Finbar Group Limited

Annual Report 2013

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ABN 97 009 113 473


Developing
better
lifestyles

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Corporate Details

Directors

Mr John Chan
(Executive Chairman)

Mr Darren Pateman
(Managing Director)

Mr John Boon Heng Cheak

Mr Kee Kong Loh

Mr Lee Verios

Company Secretary

Mr Anthony Hewett

ABN

97 009 113 473

Principal Registered Office

Finbar Group Limited
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Share Registry

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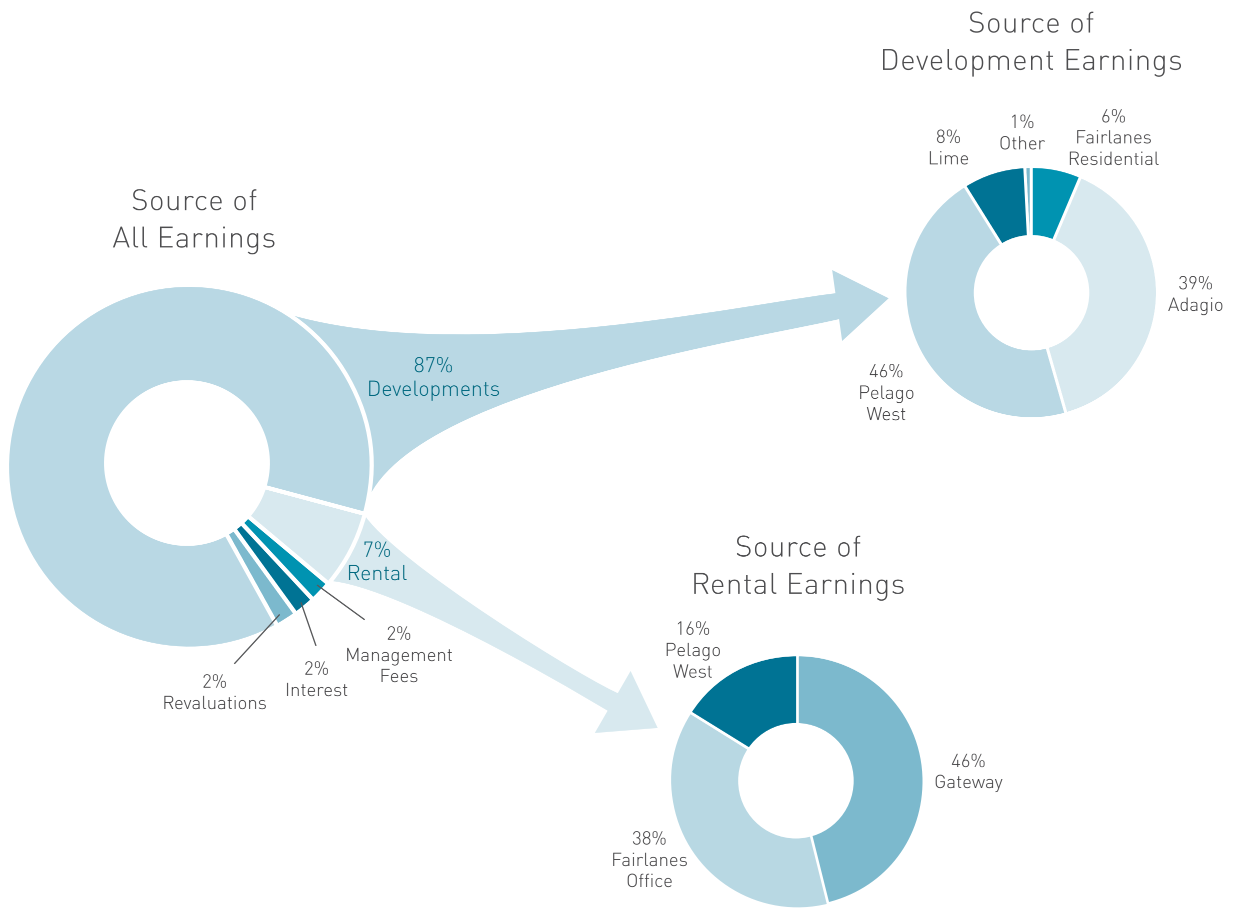
PERTH WA 6000
Telephone: +61 8 9323 2000

Auditors

KPMG
235 St Georges Terrace
PERTH WA 6000

Adagio Apartments on Terrace Road in East Perth

The Year at a Glance



563

Number of apartments sold across the group in FY13

31,462m²

Number of square metres of completed apartments in FY13

98

Number of apartments sold in regional WA in FY13

Other facts and figures

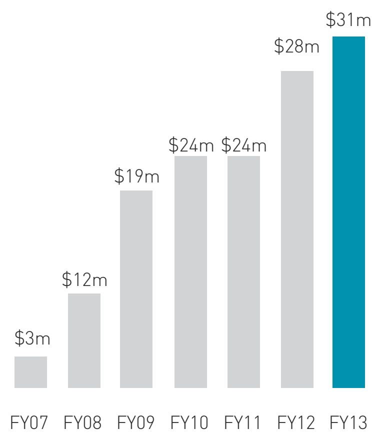
Since 1996, 90% of Finbar's developments are located in and around the Perth CBD

Since 1996, Finbar has developed more than 4,100 apartments in inner city Perth

Since 1996, Finbar has developed over $2.3 billion in residential and commercial property

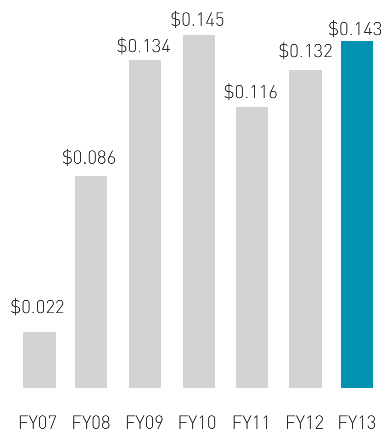
Key Financial Results

Net Profit After Tax



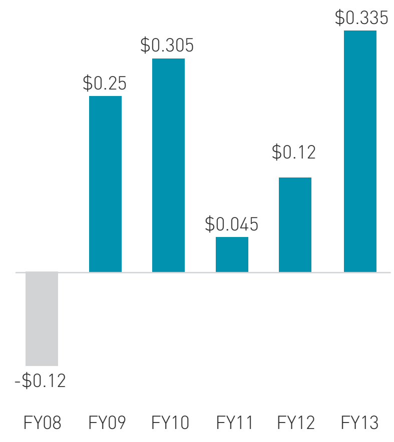
We have delivered 7 years of consecutive net profit growth.

Earnings Per Share



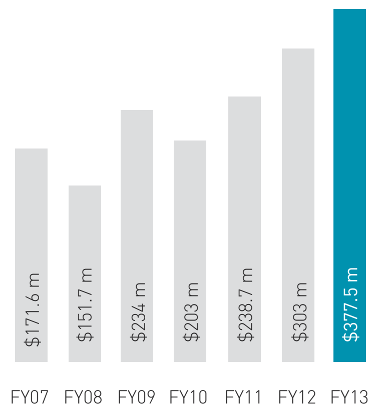
Earnings per share (EPS) were up 8.33% in FY13.

