MIRRABOOKA
Investments Limited
ACN 085 290 928

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13 February 2003

Dear Shareholder

The Board met today to consider the Company's results for the half year to 31 December 2002 and to approve their release to the market. I am writing to you to explain the key features of those results and give you further detailed information about the Company's activities which we believe will be of interest to you.

Performance

Total return based on change in share price plus dividends was up 2.0%. The other measure of total return based on change in net asset backing per share plus dividends paid was down 1.4% for the half year. As a comparison, the S&P/ASX Mid 50's Accumulation Index was up 0.7% for the half year, while the S&P/ASX Small Ordinaries Accumulation Index was down 5.0% for the same period.

Our particular objective for our investment activities is to achieve attractive total returns over the medium to long term. In this light, we note that the total return since the Company's commencement in 1999 is a compound average growth rate of 6.6% pa. This figure is based on change in net asset per share plus dividends paid and assumes re-investment of dividends in the Company. Over the same period the S&P/ASX Mid 50's Accumulation Index returned a compound rate of 5.1% p.a., while the Small Ordinaries Accumulation Index actually declined by 3.1% p.a. We have included a graph of Mirrabooka's total return compared with these two market indices.

Profit and Dividend

Operating profit after tax for the six months was $1.33 million. The profit for the previous corresponding period was $1.36 million. The company also realised $0.13 million after tax from the sale of investments compared with $0.9 million in the previous corresponding period.

The Board have declared a dividend of 2 cents per share, fully franked, payable on 12 March 2003 to shareholders on the register at close of business on 24 February 2003. This dividend is steady in comparison with the previous corresponding period.

Net asset backing

The net asset backing per share was $1.11 at 31 December 2002 before allowing for the dividend. If the whole portfolio had been sold at 31 December 2002 associated taxes would have reduced net asset backing to $1.08 per share.

At 31 January 2003, net asset backing was also $1.11, before allowing for the dividend. After allowing for the tax applicable if the whole portfolio were sold at that date the figure would have been $1.08.

Comments on the Portfolio

The largest contributors to our return for the half year were positive contributions from Sirtex Medical (developing treatments for liver cancer), Schaffer Corporation (primarily leather fittings for cars), Gunns (forestry products), Funtastic (distributor and marketer of children's products), James Hardie Industries (construction materials), Hills Motorway Group (toll road operator) and Macquarie Infrastructure Group (toll roads). At the other end of the portfolio the largest negative contributors to performance were: Patrick Corporation (stevedoring and logistics), Tranz Rail Holdings (railroad and ferry services - NZ), Baycorp Advantage (credit reference bureau), Globe International (designer and distributor of fashion, footwear and skateboard equipment) and ION (auto parts and equipment).

During the period we took decisions to sell our entire holding in Goodman Fielder (packaged food and meats), Solar Energy Systems (solar energy generation and pump systems), Television & Media Services (television outsourcing, video duplication and cinema advertising) and Globe International (designer and distributor of fashion, footwear and skateboard equipment). Sales in the latter two companies were prompted by significant revisions to forecast earnings being announced to the market. We also lightened off our interests in a number of other holdings where we felt the price had moved to a significantly over-valued level or the value of our holding had become too great from a portfolio risk management perspective. Significant reductions in holdings took place in Gunns, James Hardie Industries, Housewares International (distributor of consumer products), Foodland (retailer and wholesaler) and Patrick Corporation.

General Comments on the Market

The overall environment for the share market for the 6 months to December 2002 continued to be weak. The S&P/ASX 300 Accumulation Index, the broad measure of the market performance was down 4.5% for the half year. Looking forward investors are still wary of the market given the considerable uncertainties over the likely course of economic activity in both the United States and Australia, the prospect of war with Iraq, the continuing war on terrorism, the possible impact of a significant retrenchment of activity in the housing sector and the flow on effect and the impact of the drought.

The market in the stocks in which we have interest have been particularly choppy amidst the weak overall tone of the market. We have seen a continuation of the trend to punish stocks which disappoint the market in terms of earnings expectations or delays in the execution of planned developments. On the other hand, there have been a number of stocks who have surprised the market and performed strongly even in the weak environment.

Share Acquisition Plan

The Company is close to fully invested, although we do have the opportunity to draw down up to $10 million of debt through committed facilities. Our general approach to the market is cautious. We do not believe it is an environment to be drawing down significant debt. At this point when we wish to invest in a new company we need to sell or reduce some of the investments already in the portfolio. Accordingly, we keep each investment in the portfolio under close scrutiny. We believe that this is required when investing in this area of the market.

