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19 February 2003

BIRON
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TO: **Company Announcements**

FROM: **George Snow-**
Executive Chairman

FAX NO: **1300 300 021**

NUMBER OF PAGES (Inc.cover): 35

SUBJECT: **Half-Year Results**

Dear Sir/Madam

Please find attached the following documents:

- 31 December 2002 Half-Year Profit and Dividend Announcement
- Appendix 4B for Half-Year Ended 31 December 2002
- Statutory Financial Report for Half-Year Ended 31 December 2002

Yours sincerely,

George Snow
Executive Chairman

BIRON
CAPITAL LIMITED

Westfield Towers
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18 February, 2003

Listing Manager of ASX
Australian Stock Exchange
PO Box H224
Australia Square NSW 2000

Dear Sir/Madam,

Re: 2002 Half Year Profit and Dividend Announcement

The Board of Biron Capital Ltd is please to announce that the audited net profits for the half year ended 31 December 2002 was $742,000 on revenue from its finance activities of $1,430,000. The Board has declared a unfranked dividend of 1.5c cents per ordinary share and that the books will close for the calculation of dividends on Friday 7 March and that the dividend will be paid to shareholders on Friday 21 March 2003.

The dividend for the previous 6 month period was 1 cents per ordinary share.

In the 6 months period to December 31, total new loans written exceeded $9.7m and that net assets at the end of the period were in excess of $16.7m which is an increase of $4.9m on the assets as shown in the last annual report.

I believe this is a very good result for the Company's operations and although the December and January period are typically quiet in the property finance sector, in excess of $5.6m of new loans were written, by the company in January 2003.

The company is exploring ways to raise additional funds to increase its loan portfolio and these may be sourced from either external debt, having regard that the company has no borrowings at the current time or by establishment of a Mortgage Trust that is currently being considered.

The company believes that the commercial property market in the Sydney metropolitan area is quite firm and there is considerable interest in the provision of finance for strata commercial development, refurbishment and the acquisition of sites for future development activity. The company is mindful that there has been some comment in regard to property values associated with investment type residential units, but the company's advances are all secured on existing or completed property and not on construction based activity.

Yours Sincerely

George Snow
Executive Chairman

Rules 4.1, 4.3

Appendix 4B

Half yearly/preliminary final report

Introduced 30/6/2002.

Name of entity

Biron Capital Limited

ABN or equivalent company reference	Half yearly (tick)	Preliminary final (tick)	Half year/financial year ended ('current period')
58 009 087 469	√		31 December 2002

For announcement to the market

Extracts from this report for announcement to the market (see note 1).

				$A'000
Revenues from ordinary activities *(item 1.1)*	down	65.1%	to	1,430
Profit (loss) from ordinary activities after tax attributable to members *(item 1.22)*	up		to	742
Profit (loss) from extraordinary items after tax attributable to members *(item 2.5(d))*	gain (loss) of	-		-
Net profit (loss) for the period attributable to members *(item 1.11)*	up		to	742

Dividends (distributions)	Amount per security	Franked amount per security
Final dividend *(Preliminary final report only - item 15.4)* Interim dividend *(Half yearly report only - item 15.6)*	1.5¢	Nil¢
Previous corresponding period *(Preliminary final report - item 15.5; half yearly report - item 15.7)*	Nil¢	Nil¢

+Record date for determining entitlements to the dividend,
(in the case of a trust, distribution) *(see item 15.2)*

7 March 2003

Brief explanation of any of the figures reported above (see Note 1) and short details of any bonus or cash issue or other item(s) of importance not previously released to the market:

Refer to Annexure 1

If this is a half yearly report it is to be read in conjunction with the most recent annual financial report.

+ See chapter 19 for defined terms.

Condensed consolidated statement of financial performance

		Current period - $A'000	Previous corresponding period - $A'000
1.1	Revenues from ordinary activities *(see items 1.23 -1.25)*	1,430	4,101
1.2	Expenses from ordinary activities (*see items 1.26 & 1.27)*	688	(4,410)
1.3	Borrowing costs	-	(2)
1.4	Share of net profits (losses) of associates and joint venture entities *(see item 16.7)*	-	-
1.5	**Profit (loss) from ordinary activities before tax**	742	(311)
1.6	Income tax on ordinary activities *(see note 4)*	-	-
1.7	**Profit (loss) from ordinary activities after tax**	742	(311)
1.8	Profit (loss) from extraordinary items after tax (*see item 2.5*)	-	-
1.9	**Net profit (loss)**	742	(311)
1.10	Net profit (loss) attributable to outside +equity interests	-	-
1.11	**Net profit (loss) for the period attributable to members**	742	(311)
Non-owner transaction changes in equity			
1.12	Increase (decrease) in revaluation reserves	-	-
1.13	Net exchange differences recognised in equity	-	-
1.14	Other revenue, expense and initial adjustments recognised directly in equity (attach details)	-	-
1.15	Initial adjustments from UIG transitional provisions	-	-
1.16	Total transactions and adjustments recognised directly in equity (items 1.12 to 1.15)	-	-
1.17	**Total changes in equity not resulting from transactions with owners as owners**	-	-

Earnings per security (EPS)		Current period	Previous corresponding period
1.18	Basic EPS	1.98 cents	(1.42) cents
1.19	Diluted EPS	1.98 cents	(1.42) cents

+ See chapter 19 for defined terms.