Total Shareholder Return



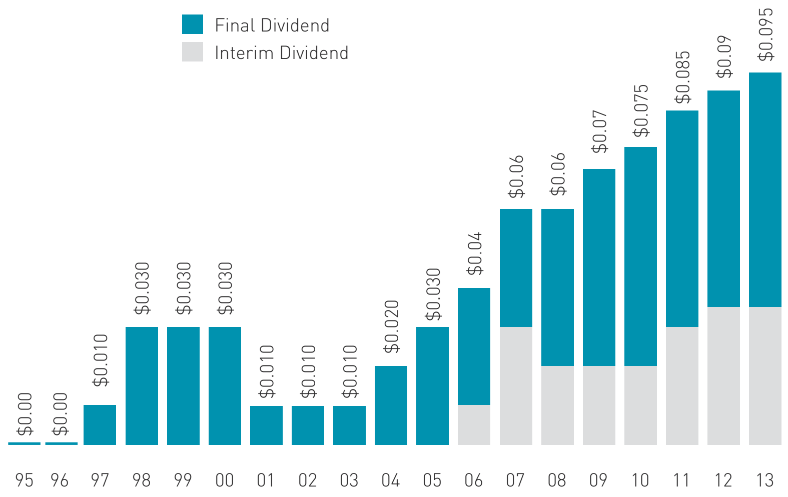
Our annual total shareholder return (TSR) is defined as the 12 month share price movement plus total dividends for the year.

Enterprise Value (EV)



Enterprise value is calculated as market capitalisation plus debt, minority interest, minus total cash and cash equivalents.

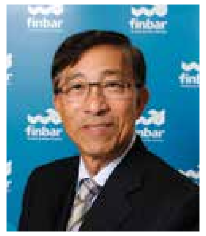
Fully Franked Dividend Per Year



Finbar has rewarded shareholders with a fully franked dividend for the past 17 years, the last 8 years by way of an interim and a final.

Chairman's Report

Finbar Group reported a record after tax profit of $31.2 million in the 2013 financial year, which is a 10% increase on the previous year.



Dear Shareholder

On behalf of the Board of Directors, I am pleased to present you with the 29th Annual Report of your Company for the financial year ended 30 June 2013, the Company's 18th year as a residential property developer in Western Australia.

Finbar Group reported a record after tax profit of $31.2 million in the 2013 financial year, which is a 10% increase on the previous year. This is the seventh consecutive year of profit growth which is a tremendous achievement in the context of a volatile global economic environment.

During the financial year, we won the 2012 Urban Development Institute Award (UDIA) in Western Australia for High Density Development for Finbar's flagship Fairlanes Apartment and Office project. Just recently, we also won the 2013 UDIA Judges Award and the High Density Development Award for the Pelago West project in Karratha. These are prestigious awards that we are very proud to have received and an endorsement of the high standards that we set for each of our projects whether they be in the metropolitan area or the regions.

In April 2013, The Right Honourable the Lord Mayor, Lisa-M. Scaffidi presented your Executive Chairman with a plaque from the City of Perth in recognition of the Adagio Apartments and Finbar's contribution to the City for almost two decades. This acknowledgement reflects the very strong relationship that Finbar has developed with the City of Perth over the years and one that we have every intention of continuing to build on.

We continue to transform lifestyles in the Pilbara with completion and settlement of 82% of the Pelago West apartments while construction completion of the Pelago East apartments is anticipated in November 2013. Both these developments are symbolic of Finbar's ability to enter new markets successfully by marketing our products at the right pricing point to ensure consistent demand while achieving the best social outcomes for the local community.

Our record profit achievement in FY13 has allowed us to reward all our shareholders with a total dividend payment for the financial year of 9.5 cents per share, representing a 5.5% increase on the previous year.

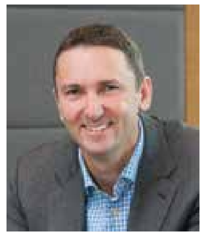
On behalf of the Board and Shareholders, I would like to take this opportunity to thank our management, our staff, our joint venture partners and our consultants for their continued efforts to maintain our reputation as Western Australia's most reliable apartment developer.

We thank you for your support over the past year and look forward to updating you on our pipeline of projects at the Annual General Meeting in November.

John Chan
Executive Chairman
20 September 2013

Finbar's head office at Fairlanes in East Perth

Managing Director's Report



Finbar has achieved another record profit year in FY13 contributing to our seventh consecutive year of profit growth. This performance was accomplished despite a slowing economy in Western Australia and continued volatility globally.

We witnessed a resurgence of property investors to the market in FY13 which has resulted in strong pre-sales on projects due for completion in FY14. Property investors have traditionally represented the strongest driver of demand for Finbar's apartments in good markets but this has been supported further by a buoyant owner-occupier market which has continued to be the base of our sales support.

A strong level of sales on projects currently under construction but not expected to be completed until FY14 has resulted in improved visibility of earnings for FY14. Projects such as St Marks, Pelago East, Knightsgate and Ecco are anticipated to complete with all pre-sales settled during FY14 while Au in East Perth is sold out well ahead of construction completion which is due in the middle of 2014.

The Pelago West development in Karratha was one of the largest contributors to FY13 profit and represents Finbar's first expansion project in the North West to provide housing for regional communities supporting the resources sector. This project has significantly improved Finbar's local and national profile and reinforced our reputation as Western Australia's most reliable apartment developer. Construction of the Pelago East apartment project in Karratha progressed during FY13 with the public marketing launch commencing in February. Completion of the project is anticipated in November 2013 and will comprise 174 apartments. Despite the Pilbara sales market recently slowing, Finbar has secured sufficient pre-sales at Pelago East to retire the project finance facility and with a strong regional leasing market and current high occupancy rates, we are very confident that a combination of sales and rental income from the Pelago projects will be accretive to Finbar's earnings.

Both these projects represent the establishment of a long term relationship with the North West region where we can create better lifestyles for Pilbara workers and their families while assisting with the accommodation shortage.

The Adagio project in East Perth was officially opened by the Lord Mayor of the City of Perth in April 2013 following completion in March. The project is located on the old ABC site and comprises 113 luxury apartments and two ground floor commercial lots over 23 levels with panoramic views of the City and the Swan River. Adagio is predominantly an owner-occupier project and represents the highest specification apartment project Finbar has completed to date. Settlements on pre-sold apartments commenced in May and resulted in the Adagio joint venture project becoming the second largest project contributor to Finbar's earnings in FY13.

Finbar is very well positioned to benefit immediately from increased demand as we continue to meet the challenge of recycling our capital efficiently into new and exciting projects which are all forecast to contribute to our profitability and growth .

A good example of our pipeline can be seen through our joint venture development of Spring View Towers which received approval in October 2012 for 188 residential apartments. The project is located 5 kilometres from the City of Perth and the residential building has an end value of approximately $100 million with completion anticipated in 2015. The marketing launch took place in February 2013 and has already secured 82% of pre-sales with construction only recently commencing. The apartments will offer views of the Swan River and the City with excellent transport links and be in close proximity to the Crown Entertainment Complex and the future Perth Stadium.

We continue to retain the commercial assets of Fairlanes, Gateway and Pelago West to generate reoccurring investment income and supplement our property development business. This additional revenue stream is anticipated to increase in the coming years with the ability to smooth our earnings growth further.

Finbar's award winning Pelago West in Karratha

During FY13, we secured six new major metropolitan projects which has bolstered our future pipeline to approximately 2,800 apartments with an approximate end value of $1.85 billion.