We have also been seeing a number of interesting opportunities arise from time to time. Even though the general market sentiment is not buoyant, we are encouraged that there are opportunities to use shareholders' funds in investments which we believe will add value to shareholder wealth. In order to provide more flexibility to participate in these opportunities we have decided to implement a Share Acquisition Plan to increase the Company's capital base. Under the Plan, shareholders on the register on 24 February 2003 will be able to acquire up to $5,000 of new shares in Mirrabooka Investments at $1.00 per share. (This represents a 4.4% discount to the market on 10-12 February 2003). An explanatory booklet and entitlement form will be forwarded to shareholders along with the dividend payment on 12 March 2003. Applications will close on 31 March 2003.

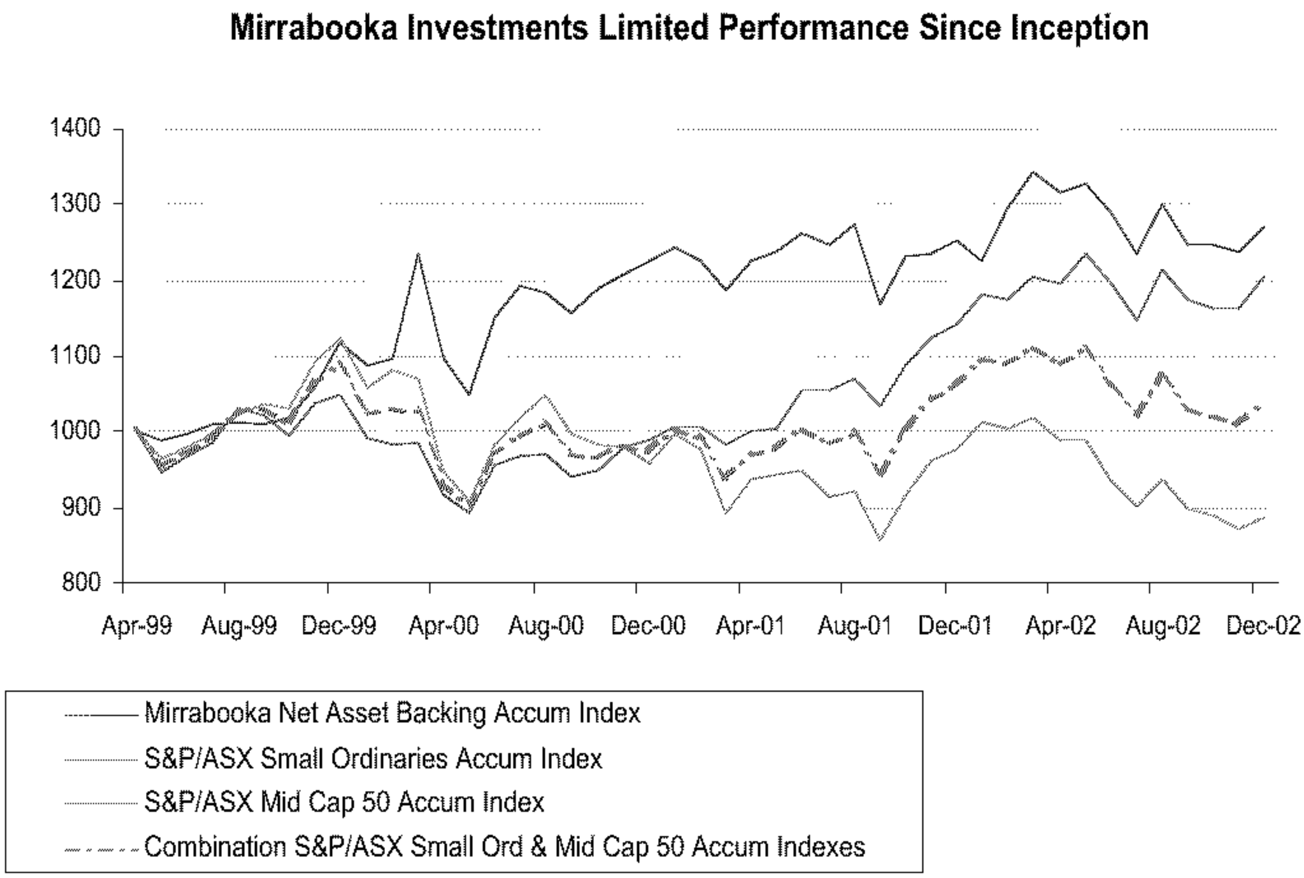
We have attached a copy of the Mirrabooka portfolio as at 31 December 2002 for your information.

If you have any questions regarding the result or the material in this letter please do not hesitate to contact the Company Secretary on 9650 9911.