Notes to the condensed consolidated statement of financial performance

Profit (loss) from ordinary activities attributable to members

		Current period - $A'000	Previous corresponding period - $A'000
1.20	Profit (loss) from ordinary activities after tax (*item 1.7*)	742	(311)
1.21	Less (plus) outside +equity interests	-	-
1.22	**Profit (loss) from ordinary activities after tax, attributable to members**	742	(311)

Revenue and expenses from ordinary activities

(see note 15)

		Current period - $A'000	Previous corresponding period - $A'000
1.23	Revenue from sales or services		
	Property finance and associated receipts	1,270	126
	Sale of goods – emerald business	-	357
1.24	Interest revenue – investments	160	159
1.25	Other relevant revenue		
	Gross proceeds from sale of:		
	Investments	-	959
	Plant & equipment	-	2,480
	Other	-	20
	Total revenue from ordinary activities	*1,430*	*4,101*
1.26	Details of relevant expenses:		
	Property finance operating expenses (excluding depreciation)		
	Personnel	315	129
	Occupancy	62	18
	Professional fees	91	35
	Other property finance	146	54
	Charge to provide for bad and doubtful debts	65	-
	Cost of sales – emerald business	-	304
	Manufacturing expenses – emerald business	-	753
	Cost of sales – investments and plant and Equipment	-	3,399
	Decrease in provisions	-	(435)
	Other	-	13
1.27	Depreciation and amortisation excluding amortisation of intangibles (*see item 2.3*)	9	142
	Total expenses from ordinary activities	*688*	*4,412*

+ See chapter 19 for defined terms.

Capitalised outlays			
1.28	Interest costs capitalised in asset values	-	-
1.29	Outlays capitalised in intangibles (unless arising from an +acquisition of a business)	-	-

Consolidated retained profits

		Current period - $A'000	Previous corresponding period - $A'000
1.30	Retained profits (accumulated losses) at the beginning of the financial period	(3,521)	(3,929)
1.31	Net profit (loss) attributable to members (*item 1.11*)	742	(311)
1.32	Net transfers from (to) reserves *(details if material)*	-	-
1.33	Net effect of changes in accounting policies	-	-
1.34	Dividends and other equity distributions paid or payable	(382)	-
1.35	**Retained profits (accumulated losses) at end of financial period**	(3,161)	(4,240)

Intangible and extraordinary items

		Consolidated - current period			
		Before tax $A'000 (a)	Related tax $A'000 (b)	Related outside +equity interests $A'000 (c)	Amount (after tax) attributable to members $A'000 (d)
2.1	Amortisation of goodwill	-	-	-	-
2.2	Amortisation of other intangibles	-	-	-	-
2.3	**Total amortisation of intangibles**	-	-	-	-
2.4	Extraordinary items (details)	-	-	-	-

+ See chapter 19 for defined terms.

2.5 Total extraordinary items	-	-	-	-

Comparison of half year profits

(Preliminary final report only)

	Current year - $A'000	Previous year - $A'000
3.1 Consolidated profit (loss) from ordinary activities after tax attributable to members reported for the *1st* half year (item 1.22 in the half yearly report)	N/A	N/A
3.2 Consolidated profit (loss) from ordinary activities after tax attributable to members for the *2nd* half year	N/A	N/A

Condensed consolidated statement of financial position

		At end of current period $A'000	As shown in last annual report $A'000	As in last half yearly report $A'000
	Current assets			
4.1	Cash	8,252	808	5,599
4.2	Receivables	7,981	10,922	5,205
4.3	Investments	778	778	
4.4	Inventories	-	-	
4.5	Tax assets	-	-	
4.6	Other (provide details if material)	10	42	63
4.7	**Total current assets**	17,021	12,550	10,867
	Non-current assets			
4.8	Receivables	23	23	-
4.9	Investments (equity accounted)	-	-	-
4.10	Other investments	-	-	-
4.11	Inventories	-	-	-
4.12	Exploration and evaluation expenditure capitalised *(see para .71 of AASB 1022)*	-	-	-
4.13	Development properties (+mining entities)	-	-	-
4.14	Other property, plant and equipment (net)	159	32	13
4.15	Intangibles (net)	-	-	-
4.16	Tax assets	-	-	-
4.17	Other (provide details if material)	-	-	-
4.18	**Total non-current assets**	182	55	13
4.19	**Total assets**	17,203	12,605	10,880
	Current liabilities			
4.20	Payables	161	130	260
4.21	Interest bearing liabilities	-	-	-
4.22	Tax liabilities	-	-	-
4.23	Provisions exc. tax liabilities	10	6	26
4.24	Other – unearned income	381	571	551
4.25	**Total current liabilities**	552	707	837
	Non-current liabilities			
4.26	Payables	-	-	-
4.27	Interest bearing liabilities	-	-	-
4.28	Tax liabilities	-	-	-
4.29	Provisions exc. tax liabilities	-	-	-
4.30	Other (provide details if material)	-	-	-
4.31	**Total non-current liabilities**	-	-	-

+ See chapter 19 for defined terms.

Condensed consolidated statement of financial position continued

4.32	**Total liabilities**	552	707	837
4.33	**Net assets**	16,651	11,898	10,043
	Equity			
4.34	Capital/contributed equity	19,268	14,875	13,739
4.35	Reserves	544	544	544
4.36	Retained profits/(accumulated losses)	(3,161)	(3,521)	(4,240)
4.37	**Equity attributable to members of the parent entity**	16,651	11,898	10,043
4.38	Outside +equity interests in controlled entities	-	-	-
4.39	**Total equity**	16,651	11,898	10,043
4.40	Preference capital included as part of 4.37	-	-	-

Notes to the condensed consolidated statement of financial position

Exploration and evaluation expenditure capitalised

(To be completed only by entities with mining interests if amounts are material. Include all expenditure incurred.)

