

AVJENNINGS LIMITED

31 March 2007 – 12 month Interim Results

Results to 31 March 2007–Profit & Loss

	Second 6 Month Period FY 2007	First 6 Month Period FY 2007	12 Month Period FY 2007	12 Month Period FY 2006
Contracts Signed	\$307.6m	\$252.3m	\$559.9m	\$489.6m
Number	1,722	1,215	2,937	2,336
Revenue Recognised	\$259.0m	\$212.4m	\$471.4m	\$462.5m
Profit (loss) Before Tax	\$13.3m	\$(3.3)m	\$10.0m	\$23.3m
Profit (loss) After Tax	\$9.0m	\$(2.3)m	\$6.7m	\$16.2m
Return on Equity (12 months)	2.6% after tax			
Return on Equity (5 years)	average of 14.6% after tax per annum			

Results to 31 March 2007–Profit & Loss

Contracts Signed	Contract Building \$'m	Land \$'m	Integrated \$'m	Total \$'m
FY 2007				
- 1 st 6 month period	88.0	73.3	91.0	252.3
- 2 nd 6 month period	98.3	102.2	107.1	307.6
- Total 12 month period	186.3	175.5	198.1	559.9
FY 2006				
- 1 st 6 month period	73.7	84.2	83.3	241.2
- 2 nd 6 month period	69.8	100.5	78.1	248.4
- Total 12 month period	143.5	184.7	161.4	489.6
12 month movement	29.8%	(5.0)%	22.7%	14.4%
2 nd period over 1 st period movement	11.7%	39.4%	17.7%	21.9%

Results to 31 March 2007–Profit & Loss

Revenue Recognised	Contract Building \$'m	Land \$'m	Integrated \$'m	Total \$'m
FY 2007				
- 1 st 6 month period	76.1	58.9	76.6	211.6
- 2 nd 6 month period	68.5	101.2	86.6	256.3
- Non segment revenue				3.5
- Total 12 month period	144.6	160.1	163.2	471.4
FY 2006				
- 1 st 6 month period	84.3	70.5	80.4	235.2
- 2 nd 6 month period	63.4	84.0	78.0	225.4
- Non segment revenue				1.9
- Total 12 month period	147.7	154.5	158.4	462.5
12 month movement	(2.1)%	3.6%	3.0%	1.9%
2 nd period over 1 st period movement	(10.0)%	71.8%	13.1%	21.1%

Interim Results 31 March 2007 – Balance Sheet

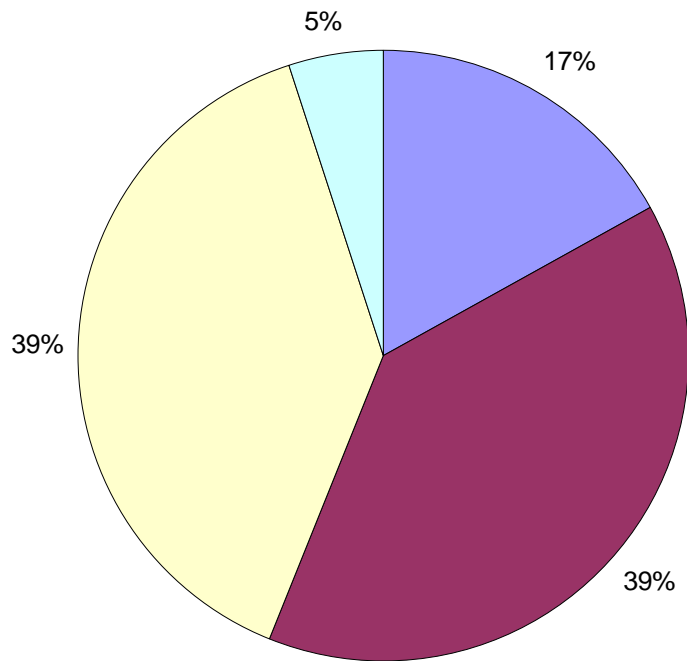
	31 March 2007	30 September 2006	31 March 2006
Total assets	\$553.4m	\$590.6m	\$593.3m
Lots under control or management	7,776	8,526	8,800
Net debt	\$160.9m	\$196.1m	\$177.5m
- debt/equity *	60.7%	76.6%	68.7%
- debt/total assets *	29.1%	33.2%	29.9%

* Based on inventories being measured at historical cost

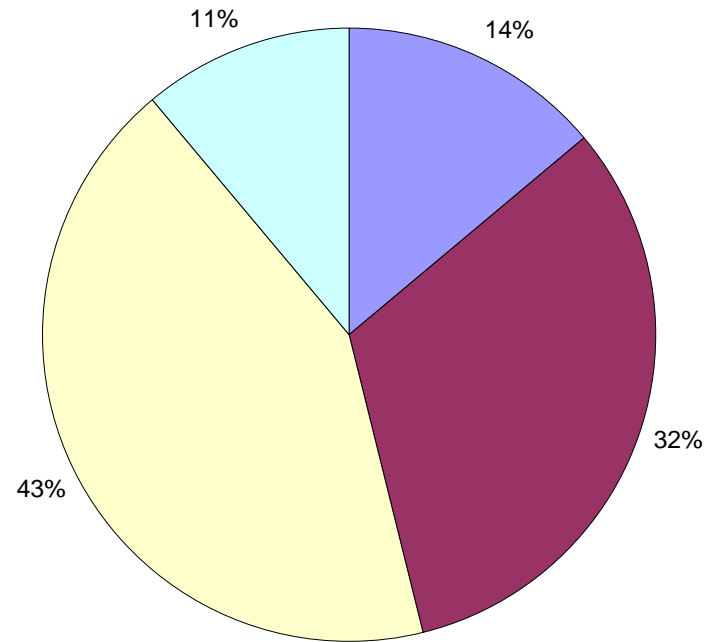
Interim Results 31 March 2007

Inventory Analysis - By State

By NFE (\$m)

