ended on that date.

2. In the directors' opinion there are reasonable grounds to believe that the economic entity will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.

P.E.J.MURRAY, Director

P.G.COOPER, Director

Sydney

Dated this 28th day of February 2005

Cutcher & Neale
CHARTERED ACCOUNTANTS

Independent Review Report to the Members of Belmont Holdings Limited

Scope
We have reviewed the financial report of Belmont Holdings Limited for the half year ended 31 December 2004 as set on pages 4 to 9. The financial report includes the consolidated financial statements of the consolidated entity comprising the Company and the entities it controlled at the end of the half year or from time-to-time during the half year. The company's directors are responsible for the financial report. We have performed an independent review of the financial report in order to state whether, on the basis of the procedures described, anything has come to our attention that would indicate that the financial report is not presented fairly in accordance with Accounting Standard AASB 1029 : Interim Financial Reporting and other mandatory professional reporting requirements and statutory requirements, so as to present a view which is consistent with our understanding of the company's financial position, and performance as represented by the results of its operations and its cash flows, and in order for the company to lodge the financial report with the Australian Securities and Investments Commission / Australian Stock Exchange Limited.

Our review has been conducted in accordance with Australian Auditing Standards applicable to review engagements. A review is limited primarily to inquiries of company personnel and analytical procedures applied to the financial data. These procedures do not provide all the evidence that would be required in an audit, thus the level of assurance is less than that given in an audit. We have not performed an audit and, accordingly, do not express and audit opinion.

Statement
Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Belmont Holdings Limited is not in accordance with:

(a) the Corporations Law, including:

- (i) giving a true and fair view of the company's financial position as at 31 December 2004 and of its performance for the half year ended on that date; and
- (ii) complying with accounting standard AASB 1029 : Interim Financial Reporting and the Corporations Regulations 2001; and

(a) other mandatory professional reporting requirements in Australia.

Dated 28 February 2005
25 Bolton Street,
Newcastle NSW 2300

CUTCHER & NEALE ,Chartered Accountants
M.J.O'Connor, Partner

Cutcher & Neale

CHARTERED ACCOUNTANTS

Auditor's Independence Declaration

To the Directors of Belmont Holdings Limited

In relation to the half year independent review for the six months to 31 December 2004, to the best of my knowledge and belief there have been :

(a) No contravention of the auditor independence requirements of the Corporations Act 2001;

(b) No contravention of any applicable code of professional conduct.

Dated 28 February 2005

CUTCHER & NEALE, Chartered Accountants

25 Bolton Street,
Newcastle NSW 2300

M J O'Connor, Partner