		Current period $A'000	Previous corresponding period - $A'000
5.1	Opening balance	N/A	N/A
5.2	Expenditure incurred during current period	-	-
5.3	Expenditure written off during current period	-	-
5.4	Acquisitions, disposals, revaluation increments, etc.	-	-
5.5	Expenditure transferred to Development Properties	-	-
5.6	**Closing balance as shown in the consolidated balance sheet** *(item 4.12)*	N/A	N/A

Development properties

(To be completed only by entities with mining interests if amounts are material)

		Current period $A'000	Previous corresponding period - $A'000
6.1	Opening balance	N/A	N/A
6.2	Expenditure incurred during current period	-	-

+ See chapter 19 for defined terms.

6.3	Expenditure transferred from exploration and evaluation	-	-
6.4	Expenditure written off during current period	-	-
6.5	Acquisitions, disposals, revaluation increments, etc.	-	-
6.6	Expenditure transferred to mine properties	-	-
6.7	**Closing balance as shown in the consolidated balance sheet** *(item 4.13)*	N/A	N/A

Condensed consolidated statement of cash flows

		Current period $A'000	Previous corresponding period - $A'000
	Cash flows related to operating activities		
7.1	Receipts from customers	-	904
7.2	Payments to suppliers and employees	(559)	(1,130)
7.3	Dividends received from associates	-	-
7.4	Other dividends received	-	-
7.5	Interest and other items of similar nature received – investments	161	163
7.6	Interest and other costs of finance paid	-	(2)
7.7	Income taxes paid	-	-
7.8	Other:		
	Property finance and associated receipts	1,092	677
	Other	-	49
7.9	**Net operating cash flows**	694	661
	Cash flows related to investing activities		
7.10	Payment for purchases of property, plant and equipment	(136)	(14)
7.11	Proceeds from sale of property, plant and equipment	-	2,480
7.12	Payment for purchases of equity investments	-	(22)
7.13	Proceeds from sale of equity investments	-	959
7.14	Loans to other entities	(9,754)	(5,180)
7.15	Loans repaid by other entities	12,630	-
7.16	Other (provide details if material)	-	(24)
7.17	**Net investing cash flows**	2,740	(1,801)
	Cash flows related to financing activities		
7.18	Proceeds from issues of +securities (shares, options, etc.)	4,392	244
7.19	Proceeds from borrowings	-	-
7.20	Repayment of borrowings	-	-
7.21	Dividends paid	(382)	-
7.22	Other (provide details if material)	-	-

+ See chapter 19 for defined terms.

7.23	**Net financing cash flows**	4,010	244
7.24	**Net increase (decrease) in cash held**	7,444	(896)
7.25	Cash at beginning of period *(see Reconciliation of cash)*	808	5,728
7.26	Exchange rate adjustments to item 7.25.	-	(11)
7.27	**Cash at end of period** *(see Reconciliation of cash)*	8,252	4,821

Non-cash financing and investing activities

Details of financing and investing transactions which have had a material effect on consolidated assets and liabilities but did not involve cash flows are as follows. *(If an amount is quantified, show comparative amount.)*

N/A

Reconciliation of cash

Reconciliation of cash at the end of the period (as shown in the consolidated statement of cash flows) to the related items in the accounts is as follows.		Current period $A'000	Previous corresponding period - $A'000
8.1	Cash on hand and at bank	175	1,778
8.2	Deposits at call	8,077	3,043
8.3	Bank overdraft	-	-
8.4	Other (provide details)	-	-
8.5	**Total cash at end of period** *(item 7.27)*	8,252	4,821

Other notes to the condensed financial statements

Ratios		Current period	Previous corresponding period
9.1	**Profit before tax / revenue** Consolidated profit (loss) from ordinary activities before tax *(item 1.5)* as a percentage of revenue *(item 1.1)*	51.9%	(7.6%)
9.2	**Profit after tax / +equity interests** Consolidated net profit (loss) from ordinary activities after tax attributable to members *(item 1.11)* as a percentage of equity (similarly attributable) at the end of the period *(item 4.37)*	4.5%	(3.1%)

+ See chapter 19 for defined terms.

Earnings per security (EPS)

10. Details of basic and diluted EPS reported separately in accordance with paragraph 9 and 18 of *AASB 1027: Earnings Per Share* are as follows.

	Current Period	Previous Corresponding Period
Earning Per Share		
Basic	1.98¢	(1.42)¢
Diluted	1.98¢	(1.42)¢
Earning used in the calculation of earnings per share:		
Profit from ordinary activities	$742,434	($310,971)
Weighted average number of shares used in calculation of earnings per share:		
Basic	37,442,495	21,825,621
Diluted	37,442,495	21,825,621

NTA backing
(see note 7)

	Current period	Previous corresponding Period
11.1 Net tangible asset backing per +ordinary security	43.6 cents	45.3 cents

Discontinuing Operations

(Entities must report a description of any significant activities or events relating to discontinuing operations in accordance with paragraph 7.5 (g) of AASB 1029: Interim Financial Reporting, or, the details of discontinuing operations they have disclosed in their accounts in accordance with AASB 1042: Discontinuing Operations (see note 17).)

12.1 Discontinuing Operations

N/A

Control gained over entities having material effect

13.1 Name of entity (or group of entities)	N/A
13.2 Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the controlled entity (or group of entities) since the date in the current period on which control was +acquired	$ -
13.3 Date from which such profit has been calculated	

+ See chapter 19 for defined terms.

