



EUMUNDI GROUP

26 August 2010

Company Announcements Office  
Australian Stock Exchange Limited  
SYDNEY NSW 2000

### **Eumundi Group Limited Property Valuations and Profit Update for June 2010**

Eumundi Group Limited wishes to advise that each of the Group's investment property assets were recently revalued either by members of the Australian Property Institute or by directors.

Investment property assets are valued at approximately \$42,830,000 as at 30 June 2010. The Eumundi Group investment properties are quality, long-term assets delivering strong cash flows and most having further development potential.

Based upon the financial accounts as at 31 December 2009, and incorporating subsequent expenditure, the valuations are expected to represent a decrement of between \$800,000 and \$1,200,000 to the profit and loss (before income tax). As a result revaluation decrements for the full year will be between \$5,800,000 and \$6,200,000.

Based upon accounts which are presently undergoing annual audit, the estimated result for Eumundi Group Limited for the year to 30 June 2010 is expected to be a loss after income tax of between \$3,200,000 and \$3,600,000.

By comparison, 30 June 2009 included revaluation decrements on Investment properties of \$6,228,000, and resulted in a loss after tax for the year of \$4,228,000.

In addition, the Group's land and building assets were valued at \$7,000,000 by a member of the Australian Property Institute as at 30 June 2010. The valuations represent a decrement of \$2,552,000 which will appear as a reduction to the Asset Revaluation Reserve of \$1,787,000 (net of tax).

Eumundi Group Limited is finalising negotiations with its corporate banker in respect of commercial bill facilities totaling \$24,065,000 drawn at \$23,300,000 as at 30 June 2010 and which are presently due to expire on 31 January 2011, to renew these facilities for a further 2 years.

Debt reduction, capital management and cost control remain the prime objectives of board and management during this difficult economic period.

Yours faithfully

A handwritten signature in black ink, appearing to read "Leni Stanley". The signature is written in a cursive, flowing style.

**Leni Stanley**  
Company Secretary