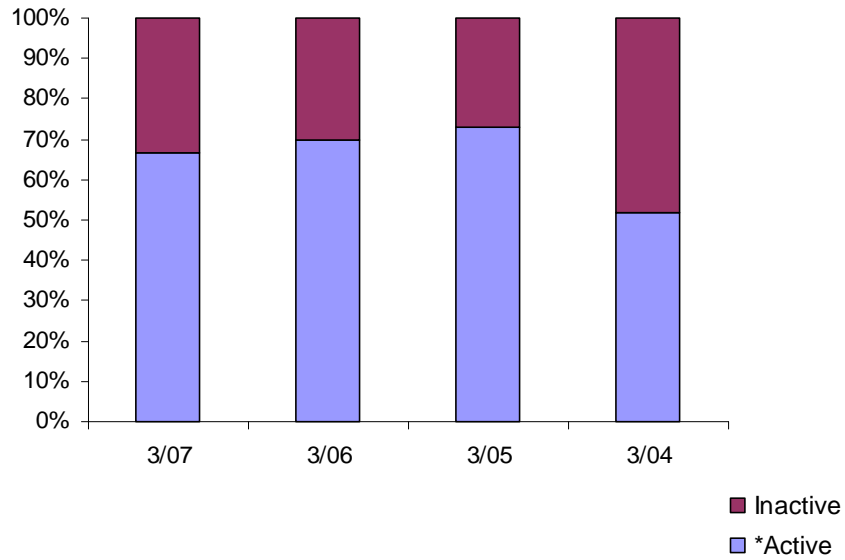


By Lot

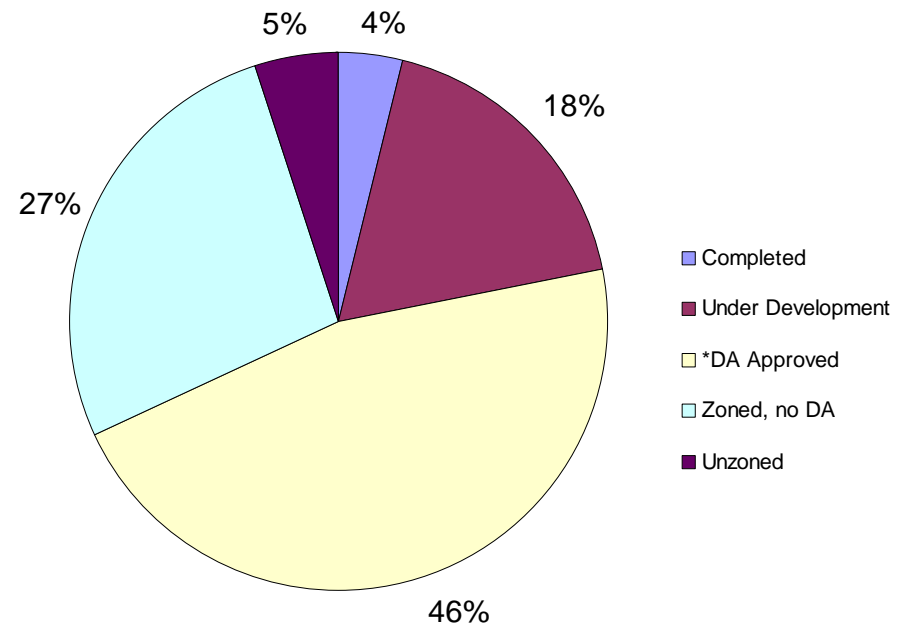


Interim Results 31 March 2007

Inventory Analysis - By Status



*Active = DA approved, under construction or completed



*DA = Development Application

Operations

- Second 6 month contract signings have increased by about 22% over the first 6 months of the year.
- Second 6 months turnover is up 21% on the first 6 months of the year.
- Overall margins have increased to 20% from the first 6 months margins of about 17%:
 - Ø But still down on FY 2006 margins of about 25%
 - Ø Second 6 months margins lifted by sale of development rights in Epping project
 - Ø Margins remain a major issue due to government charges
- Results include sale of development rights for a project in Epping, Victoria, to a syndication:
 - Ø Revenue of \$14.9 million
 - Ø Profit after tax of \$5.6 million

Outlook

- Company still intends to increase its inventory turnover and reinvestment in less aggressively taxed states:
 - Ø Particularly Victoria and Queensland:
 - § Now holds 57% of the Company's developable land inventory.
 - § This geographic disposition is expected to reflect favourably in future period outcomes.
 - Ø Recent decrease in inventory levels due to:
 - § Company not willing to pay excessive prices for acquisitions
 - § Uncertainty regarding input costs relating to Government charges and levies
 - § In other words, supply-side issues rather than demand-side issues which remain strong
 - Ø Signs that buying opportunities are starting to increase

Outlook

- Still high level of pre-sales not recognised in the accounts which should be recognised in subsequent reporting periods.