Pre-sales for projects expected to be completed and settled in FY14 have been strong so we remain comfortable forecasting a similar level of net profit for FY14 in the absence of any contribution from the Au project. If the Au project were to finish and settle in FY14, we anticipate providing further guidance as the additional revenues are likely to lead to a material increase in profits. We will continue to retain a strong emphasis on maintaining a low cost base structure to maximise our profit margins and increase our shareholder returns.

The Company adopts a conservative approach towards our debt position but we appreciate the requirement to use our balance sheet efficiently to drive new projects and achieve long term profit growth. Our debt is linked to long term facilities secured on investment property with recurrent income or project specific construction finance facilities which are repaid from pre-sales on completion.

Finbar established a $35.6 million cash position in FY13 which was attributable to strong cashflows generated from projects completed during the period. This enhanced cash position has reinforced our balance sheet and allows us to seek new opportunities while focusing on securing joint venture projects with land owners which offers us the best returns for our shareholders. During FY13, we secured six new major metropolitan projects which has bolstered our future pipeline to approximately 2,800 apartments with an approximate end value of $1.85 billion.

We exercise caution with regard to continuing volatile global equity markets but firmly believe Finbar's current pipeline of projects in inner city Perth and the North West region will stand to benefit from continued long term population growth in Western Australia as the State planning strategy shifts focus to in-fill rather than urban sprawl.

Our reputation as Western Australia's most reliable apartment developer has further strengthened our relationships with local and state governments and resulted in an increasing number of project development opportunities passing across our desks for review.

To conclude, I would sincerely like to thank all our staff, building contractors, sales people, service providers, consultants and State Government departments for their dedicated efforts and significant contribution towards delivering yet another record profit year for Finbar.

Darren Pateman
Managing Director
20 September 2013

Finbar Overview

Finbar is one of Perth's most successful and agile lifestyle property developers leading the way in the development of medium to high density residential apartments and commercial property in Western Australia.

Defined by its strong population growth, high standard of living and employment opportunities, WA offers Finbar the opportunity to create projects which combine the convenience of work location and lifestyle.

Backed by a strong balance sheet and healthy cashflows, the Company has a multitude of projects in the pipeline within the inner city area of Perth and regions creating a more enticing, vibrant and unique place to live.

Finbar has a collaborative approach through valued joint venture relationships to leverage growth while sharing project risk and profitability.

Our People

- Are a small team of 17 full time staff based in East Perth
- Have an average tenure of more than 5.6 years
- Include a management team with strong leadership skills and excellent track record
- Are led by experienced and long serving management focusing on decisions that benefit the company for the long term.

Our Investment Properties

- Include the Fairlanes and Gateway office buildings leased to reputable and proven businesses
- Provide consistent annual revenues from commercial investments
- Ensure these additional revenue streams contribute to and smooth annual earnings
- Represent the development and retention of Finbar built commercial assets

Our Business

- Retains a strong brand and a highly regarded reputation in WA
- Operates on a low cost base providing attractive profit margins and shareholder returns
- Is a lean and agile operation which enables us to respond quickly to changing market conditions and demands.
- Maintains exemplary relationships with suppliers and stakeholders
- Manages a pipeline of projects to ensure economies of scale and future growth

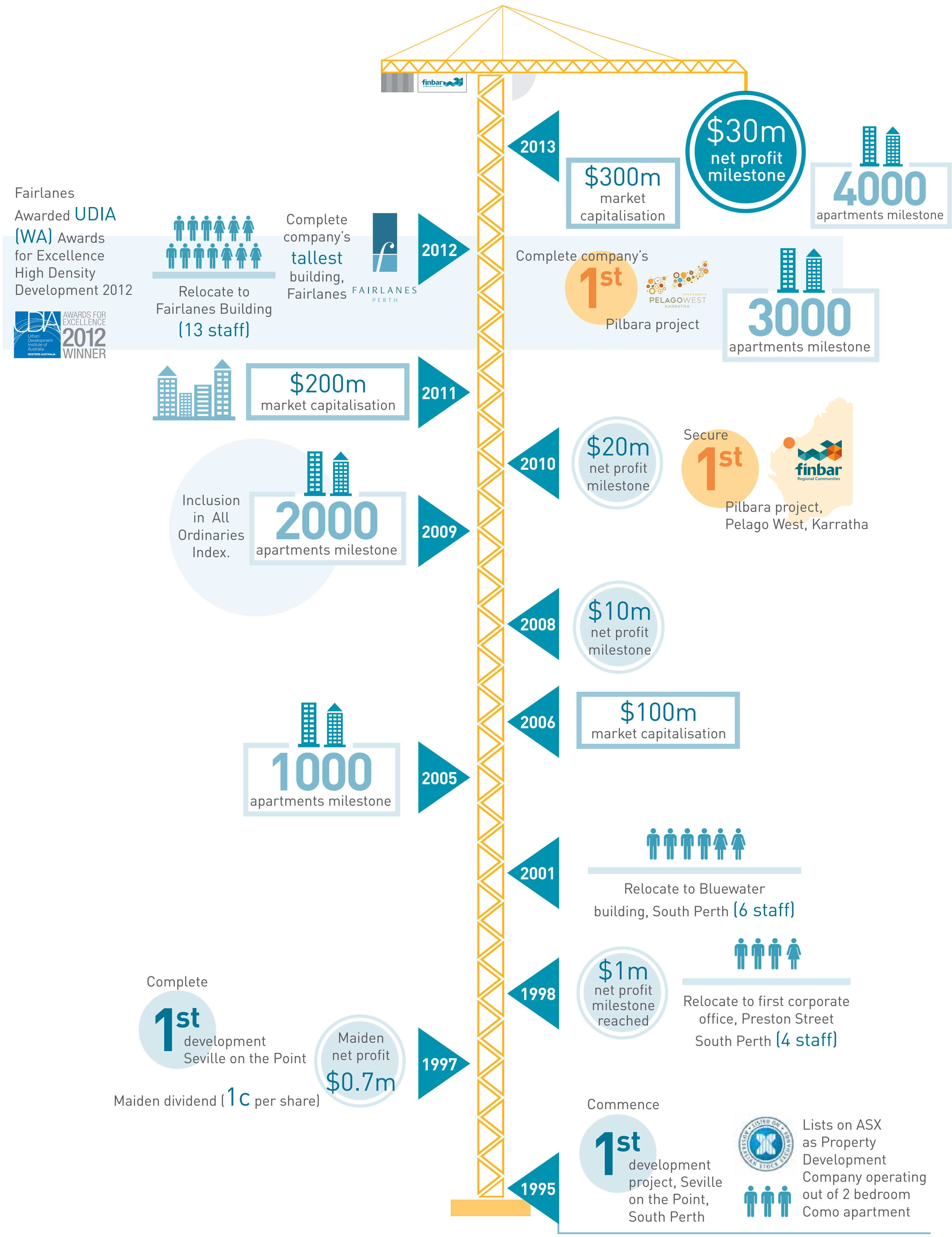
Our Projects

- Represent some of Perth's most prestigious and well-appointed lifestyle apartments
- Remain committed to creating progressive and innovative designs which represent value for money
- Offer a successful fusion of residential, office and public space
- Focus on reducing the impact on the local environment through high density apartment living and innovative construction techniques
- Include a successful expansion into the Pilbara with significant upside potential

Our Future

- Our vision is to remain WA's leading medium to high density apartment developer
- Continue to focus development efforts in and around the Perth CBD and regions
- Sustain and enhance the quality of inner city living for current and future generations
- Enhance and develop relationships with local government and joint venture partners
- Be the largest apartment provider in the growing Pilbara Cities of Karratha and Port Hedland

Company Timeline



Key Achievements

UDIA Awards

Finbar has received the 2013 Judges' Award and High Density Development Award for the Pelago West project at the prestigious UDIA Awards for Excellence in WA. This follows on from receiving the UDIA (WA) High Density Development Award in 2012 for Finbar's Fairlanes project, capping off two years of producing award winning apartment projects in both Metropolitan and Regional WA.