13.4	Profit (loss) from ordinary activities and extraordinary items after tax of the controlled entity (or group of entities) for the whole of the previous corresponding period	$ -

Loss of control of entities having material effect

14.1	Name of entity (or group of entities)	N/A
14.2	Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the controlled entity (or group of entities) for the current period to the date of loss of control	$ -
14.3	Date to which the profit (loss) in item 14.2 has been calculated	
14.4	Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the controlled entity (or group of entities) while controlled during the whole of the previous corresponding period	$ -
14.5	Contribution to consolidated profit (loss) from ordinary activities and extraordinary items from sale of interest leading to loss of control	$ -

Dividends (in the case of a trust, distributions)

15.1	Date the dividend (distribution) is payable	21 March 2003
15.2	+Record date to determine entitlements to the dividend (distribution) (ie, on the basis of proper instruments of transfer received by 5.00 pm if +securities are not +CHESS approved, or security holding balances established by 5.00 pm or such later time permitted by SCH Business Rules if +securities are +CHESS approved)	7 March 2003
15.3	If it is a final dividend, has it been declared? *(Preliminary final report only)*	N/A

Amount per security

		Amount per security	Franked amount per security at % tax (see note 4)	Amount per security of foreign source dividend
	(Preliminary final report only)			
15.4	**Final dividend:** Current year	N/A¢	N/A ¢	N/A¢
15.5	Previous year	- ¢	- ¢	- ¢
	(Half yearly and preliminary final reports)			
15.6	**Interim dividend:** Current year	1.5¢	Nil¢	Nil¢
15.7	Previous year	Nil¢	Nil¢	Nil¢

+ See chapter 19 for defined terms.

Total dividend (distribution) per security (interim *plus* final)

(Preliminary final report only)

	Current year	Previous year
15.8 +Ordinary securities	N/A¢	N/A¢
15.9 Preference +securities	N/A¢	N/A¢

Half yearly report - interim dividend (distribution) on all securities *or* Preliminary final report - final dividend (distribution) on all securities

	Current period $A'000	Previous corresponding period - $A'000
15.10 +Ordinary securities *(each class separately)*	573	-
15.11 Preference +securities *(each class separately)*		-
15.12 Other equity instruments *(each class separately)*		-
15.13 Total	**573**	-

The +dividend or distribution plans shown below are in operation.

N/A

The last date(s) for receipt of election notices for the +dividend or distribution plans

N/A

Any other disclosures in relation to dividends (distributions). *(For half yearly reports, provide details in accordance with paragraph 7.5(d) of AASB 1029 Interim Financial Reporting)*

NIL

Details of aggregate share of profits (losses) of associates and joint venture entities

Group's share of associates' and joint venture entities':	Current period $A'000	Previous corresponding period - $A'000
16.1 Profit (loss) from ordinary activities before tax	-	-

+ See chapter 19 for defined terms.

16.2	Income tax on ordinary activities	-	-
16.3	**Profit (loss) from ordinary activities after tax**	-	-
16.4	Extraordinary items net of tax	-	-
16.5	**Net profit (loss)**	-	-
16.6	Adjustments	-	-
16.7	**Share of net profit (loss) of associates and joint venture entities**	N/A	N/A

Material interests in entities which are not controlled entities

The economic entity has an interest (that is material to it) in the following entities. *(If the interest was acquired or disposed of during either the current or previous corresponding period, indicate date of acquisition ("from dd/mm/yy") or disposal ("to dd/mm/yy").)*

Name of entity	Percentage of ownership interest held at end of period or date of disposal		Contribution to net profit (loss) (*item 1.9*)	
17.1 Equity accounted associates and joint venture entities	Current period	Previous corresponding period	Current period $A'000	Previous corresponding period - $A'000
	N/A	N/A	N/A	N/A
17.2 Total	-	-	-	-
17.3 Other material interests	-	-	-	-
17.4 Total	-	-	-	-

Issued and quoted securities at end of current period

(Description must include rate of interest and any redemption or conversion rights together with prices and dates)

	Category of +securities	Total number	Number quoted	Issue price per security (see note 14) (cents)	Amount paid up per security (see note 14) (cents)
18.1	**Preference +securities** *(description)*	-	-	-	-
18.2	Changes during current period (a) Increases through issues (b) Decreases through returns of capital, buybacks, redemptions	-	-	-	-
18.3	**+Ordinary securities**	38,203,806	38,203,806	-	-
18.4	Changes during current period (a) Increases through issues (b) Decreases through returns of capital, buybacks	12,734,659 -	12,734,659 -	-	-
18.5	**+Convertible debt securities** *(description and conversion factor)*	-	-	-	-
18.6	Changes during current period (a) Increases through issues (b) Decreases through securities matured, converted	-	-	-	-
18.7	**Options** *(description and conversion factor)*			*Exercise price*	*Expiry date (if any)*
		12,734,659	12,734,659	40 cents	31/05/04
18.8	Issued during current period – Non-Renounceable Rights Issue options	12,734,659	12,734,659	40 cents	31/05/04
18.9	Exercised during current period	-	-	-	-
18.10	Expired during current period	220,000	220,000	25 cents	31/10/02
18.11	**Debentures** *(description)*				
18.12	Changes during current period (a) Increases through issues (b) Decreases through securities matured, converted	-	-		

+ See chapter 19 for defined terms.

18.13	**Unsecured notes** *(description)*	-	-
18.14	Changes during current period		
	(a) Increases through issues		
	(b) Decreases through securities matured, converted		

Segment reporting

The consolidated entity operates predominately in the property finance industry operating in the Sydney market.

Comments by directors

NIL

Basis of financial report preparation

19.1 *If this report is a half yearly report, it is a general purpose financial report prepared in accordance with the listing rules and AASB 1029: Interim Financial Reporting.* ***It should be read in conjunction with the last +annual report and any announcements to the market made by the entity during the period.*** *The financial statements in this report are "condensed financial statements" as defined in AASB 1029: Interim Financial Reporting. This report does not include all the notes of the type normally included in an annual financial report.* [Delete if preliminary final report.]