Yours sincerely

Terry Campbell

Terry Campbell
Chairman


Mirrabooka Investments Limited Performance Since Inception
1400
1300
1200
1100
1000
900
800
Apr-99
Aug-99
Dec-99
Apr-00
Aug-00
Dec-00
Apr-01
Aug-01
Dec-01
Apr-02
Aug-02
Dec-02
Mirrabooka Net Asset Backing Accum Index
S&P/ASX Small Ordinaries Accum Index
S&P/ASX Mid Cap 50 Accum Index
Combination S&P/ASX Small Ord & Mid Cap 50 Accum Indexes

MIRRABOOKA INVESTMENTS LIMITED

Holdings of Securities as at 31 December 2002

			Market Value $ million	
PRK	Patrick Corporation Limited	Stevedoring and logistics	5.6	(a)
APNG	APN News & Media 7.25% convertible notes	Publishing	5.1	
HSP	Healthscope	Hospital owner and operator	5.0	
HLY	Hills Motorway Group	Toll road operator	4.3	
FOA	Foodland Associated	Retailer and wholesaler	4.3	
MIG	Macquarie Infrastructure Group	Toll roads	3.9	
HIL	Hills Industries	Diversified manufacturer	3.8	
JHX	James Hardie Industries	Construction materials	3.7	
NUF	Nufarm	Agricultural, industrial and pharmaceutical chemicals	3.6	
PBB	Pacifica Group	Diversified manufacturing	3.1	
HWI	Housewares International	Dist. of consumer products	2.7	
GUD	G.U.D. Holdings	Auto parts and equipment	2.6	
GNS	Gunns	Forestry products	2.6	
SPT	Spotless Group	Catering, other services & plastic product manufacturer	2.4	
GWT	GWA International	Manufacture & marketing of household products	2.3	
ORG	Origin Energy	Oil and gas producer and supplier	2.3	
ILU	Iluka Resources	Mining of titanium and other minerals	2.3	
CPU	Computershare	Share registry services	2.1	(b)
DVC	DCA Group	Health care provider	2.1	(c)
PRG	Programmed Maintenance Services	Maintenance painting and other services	2.0	
SFC	Schaffer Corporation	Leather fittings for cars	2.0	
FUN	Funtastic	Distributor and marketer of children's products	1.7	
TEN	Ten Network Holdings	Television network operator	1.7	
CAB	Cabcharge Australia	Taxi charge service	1.7	
VSL	Vision Systems	Fire detection and securing technology	1.6	
ION	ION	Auto parts and equipment	1.6	
ALN	AlintaGas	WA gas retailer & distributor	1.6	
SBC	Southern Cross Broadcasting (Australia)	Television and radio broadcasting	1.6	
IWF	Integrated Group	Workforce recruitment and supply	1.3	
BCA	Baycorp Advantage	Credit reference bureau	1.2	

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Holdings of Securities as at 31 December 2002 (continued)

			Market Value $ million
ROC	Roc Oil Company	Oil and gas exploration and production	1.1
TRHNZ	Tranz Rail Holdings	Railroad & ferry services-NZ	1.1
SHV	Select Harvests	Almond producer & exporter	1.1
STP	Stericorp	Medical waste disposal	1.1
NEV	Neverfail Springwater	Supplier of bottled waters and coolers	0.9
SRX	Sirtex Medical	Developing treatments for liver cancer	0.7
KAZ	Kaz Group	IT outsourcing and data processing	0.7
PME	Pro Medicus	Practical management computer systems for radiologists	0.5
ENE	Energy Developments	Electricity generator	0.4
CGO	CPT Global	IT training and consulting	0.3
Unlisted	UCMS Incorporated	Outsourcer for telecommunication, utility & financial services sector	0.3
CEY	Centennial Coal Company	Producer of domestic & export thermal & coking coal	0.3
NAL	Norwood Abbey	Drug delivery technology	0.2
GRO	GroPep	Growth factor research	0.2
BNO	Bionomics	Gene research for validated drug targets	0.2
BGN	Bresagen	Developing drugs for potential treatment of breast cancer and leukemia	0.2
PLT	Polartechnics	Medical instruments for cancer detection	0.1
Unlisted	Ninety East Corporation	Security solutions for e-commerce	0.0

(a) Includes ordinary shares and 6% preference shares
(b) Includes ordinary shares and 5.5% reset convertible preference shares
(c) Includes ordinary shares and options

Holdings of cash is $3.5million

HIGHLIGHTS OF THE HALF YEAR TO 31 DECEMBER 2002

Profit	1.33 million
Dividend per share (paid 12 March 2003), fully franked	2 cents
Net asset backing, 31 December 2002, (before provision for dividend)	$1.11
Total portfolio at market value 31 December 2002	$91.0 million

Calendar

Announcement of final 2003 results is expected on	17 July 2003
Annual General Meeting will be held at the Hilton Hotel on	10 October 2003 (expected date)