City of Perth Acknowledgement

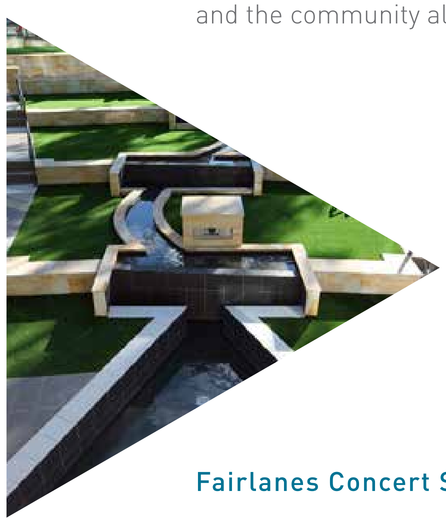
On 12 April 2013, The Right Honourable the Lord Mayor Lisa-M. Scaffidi of the City of Perth presented Finbar's Executive Chairman with a plaque from the City of Perth in recognition of Adagio Apartments and Finbar's contribution to the City for almost two decades. This acknowledgement is a result of the very strong relationship that Finbar has developed with the City of Perth over the years with approximately 90% of the Company's developments being located in the inner city area of Perth.

Grand Openings

Finbar celebrated the Grand Openings of two major developments, marking significant milestones in the Company's history. Pelago West was officially opened in Karratha on 25 May 2012 by Hon. Brendon Grylls MLA, the Regional Development and Lands Minister for Western Australia. This was followed by the opening of Adagio by the Right Honourable the Lord Mayor of the City of Perth, Lisa-M. Scaffidi, on the evening of 12 April 2013.

Developing Better Lifestyles

As West Australia's largest and most trusted apartment developer, Finbar is committed to developing better lifestyles for its residents and the community alike.



Fairlanes Concert Series

Finbar hosts a series of lunchtime concerts in the summer months, each Friday between 12pm and 2pm at the Fairlanes Amphitheatre on Adelaide Terrace in East Perth.

Located at the front of Finbar's head office, the Fairlanes Amphitheatre is a relatively new facility for residents and workers in East Perth. Developed by Finbar, the space is a beautifully landscaped public open space for the community to enjoy. The amphitheatre is now flanked by exciting food retailers, providing interesting lunch options in a vibrant setting.

As part of Finbar's commitment to developing better lifestyles, the Fairlanes Concert Series is an ongoing initiative to activate the amphitheatre space and provide ongoing entertainment for the area.

The concerts feature a wide range of local and up and coming artists, performing acoustic, jazz, classical, folk and rock which residents and city workers are able to enjoy during their lunch time hours.

Cirque du Soleil

As part of the inner city lifestyle experience, Finbar invited Adagio purchasers in June 2013 to an exclusive VIP evening in Perth with Cirque du Soleil, one of the world's most famed performances.

This VIP event provided Adagio purchasers with a taste of their new cosmopolitan lifestyle, now that they are living in their luxury apartment in the heart of the CBD. The Cirque du Soleil performance took part at the Big Top on Langley Park and was only a brief walk from the Adagio Apartments in East Perth.

Adagio purchasers were entertained in the Tapis Rouge VIP suite with fine food and quality wines before witnessing the ultimate Cirque du Soleil experience in the venue's best seats.

Apartment Living in the Perth Metropolitan Area

Finbar continues to remain Western Australia's leading apartment developer creating better lifestyles for its residents given the prime location and quality of its projects. Finbar recognises the exciting opportunities the City of Perth is experiencing, which are underpinned by an unprecedented level of population growth and project development activity.

The City of Perth is being primarily driven by three government-led major redevelopment projects; Elizabeth Quay, Perth City Link and Riverside. The size and scale of these three new developments alone will contribute to a more vibrant city atmosphere with a growing number of amenities and a continuously improving lifestyle for residents and visitors to enjoy.

This long term sustainable approach towards future residential development offers a viable and realistic solution to slow down the rapid rate of urban sprawl that continues to occur across Perth's outer suburbs.

Inner city apartment living offers less reliance on car ownership and places more emphasis on a healthier and more sustainable lifestyle of commuting shorter travelling distances on foot and public transport while providing more time for leisure activities with local amenities situated right on the doorstep.

Social Sustainability

Finbar is committed to the local communities in which we operate and we have a principle of supporting organisations in Perth Metropolitan area and the Pilbara.

Karratha Leisureplex

During FY12, Finbar contributed towards the funding of the $65 million Karratha Leisure Complex, a premier sport and entertainment precinct including a resort-style aquatic centre with children's splash playground and three swimming pools as well as indoor and outdoor multi-purpose sports venues.

This new facility is one of six strategic community projects delivering immediate improvements to lifestyle options for local residents and assisting in transforming Karratha from a mining town to a significant Australian city in the North West. The Hon. Brendan Grylls MLA declared the Karratha Leisureplex officially open on Friday 28 June 2013.

WEST AUSTRALIAN BALLET

West Australian Ballet

Finbar continues to be a major sponsor of West Australian Ballet which is based in Perth. West Australian Ballet offers an extensive dance programme including three to four major seasons in Perth, regional shows touring throughout the State, choreographic workshops and a detailed education programme. Just as West Australian Ballet is integral to the local arts, Finbar is committed to enhancing the style and vibrancy of Perth. We're proud to give thousands of West Australians the opportunity to live, work and play in this great city we call home.

The Rotary Club of Crawley

Finbar proudly sponsors two young people each year to join the Rotary Club of Crawley in Perth for a three year period. The Rotary Club of Crawley is a different Rotary in that it attracts a more 'youthful' membership with more than 30% of RCC's members under the age of 30. The Rotary Club offers young people opportunities to develop interpersonal, leadership, and project management skills whilst sharing experiences of networking and mentoring with business and community leaders.

Karratha Community Chest

Finbar has established an Annual Community Chest offering financial assistance to not-for-profit community, sporting, cultural, service groups, associations and individuals that are based within the Shire of Roebourne. The objective is to contribute to high quality programmes, community events, facilities and services that provide a return benefit to the local community.

Environmental Sustainability

Finbar takes pride in building modern developments that are environmentally sustainable which create a reduced impact on energy consumption and our carbon footprint.

Bubbledeck

Finbar uses an innovative and environmentally superior product known as Biaxial Hollow Slab which is more commonly referred to as BubbleDeck.

Finbar are pioneers of this proven new technology in Australia which provides a significant improvement in energy and environmental efficiencies compared to the more traditional methods of concrete floor slab construction.