19.2 Material factors affecting the revenues and expenses of the economic entity for the current period. In a half yearly report, provide explanatory comments about any seasonal or irregular factors affecting operations.

N/A

+ See chapter 19 for defined terms.

19.3 A description of each event since the end of the current period which has had a material effect and which is not already reported elsewhere in this Appendix or in attachments, with financial effect quantified (if possible).

The Directors have declared an unfranked dividend of 1.5 cents per share – amounting to $573,057 for the half-year ended 31 December 2002.

Total new loans of $5,650,000 disbursed in January 2003.

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

N/A

19.5 Unless disclosed below, the accounting policies, estimation methods and measurement bases used in this report are the same as those used in the last annual report. Any changes in accounting policies, estimation methods and measurement bases since the last annual report are disclosed as follows. (Disclose changes and differences in the half yearly report in accordance with *AASB 1029: Interim Financial Reporting*. Disclose changes in accounting policies in the preliminary final report in accordance with *AASB 1001: Accounting Policies-Disclosure*).

N/A

19.6 Revisions in estimates of amounts reported in previous interim periods. For half yearly reports the nature and amount of revisions in estimates of amounts reported in previous +annual reports if those revisions have a material effect in this half year.

N/A

19.7 Changes in contingent liabilities or assets. For half yearly reports, changes in contingent liabilities and contingent assets since the last + annual report.

+ See chapter 19 for defined terms.

N/A

Additional disclosure for trusts

20.1	Number of units held by the management company or responsible entity or their related parties.	N/A
20.2	A statement of the fees and commissions payable to the management company or responsible entity. Identify: • initial service charges • management fees • other fees	N/A

Annual meeting
(Preliminary final report only)

The annual meeting will be held as follows:

Place	N/A
Date	N/A
Time	N/A
Approximate date the +annual report will be available	N/A

Compliance statement

1 This report has been prepared in accordance with AASB Standards, other AASB authoritative pronouncements and Urgent Issues Group Consensus Views or other standards acceptable to ASX (see note 12).

Identify other standards used	

2 This report, and the +accounts upon which the report is based (if separate), use the same accounting policies.

+ See chapter 19 for defined terms.

3 This report does/~~does not~~* *(delete one)* give a true and fair view of the matters disclosed (see note 2).

4 This report is based on +accounts to which one of the following applies.
(Tick one)

☐	The +accounts have been audited.	☑	The +accounts have been subject to review.
☐	The +accounts are in the process of being audited or subject to review.	☐	The +accounts have *not* yet been audited or reviewed.

5 If the audit report or review by the auditor is not attached, details of any qualifications are attached/will follow immediately they are available* *(delete one). (Half yearly report only - the audit report or review by the auditor must be attached to this report if this report is to satisfy the requirements of the Corporations Act.)*

6 The entity has/~~does not have~~* *(delete one)* a formally constituted audit committee.

Sign here: .... Date: 18/2/03
(Director/~~Company Secretary~~)

Print name: ....

Notes

1. **For announcement to the market** The percentage changes referred to in this section are the percentage changes calculated by comparing the current period's figures with those for the previous corresponding period. Do not show percentage changes if the change is from profit to loss or loss to profit, but still show whether the change was up or down. If changes in accounting policies or procedures have had a material effect on reported figures, do not show either directional or percentage changes in profits. Explain the reason for the omissions in the note at the end of the announcement section. Entities are encouraged to attach notes or fuller explanations of any significant changes to any of the items in page 1. The area at the end of the announcement section can be used to provide a cross reference to any such attachment.

2. **True and fair view** If this report does not give a true and fair view of a matter (for example, because compliance with an Accounting Standard is required) the entity must attach a note providing additional information and explanations to give a true and fair view.

3. **Condensed consolidated statement of financial performance**

Item 1.1 The definition of "revenue" and an explanation of "ordinary activities" are set out in *AASB 1004: Revenue*, and *AASB 1018: Statement of Financial Performance.*

+ See chapter 19 for defined terms.

Item 1.6 This item refers to the total tax attributable to the amount shown in item 1.5. Tax includes income tax and capital gains tax (if any) but excludes taxes treated as expenses from ordinary activities (eg, fringe benefits tax).

4. **Income tax** If the amount provided for income tax in this report differs (or would differ but for compensatory items) by more than 15% from the amount of income tax *prima facie* payable on the profit before tax, the entity must explain in a note the major items responsible for the difference and their amounts. The rate of tax applicable to the franking amount per dividend should be inserted in the heading for the column "Franked amount per security at % tax" for items 15.4 to 15.7.

5. **Condensed consolidated statement of financial position**

Format The format of the consolidated statement of financial position should be followed as closely as possible. However, additional items may be added if greater clarity of exposition will be achieved, provided the disclosure still meets the requirements of *AASB 1029: Interim Financial Reporting,* and *AASB 1040: Statement of Financial Position.* Also, banking institutions, trusts and financial institutions may substitute a clear liquidity ranking for the Current/Non-Current classification.

Basis of revaluation If there has been a material revaluation of non-current assets (including investments) since the last +annual report, the entity must describe the basis of revaluation adopted. The description must meet the requirements of *AASB 1010: Accounting for the Revaluation of Non-Current Assets.* If the entity has adopted a procedure of regular revaluation, the basis for which has been disclosed and has not changed, no additional disclosure is required.