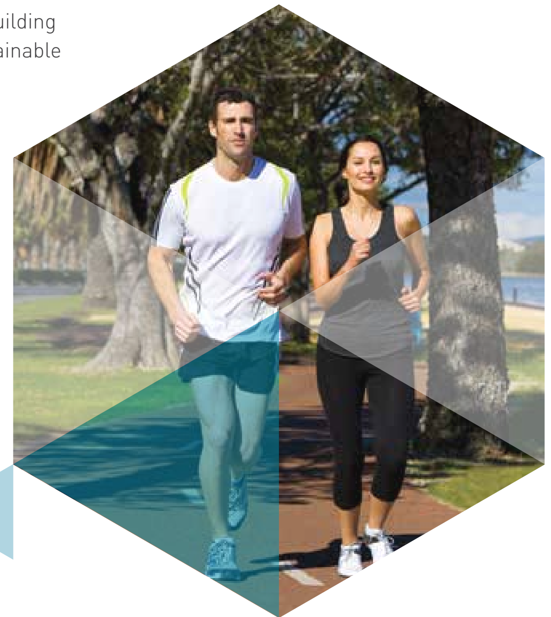
BubbleDeck is a technology used in precast concrete floors which creates lighter and stronger floor slabs by using large, hollow plastic balls in a lattice of steel, sandwiched onto a pre-cast panel.

Advantages:

- Eliminates non-structural concrete resulting in more environmentally efficient buildings.
- Maximises design flexibility allowing up to 50% longer spans between columns.
- Provides same load capacity as a solid concrete slab, using 50% less concrete.
- Simplifies the process, reduces haulage and up to 50% on materials and transport costs.
- Lessens building time with a 25%-30% floor cycle reduction due to no formwork and fewer crane lifts.
- Low-risk approach to building large and complex sustainable developments.

In FY13, Finbar completed Adagio Apartments in East Perth, which used approximately 32,000 sqm of BubbleDeck. To quantify the positive effect on the environment, this quantity of BubbleDeck saved approximately:

- 6400m^3 of site concrete
- 1024 concrete truck trips
- 10,880t of foundation load
- 10,880GJ energy embodied in production and haulage
- 1728t of CO_2 emissions



Typical characteristics of a Finbar property might include:

Central Heat Pump

Installation of a central heat pump hot water system avoids the inefficiencies of electric storage hot water systems and results in energy and cost savings of at least 65% with a similar reduction in greenhouse gas emissions.

Glass

Some of Finbar's developments use double glazed glass with excellent thermal properties.

Waste Reduction

A mechanical bin compaction unit is used in tandem with a waste chute system in Finbar's high-rise properties with the compactor reducing the overall amount of space taken up by rubbish by ~65% and thereby reducing the number of bins required and the amount of landfill.

Transport, Access and Connectivity

With ~90% of Finbar's developments to date located within the inner city of Perth, residents of Finbar developments are more likely to adopt a lower carbon footprint impact due to:

- Less reliance on private car usage.
- Use of free inner city public transport.
- Taking advantage of bicycle parking and end of trip provisions in each building.
- Walking rather than driving to various local amenities.

Development Overview

Completed Projects

Adagio Apartments

90 Terrace Road, East Perth

Project Company:	88 Terrace Road Pty Ltd
Finbar's Ultimate Interest:	50%
Marketing commenced:	November 2010
Construction completion:	April 2013
Total Lots:	115 lots
Total Project Sales Value:	$169.6 m
Lots Sold:	95 (83%)
Lots Unsold:	20 (17%)
Lots Settled:	85
Value Settled to Date:	$122.1 m

Adagio Apartments situated on prestigious Terrace Road in East Perth comprises of 113 luxury 2 and 3 bedroom apartments and 2 commercial lots. Adagio is the first stage of Symphony City and was officially opened by the Right Honourable the Lord Mayor Lisa-M. Scaffidi on Friday 12th April 2013.

Lime

189 Swansea Street East, East Victoria Park

Project Company:	185 Swansea Street Pty Ltd
Finbar's Ultimate Interest:	50%
Marketing commenced:	March 2011
Construction completion:	November 2012
Total Lots:	111 lots
Total Project Sales Value:	$51.3 m
Lots Sold:	110 (99%)
Lots Unsold:	1 (1%)
Lots Settled:	107
Value Settled to Date:	$49.2 m

Lime Apartments located just 10 minutes from the Perth CBD encompasses 95 two bedroom apartments plus 16 commercial lots. Construction was completed in November 2012 and all but one commercial unit are now sold.

Information current as at 11 September 2013.

Completed Projects

Knightsgate Residences

9 Citadel Way, Currambine

Project Company:	17 Sunlander Drive Pty Ltd
Finbar's Ultimate Interest:	50%
Marketing commenced:	February 2011
Construction Completion:	August 2013
Total Lots:	43 lots
Total Project Sales Value:	$14.9 m
Value of Sales to Date:	$14.1 m
Lots Sold:	41 (95%)
Lots Unsold:	2 (5%)

Knightsgate Residences located in Currambine encompasses a total of 43 – 1 and 2 bedroom apartments over three storeys. Marketing commenced in February 2011. Completion occurred in August 2013.

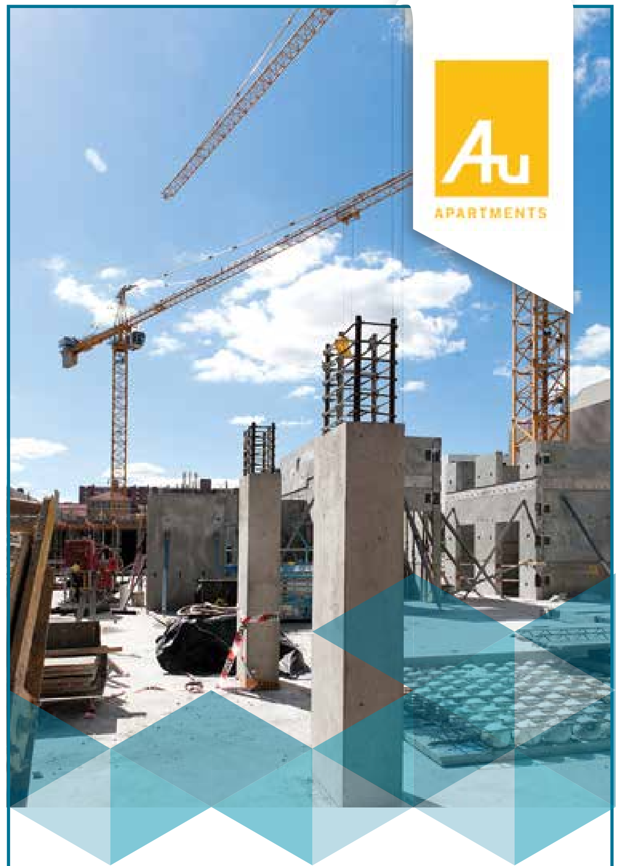
St Marks Apartments

131 Harold Street, Highgate

Project Company:	Finbar Funds Management Limited
Finbar's Ultimate Interest:	100%
Marketing commenced:	September 2011
Construction Completion:	September 2013
Total Lots:	131 lots
Total Project Sales Value:	$70.5 m
Value of Sales to Date:	$70.5 m
Lots Sold:	131 (100 %)
Lots Unsold:	Nil (0%)

St Marks Apartments is located seconds from the vibrant Beaufort Street cafe strip in Highgate and consists of 130 luxury 1, 2 and 3 bedroom apartments along with one building intended for commercial or educational use. Completion occurred in September 2013.

Under Construction



Au Apartments

208 Adelaide Terrace and 311 Hay Street, East Perth

Project Company:	208 Adelaide Terrace Pty Ltd
Finbar's Ultimate Interest:	45%
Marketing commenced:	October 2011
Estimated Completion:	FY14/FY15
Total Lots:	194 lots
Total Project Sales Value:	$107.7 m
Value of Sales to Date:	$107.7 m
Lots Sold:	194 (100%)
Lots Unsold:	Nil (0%)

Au Apartments is located opposite the Perth Mint and Pan Pacific Hotel in East Perth. The project includes 192 apartments in 1, 2 and 3 bedroom configuration plus 2 commercial lots distributed over two 10 storey structures.

Ecco Apartments

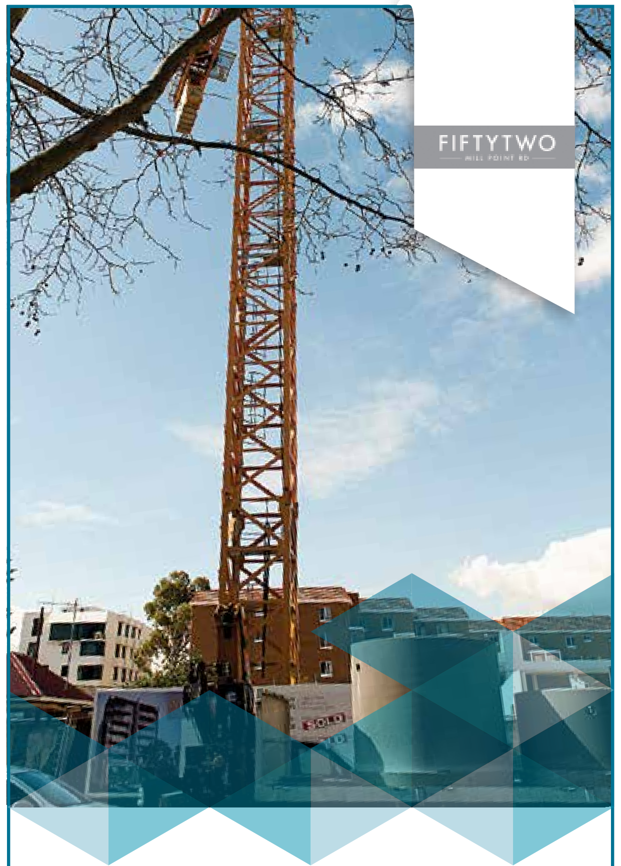
262 Lord Street, Perth

Project Company:	262 Lord Street Perth Pty Ltd
Finbar's Ultimate Interest:	50%
Marketing commenced:	February 2012
Estimated Completion:	FY14
Total Lots:	98 lots
Total Project Sales Value:	$52.3 m
Value of Sales to Date:	$46.3 m
Lots Sold:	90 (93%)
Lots Unsold:	8 (7%)

Ecco Apartments is located at 262 Lord Street in Perth. The project encompasses 90 – 1, 2 and 3 bedroom apartments along with 8 commercial suites. Construction is underway with completion forecast in FY14. 100% of residential apartments are sold and only the commercial units remain unsold.

Information current as at 11 September 2013.

Under Construction



Fifty Two Mill Point Rd

52 Mill Point Road, South Perth

Project Company:	52 Mill Point Road Pty Ltd
Finbar's Ultimate Interest:	50%
Marketing commenced:	February 2012
Estimated Completion:	FY14
Total Lots:	8 lots
Total Project Sales Value:	$18.2 m
Value of Sales to Date:	$10.2 m
Lots Sold:	3 (37.5%)
Lots Unsold:	5 (62.5%)

Fifty Two Mill Point Road in South Perth is a boutique apartment development, comprising of only 8 apartments over 9 storeys. The Penthouse and Sub-Penthouse are sold, and construction has now commenced on site.

Spring View Towers

3 Homelea Court, Rivervale

Project Company:	Rowe Avenue Pty Ltd
Finbar's Ultimate Interest:	50%
Marketing commenced:	February 2013
Estimated Completion:	FY15
Total Lots:	188 lots
Total Project Sales Value:	$100.3 m
Value of Sales to Date:	$82.5 m
Lots Sold:	153 (82%)
Lots Unsold:	35 (19%)

Finbar's latest development, Spring View Towers, is the jewel in the crown of the new State Government redevelopment precinct Springs Rivervale. The 188 apartment complex of 1, 2 and 3 bedroom apartments comprises an impressive 16-storey tower and 9-storey building. Next to Spring View Towers, Finbar also has plans for a separate 6 level office building containing approximately 6,200m^2 of NLA.

Future Projects

Toccata

88 Terrace Road, East Perth

Project Company:	88 Terrace Road Pty Ltd
Finbar's Ultimate Interest:	50%
Approximate Project Value:	$120 m
Estimated Completion:	FY16

Images are artist impressions only and are subject to change.

Toccata Apartments, located in East Perth will be the second stage of the Symphony City redevelopment, adjacent to the recently completed Adagio Apartments. The development will comprise of 45 luxury apartments plus two commercial lots over 21 storeys with an approximate end value of $120 million.

Concerto & Harmony

187 - 193 Adelaide Terrace, East Perth

Project Company:	88 Terrace Road Pty Ltd
Finbar's Ultimate Interest:	50%
Approximate Project Value:	$160 m
Estimated Completion:	FY17

Images are artist impressions only and are subject to change.

Concerto Apartments and Harmony located at 193 Adelaide Terrace in East Perth will be the final stages of Finbar's Symphony City redevelopment. The combined value of these two stages totals approximately $160 million. The Company is currently in the planning stage of residential apartments along with the refurbishment of the heritage building as additional apartments and office space.

Information current as at 11 September 2013.

Future Projects

Subi Strand

28-32 Hood Street and 19-25 Roydhouse Street, Subiaco

Project Company:	Roydhouse Street Subiaco Pty Ltd
Finbar's Ultimate Interest:	50%
Approximate Project Value:	$168 m
Estimated Completion:	FY16

Images are artist impressions only and are subject to change.

Situated within the award winning Subi Centro precinct, Subi Strand will be a mixed use project comprising two buildings and a landscaped pedestrian mall, creating a vibrant connection between Hood Street and Roydhouse Street. Approximately 245 - 1, 2 and 3 bedroom apartments plus 19 commercial lots are planned, due to launch in early 2014.

Norwood Perth

280 Lord Street, Perth

Project Company:	280 Lord Street Perth Pty Ltd
Finbar's Ultimate Interest:	50%
Approximate Project Value:	$32 m
Estimated Completion:	FY15

Images are artist impressions only and are subject to change.

Finbar has entered into a JV to secure a prime development site at 280 Lord Street, in close proximity to the Perth CBD. The project will yield 59 new residential apartments plus an additional 4 commercial lots. This project is just 300m from Ecco Apartments and its estimated launch date is late 2013.