6. **Condensed consolidated statement of cash flows** For definitions of "cash" and other terms used in this report see *AASB 1026: Statement of Cash Flows.* Entities should follow the form as closely as possible, but variations are permitted if the directors (in the case of a trust, the management company) believe that this presentation is inappropriate. However, the presentation adopted must meet the requirements of *AASB 1026.* +Mining exploration entities may use the form of cash flow statement in Appendix 5B.

7. **Net tangible asset backing** Net tangible assets are determined by deducting from total tangible assets all claims on those assets ranking ahead of the +ordinary securities (ie, all liabilities, preference shares, outside +equity interests etc). +Mining entities are *not* required to state a net tangible asset backing per +ordinary security.

8. **Gain and loss of control over entities** The gain or loss must be disclosed if it has a material effect on the +accounts. Details must include the contribution for each gain or loss that increased or decreased the entity's consolidated profit (loss) from ordinary activities and extraordinary items after tax by more than 5% compared to the previous corresponding period.

9. **Rounding of figures** This report anticipates that the information required is given to the nearest $1,000. If an entity reports exact figures, the $A'000 headings must be amended. If an entity qualifies under ASIC Class Order 98/0100 dated 10 July 1998, it may report to the nearest million dollars, or to the nearest $100,000, and the $A'000 headings must be amended.

10. **Comparative figures** Comparative figures are to be presented in accordance with *AASB 1018* or *AASB 1029 Interim Financial Reporting* as appropriate and are the unadjusted figures from

+ See chapter 19 for defined terms.

the latest annual or half year report as appropriate. However, if an adjustment has been made in accordance with an accounting standard or other reason or if there is a lack of comparability, a note explaining the position should be attached. For the statement of financial performance, *AASB 1029 Interim Financial Reporting* requires information on a year to date basis in addition to the current interim period. Normally an Appendix 4B to which *AASB 1029 Interim Financial Reporting* applies would be for the half year and consequently the information in the current period is also the year to date. If an Appendix 4B Half yearly version is produced for an additional interim period (eg because of a change of reporting period), the entity must provide the year to date information and comparatives required by *AASB 1029 Interim Financial Reporting.* This should be in the form of a multi-column version of the consolidated statement of financial performance as an attachment to the additional Appendix 4B.

11. **Additional information** An entity may disclose additional information about any matter, and must do so if the information is material to an understanding of the reports. The information may be an expansion of the material contained in this report, or contained in a note attached to the report. The requirement under the listing rules for an entity to complete this report does not prevent the entity issuing reports more frequently. Additional material lodged with the +ASIC under the Corporations Act must also be given to ASX. For example, a director's report and declaration, if lodged with the +ASIC, must be given to ASX.

12. **Accounting Standards** ASX will accept, for example, the use of International Accounting Standards for foreign entities. If the standards used do not address a topic, the Australian standard on that topic (if one exists) must be complied with.

13. **Corporations Act financial statements** This report may be able to be used by an entity required to comply with the Corporations Act as part of its half-year financial statements if prepared in accordance with Australian Accounting Standards.

14. **Issued and quoted securities** The issue price and amount paid up is not required in items 18.1 and 18.3 for fully paid securities.

15 **Details of expenses** *AASB 1018* requires disclosure of expenses from ordinary activities according to either their nature or function. For foreign entities, there are similar requirements in other accounting standards accepted by ASX. *AASB ED 105* clarifies that the disclosures required by *AASB 10*18 must be either *all* according to nature or *all* according to function. Entities must disclose details of expenses using the layout (by nature or function) employed in their +accounts.

The information in lines 1.23 to 1.27 may be provided in an attachment to Appendix 4B.

Relevant Items *AASB 1018* requires the separate disclosure of specific revenues and expenses which are not extraordinary but which are of a size, nature or incidence that disclosure is *relevant* in explaining the financial performance of the reporting entity. The term "relevance" is defined in *AASB 1018*. There is an equivalent requirement in *AASB 1029: Interim Financial Reporting*. For foreign entities, there are similar requirements in other accounting standards accepted by ASX.

16 **Dollars** If reporting is not in A$, all references to $A must be changed to the reporting currency. If reporting is not in thousands of dollars, all references to "000" must be changed to the reporting value.

+ See chapter 19 for defined terms.

17. **Discontinuing operations**

Half yearly report

All entities must provide the information required in paragraph 12 for half years beginning on or after 1 July 2001.

Preliminary final report

Entities must either provide a description of any significant activities or events relating to discontinuing operations equivalent to that required by paragraph 7.5 (g) of *AASB 1029: Interim Financial Reporting*, or, the details of discontinuing operations they are required to disclose in their +accounts in accordance with *AASB 1042 Discontinuing Operations.*

In any case the information may be provided as an attachment to this Appendix 4B.

18. **Format**

This form is a Word document but an entity can re-format the document into Excel or similar applications for submission to the Companies Announcements Office in ASX.

+ See chapter 19 for defined terms.

Biron Capital Limited
Appendix 4B
Half-yearly report for the period ended 31 December 2002

Annexure 1

Revenue from ordinary activities for the half-year ended 31 December 2002, consist purely of the consolidated group's property financing activities as compared to the previous corresponding period which entailed results from a mixture of operations.

The identification of the differing operations between the current and comparative periods is critical to the understanding of the results disclosed per the Appendix 4B.

The comparative prior half-year ended 31 December 2001 results incorporated the last of the transitional activities from the consolidated group's operations as an industrial company in Perth to a finance company based in Sydney.

Accordingly, the prior period comparatives in the Statement of Financial Performance included the final sale of the consolidated group's industrial plant and equipment, redundancy payments for the previous Perth based staff and related costs, legal and administrative expenses in regard to the transfer arrangements and the change of business. Also included in these results was a profit in regard to the sale of the investments in Atlas Pacific.