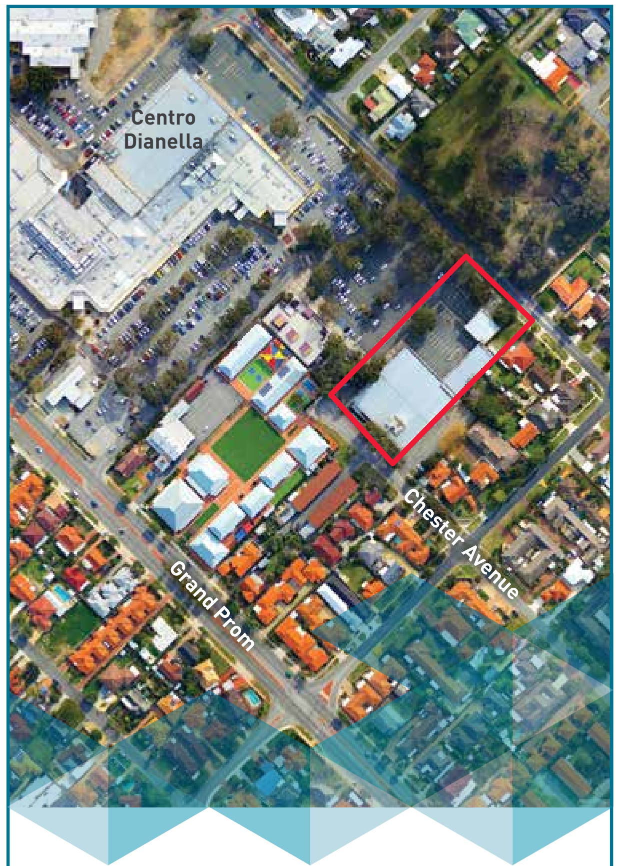
Future Projects

Arbor at Springs

1 - 7 Rowe Avenue, Rivervale	
Project Company:	McGregor Road Palmyra Pty Ltd
Finbar's Ultimate Interest:	50%
Approximate Project Value:	$120 m
Estimated Completion:	FY16

Images are artist impressions only and are subject to change.

In addition to Spring View Towers (under construction), Finbar has also secured a second development site in Landcorp's Springs precinct in Rivervale. Just 200 metres from Spring View Towers, Arbor at Springs will be developed into a 278 lot residential apartment project, consisting of Arbor North and Arbor South.



Dianella

36 Chester Avenue, Dianella	
Project Company:	36 Chester Avenue Pty Ltd
Finbar's Ultimate Interest:	50%
Approximate Project Value:	$60 m
Estimated Completion:	FY16

36 Chester Avenue located in Dianella has an approximate end value of $60 million. The Company is awaiting the revised Dianella Districts Centre Structure Plan to allow increased density and height. The Company is proposing 135 residential lots up to 6 levels comprising 1, 2 and 3 bedroom apartments.

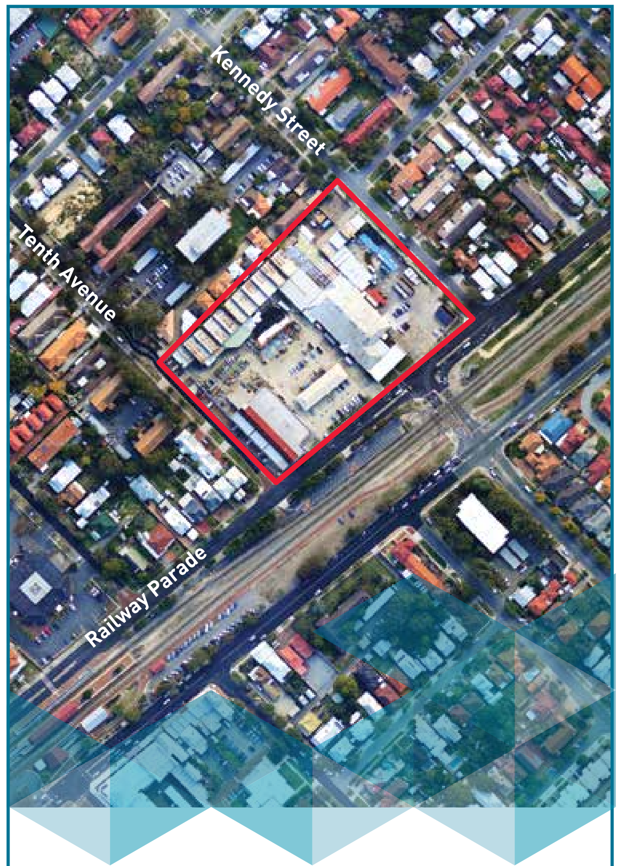
Information current as at 11 September 2013.

Future Projects

West Perth

647 – 659 Murray Street, West Perth	
Project Company:	1 Richardson Street Pty Ltd
Finbar's Ultimate Interest:	50%
Approximate Project Value:	$125 m
Estimated Completion:	FY17

Finbar has entered into a 50% joint venture to develop the site at 647-659 Murray Street in West Perth. The property is being leased until June 2014 at which point the existing buildings will be demolished to make way for the proposed development of approximately 240 apartments with an estimated end value of approximately $125 million.



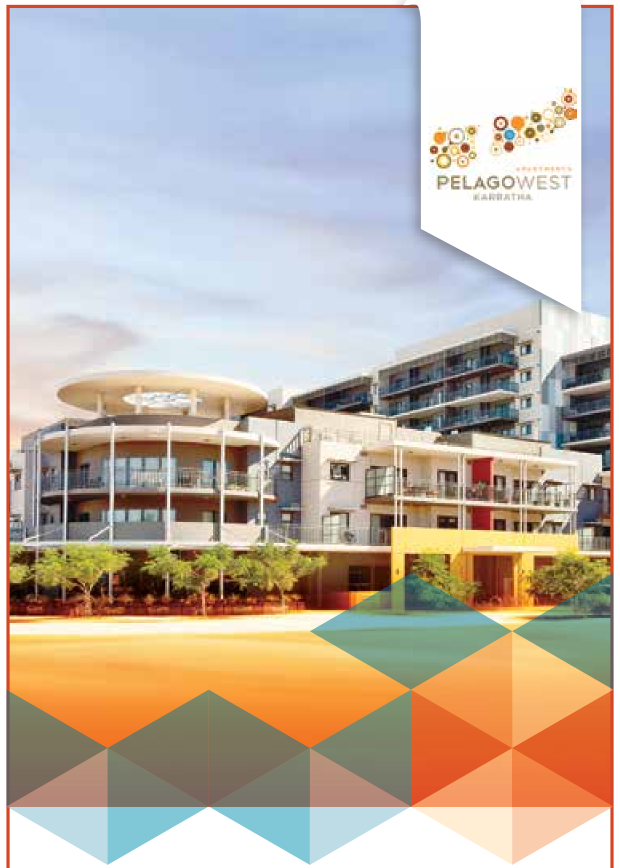
Maylands

Tenth Ave, Kennedy St & Railway Pde, Maylands	
Project Company:	241 Railway Parade Pty Ltd
Finbar's Ultimate Interest:	50%
Approximate Project Value:	$183 m
Estimated Completion:	FY17

This future development is on a 17,279sqm site known locally as the Ross's Auction Site. Located in Maylands, this prime development is just 4.5 kilometres from the Perth CBD, adjacent to public transport and in very close proximity to urban amenity. The project is proposed to include 336 new residential apartments plus additional commercial space. Finbar anticipates to launch the first stage of the project in the first half of 2014.