Refer Lines 1.23 to 1.27 of Appendix 4B for the half-year ended 31 December 2002 for full disclosure of revenues and expenses from ordinary activities for the current and corresponding periods.

BIRON
CAPITAL LIMITED

BIRON CAPITAL LIMITED

ABN 58 009 087 469

HALF-YEAR REPORT

31 DECEMBER 2002

CONTENTS

DIRECTORS' REPORT

Your directors present their report on the consolidated entity consisting of Biron Capital Limited and the entities it controlled at the end of, or during, the half-year ended 31 December 2002.

Directors

The following persons were directors of Biron Capital Limited during the whole of the half year and up to the date of this report:
George R W Snow
Geoffrey G Hill
Bruce R Glanville

Gavin Solomon was appointed a director on 26 August 2002 and continues in office at the date of this report.

Consolidated entity results

The net profit for the consolidated entity for the half-year was $742,434 (2001: net loss of $310,971) after an income tax expense of $Nil (2001: $Nil)

Review of operations

Since the change of business operations in September 2001, Biron has positioned itself as a specialist property financier. Biron has identified a niche property finance market involved in specialised mezzanine and bridging finance for borrowers engaged in property development, refurbishment and investment. These borrowers are seeking loans often less than $2m for short periods to give them flexibility in financing and development options.

In the fifteen months of trading, Biron has written over $26m in property loans and is currently receiving a steady flow of loan enquiries.

For the half year ended 31 December 2002, the profit from ordinary activities before income tax expense was $742,434. This result is a marked improvement on the operating loss of $310,971 produced for the equivalent six months to 31 December 2001. The result for the half year ended 31 December 2002 represents a basic earnings per share of 1.98 cents per share.

Given the carried forward tax losses available to Biron, the above result also reflects Biron's operating result after tax.

The previous six months has been a very busy period for the company. As our loan portfolio increases, a challenge for Biron will be the ability to turnover loan transactions. That is, timing the repayment of loans to coincide with disbursements of new loans. Total loans disbursed over the half year period as reflected in the cash flow statements equated to over $9.7m and loans in excess of $12.0m have been repaid.

Since December, Biron has disbursed a further $5.6m in loans and management is currently negotiating on an additional $5m in new loans. The Board remains confident that it will be able to continue match disbursements with repayments.

As at 31 January 2003 the total loan portfolio was $13.7m, the average loan term 8 months, average loan to value ratio 77% and the secured properties are geographically dispersed throughout Sydney to avoid concentrated risk being a mix of industrial, retail and residential properties.

DIRECTORS' REPORT (continued)

Biron has no borrowings as at 31 December 2002. The Directors believe that in order for Biron to capitalise on future growth opportunities, judicious use of debt will be an important element of Biron's business and future growth strategy.

Rounding of amounts

The Company is of a kind referred to in Class Order 98/0100, issued by the Australian Securities and Investments Commission, relating to the "rounding off" of amounts in the directors' report. Amounts in the directors' report have been rounded off in accordance with that Class Order to the nearest thousand dollars, in accordance with that class order.

This report is made in accordance with a resolution of the directors.

G R W Snow
Executive Chairman

Sydney
18 February 2003

Independent review report to the members of Biron Capital Limited

Statement
Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the financial report, set out on pages 5 to 10 is not presented in accordance with :

- the Corporations Act 2001 in Australia, including giving a true and fair view of the financial position of the Biron Capital Group (defined below) as at 31 December 2002 and of its performance for the half-year ended on that date
- Accounting Standard AASB 1029: Interim Financial Reporting and other mandatory professional reporting requirements in Australia, and the Corporations Regulations 2001.

This statement must be read in conjunction with the following explanation of the scope and summary of our role as auditor.

Scope and summary of our role

The financial report – responsibility and content
The preparation of the financial report for the half-year ended 31 December 2002 is the responsibility of the directors of Biron Capital Limited. It includes the financial statements for the Biron Capital Group (the Group), which incorporates Biron Capital Limited (the Company) and the entities it controlled during the half-year ended 31 December 2002.

The auditor's role and work
We conducted an independent review of the financial report in order for the Company to lodge the financial report with the Australian Securities & Investments Commission. Our role was to conduct the review in accordance with Australian Auditing Standards applicable to review engagements. Our review did not involve an analysis of the prudence of business decisions made by the directors or management.

This review was performed 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 does not present fairly a view in accordance with the Corporations Act 2001, Accounting Standard AASB 1029: Interim Financial Reporting and other mandatory professional reporting requirements in Australia, and the Corporations Regulations 2001, which is consistent with our understanding of the Group's financial position, and its performance as represented by the results of its operations and cash flows.

The review procedures performed were limited primarily to:

- inquiries of company personnel of certain internal controls, transactions and individual items
- analytical procedures applied to financial data.

These procedures do not provide all the evidence that would be required in an audit, thus the level of assurance provided is less than that given in an audit. We have not performed an audit, and accordingly, we do not express an audit opinion.

PricewaterhouseCoopers

PricewaterhouseCoopers

Peter Merrett
Partner

Sydney
18 February 2003

DIRECTORS' DECLARATION

The directors declare that the financial statements and notes set out on pages 6 to 10:

(a) comply with Accounting Standards, the Corporations Regulations 2001 and other mandatory professional reporting requirements; and
(b) give a true and fair view of the consolidated entity's financial position as at 31 December 2002 and its performance, as represented by the results of their operations and their cash flows, for the financial year ended on that date.

In the directors' opinion:

(a) the financial statements and notes are in accordance with the Corporations Act 2001; and
(b) there are reasonable grounds to believe that Biron Capital Limited 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 directors.

G R W Snow
Executive Chairman

Sydney
18 February 2003

CONSOLIDATED STATEMENT OF FINANCIAL PERFORMANCE
For the half-year ended 31 December 2002

	Notes	Half-year 2002 $'000	2001 $'000
Revenue from operating activities		1,270	126
Revenue from sale of goods – emerald business		-	357
Revenue from outside the operating activities		160	3,618
Revenue from ordinary activities	2	1,430	4,101
Expenses			
Property finance expenses:			
Personnel		315	129
Occupancy		71	18
Professional		91	35
Other property finance		146	54
Charge to provide for bad and doubtful debts		65	-
Cost of sales – emerald business		-	304
Manufacturing expenses – emerald business		-	895
Cost of sales – investments and plant and equipment		-	3,399
Decrease in provisions		-	(435)
Other		-	13
Expenses from ordinary activities		688	4,412
Net profit/(loss) from ordinary activities before income tax expense		**742**	**(311)**
Income tax expense		**-**	**-**
Net profit attributable to members		**742**	**(311)**

	Cents	Cents
Basic earnings per share	1.98	(1.42)
Diluted earnings per share	1.98	(1.42)

The above consolidated statement of financial performance should be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 December 2002

	Note	Consolidated 31 December 2002 $'000	Consolidated 30 June 2002 $'000
CURRENT ASSETS			
Cash		8,252	808
Loans and other receivables		7,981	10,922
Investments		778	778
Other		10	42
TOTAL CURRENT ASSETS		17,021	12,550
NON-CURRENT ASSETS			
Receivables		23	23
Property, plant and equipment		159	32
TOTAL NON-CURRENT ASSETS		182	55
TOTAL ASSETS		17,203	12,605
CURRENT LIABILITIES			
Payables		161	130
Other - unearned income		381	571
Provisions		10	6
TOTAL CURRENT LIABILITIES		552	707
NON-CURRENT LIABILITIES			
Provisions		-	-
TOTAL NON-CURRENT LIABILITIES		-	-
TOTAL LIABILITIES		552	707
NET ASSETS		16,651	11,898
EQUITY			
Contributed equity		19,268	14,875
Reserves		544	544
Retained profits/(accumulated losses)		(3,161)	(3,521)
TOTAL EQUITY		16,651	11,898

The above consolidated statement of financial performance should be read in conjunction with the accompanying notes.

CONSOLIDATED STATEMENT OF CASH FLOWS
For the half-year ended 31 December 2002

	Note	Half-year 2002 $'000	2001 $'000
Cash flows from operating activities			
Property finance and associated receipts		1,092	677
Receipts from customers		-	904
Payments to suppliers and employees		(559)	(1,130)
Interest received – investments		161	163
Borrowing costs		-	(2)
Other income		-	49
Net cash provided by/(used in) operating activities		694	661
Cash flows from investing activities			
Loans disbursed to other entities		(9,754)	(5,180)
Loans repaid by other entities		12,630	-
Payments for property, plant and equipment		(136)	(14)
Proceeds from sale of property, plant and equipment		-	2,480
Payments for investments		-	(22)
Proceeds from the sale of investments		-	959
Other		-	(24)
Net cash provided by/(used in) investing activities		2,740	(1,801)
Cash flows from financing activities			
Proceeds from share issues		4,392	244
Dividends paid		(382)	-
Net cash provided/(used in) financing activities		4,010	244
Net increase/(decrease) in cash held		7,444	(896)
Cash at beginning of financial year		808	5,728
Effects of exchange rate changes		-	(11)
Cash at end of financial year		8,252	4,821

The above consolidated statement of cash flows should be read in conjunction with the accompanying notes.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the half-year ended 31 December 2002

Note 1. Basis of preparation of half-year financial report

This general purpose financial report for the interim half-year reporting period ended 31 December 2002 has been prepared in accordance with Accounting Standard AASB 1029 *Interim Financial Reporting*, other mandatory professional reporting requirements (Urgent Issues Group Consensus Views), other authoritative pronouncements of the Australian Accounting Standards Board and the *Corporations Act 2001.*

This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report for the year ended 30 June 2002 and any public announcement made by Biron Capital Limited during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001.*

Unless otherwise stated, the accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period.

Note 2. Revenue

	Half-year	
	2002	**2001**
	$'000	**$'000**
Revenue from operating activities		
Property finance income	1,270	126
Sale of goods – emerald business	-	357
	1,270	483
Revenue from outside operating activities		
Interest – investments	160	159
Gross proceeds from sale of:		
Investments	-	959
Plant and equipment	-	2,480
Other revenue	-	20
	160	3,618
Total Revenue	1,430	4,101

Note 3. Segment Information

The consolidated entity operates predominately in the property finance industry operating in the Sydney market.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the half- year ended 31 December 2002

Note 4. Equity securities issued

	Half-year 2002 Shares	Half-year 2001 Shares	Half-year 2002 $'000	Half-year 2001 $'000
Issues of ordinary shares during the half year				
Rights issue	12,734,659	-	4,393	-
Employee option plan issues	-	855,897	-	230
	12,734,659	855,897	4,393	230

Note 5. Dividends

	Half-year 2002 $'000	2001 $'000
Ordinary shares		
Dividends paid during the half-year	382	-

Dividends not recognised at the end of the half-year

Since the end of the half-year the directors have declared the payment of an unfranked interim dividend of 1.5 cents per fully paid ordinary share. The aggregate amount of the proposed interim dividend to be paid on 21 March 2003 out of retained profits at 31 December 2002, but not recognised as a liability at the end of the half-year in order to comply with new standard *AASB 1044 Provisions, Contingent Liabilities and Contingent Assets* is $573,057.