Finbar's Regional Projects

Now Completed



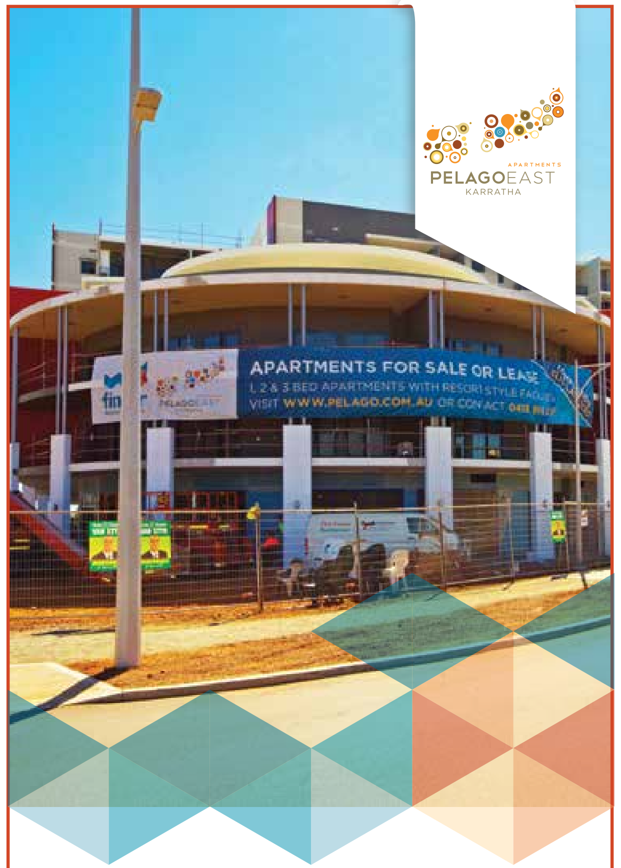
Pelago West

23 Sharpe Avenue, Karratha

Project Company:	Finbar Karratha Pty Ltd
Finbar's Ultimate Interest:	100%
Marketing commenced:	February 2011
Construction completion:	July 2012
Total Lots:	122 lots
Total Project Sales Value:	$92.6 m
Lots Sold:	96 lots (79%)
Lots Unsold:	26 lots (21%)
Lots Settled:	95 lots
Value Settled to Date:	$68.7 m

Pelago West includes 114 apartments in 1, 2 and 3 bedroom layouts over 9 storeys and an additional 8 commercial units fronting Sharpe Avenue and Warrambie Road. Karratha's first high rise residential development was officially opened by the Hon. Brendan Grylls MLA on Friday 25th May 2012.

Under Construction



Pelago East

26 Sharpe Avenue, Karratha

Project Company:	Finbar Karratha Pty Ltd
Finbar's Ultimate Interest:	100%
Marketing commenced:	February 2013
Estimated Completion:	FY14
Total Lots:	188 lots
Total Project Sales Value:	$135.8 m
Value of Sales to Date:	$49 m
Lots Sold:	81 lots (43%)
Lots Unsold:	107 lots (57%)

Pelago East has a 9 storey and 7 storey building comprising 174 apartments in 1, 2 and 3 bedroom configurations plus an additional 14 commercial lots. Pelago East is the second stage of Finbar's Pelago apartment development, Karratha's only high-rise, luxury apartment development. Construction is nearing completion and is forecast for November 2013.

Future Project

Anchorage

Sutherland & Morgans Streets, Port Hedland

Project Company:	Finbar Port Hedland Pty Ltd
Finbar's Ultimate Interest:	100%
Approximate Project Value:	$300 m
Estimated Completion:	FY16

Images are artist impressions only and are subject to change.

The WA State Government has appointed Finbar as the preferred developer of a significant apartment site overlooking the Spoilbank Marina, located in the Pilbara Town of Port Hedland. Known as the former Port Hedland Regional Hospital site, the development is situated directly opposite the Port Hedland Yacht Club. The acquisition of the land and the project is conditional upon the approval of a scheme amendment by the statutory authorities that would allow the development of a new, mixed use medium density project.

Information current as at 11 September 2013.

Financial Report

For the Year Ended 30 June 2013

Directors' Report

The Directors present their report together with the consolidated financial report of the Group, comprising Finbar Group Limited ('the Company') and its subsidiaries and the Group's interest in jointly controlled entities for the financial year ended 30 June 2013 and the independent auditor's report thereon.

Contents

1 Directors

The Directors of the Company at any time during or since the end of the financial year are:

Executive Director and Chairman

John CHAN - BSc, MBA, MAICD — Director since 27 April 1995; Chairman since 15 July 2010

John Chan is Executive Director and Chairman of Finbar, and a Director of its Subsidiaries and Jointly Controlled entities.

John was appointed director in 1995 and was instrumental in re-listing Finbar on the ASX as a property development company. Prior to joining Finbar, John headed several property and manufacturing companies both in Australia and overseas.

John holds a Bachelor of Science from Monash University in Melbourne and a Master of Business Administration from the University of Queensland. John is a Member of the Australian Institute of Company Directors, is a Trustee for the Western Australian Chinese Chamber of Commerce, and is a former Senate Member of Murdoch University.

Managing Director

Darren John PATEMAN - EMBA, Grad Dip App CorpGov, ACSA, ACIS, MAICD, AFAIM — Director since 6 November 2008; Managing Director since 15 July 2010

Darren Pateman is the Managing Director of Finbar and a Director of Finbar's Subsidiaries and Jointly Controlled entities.

Darren commenced with Finbar prior to its relisting on the ASX as a property development company in 1995 and in this time has played a primary role in developing Finbar's systems, strategy and culture.

Darren has held several positions in his 18 years with the company which has given Darren an intimate knowledge of the key aspects of Finbar's business. Darren was formerly Company Secretary from 1996 to 2010, Chief Executive Officer from 2008 to 2010, and was appointed Managing Director on 15 July 2010.

Darren is a Chartered Secretary and holds an Executive Master of Business Administration from the University of Western Australia and a Graduate Diploma in Applied Corporate Governance. Darren is an Associate of the Institute of Chartered Secretaries and Administrators, a Member of the Australian Institute of Company Directors and an Associate Fellow of the Australian Institute of Management.

Non-executive Director

John Boon Heng CHEAK - B Eco — Director since 28 April 1993

John Cheak joined the Board in 1993 and has extensive experience in the governance of companies in property development and marine transportation sectors.

John has a Bachelor of Economics degree from the University of Western Australia and is a Singapore citizen.

John is a non-executive director of CH Offshore Limited, Singapore which is a publicly-listed marine transportation company.

Non-executive Director

Kee Kong LOH - B Acc, CPA — Director since 28 April 1993

Kee Kong Loh joined the Board in April 1993 and has substantial experience in the governance of companies in property development, marine transportation, and electronics manufacturing sectors.

He has a degree in accountancy from the University of Singapore and is a member of the Institute of Certified Public Accountants of Singapore.

Loh is a director of PCI Limited (Singapore) which is a publicly listed company in Singapore, where he is a resident.

Non-executive (Independent) Director

Lee VERIOS - LLB, MAICD — Director since 6 December 2011

Lee Verios joined the Board in December 2011. He is a well credentialed commercial lawyer having practised in Western Australia for over 40 years.

Until his retirement from practising law in 2010, Lee was partner in the international law firm of Norton Rose and the leader of their Commercial Property division in Perth. Throughout his legal career, Lee has held senior management roles in each of the firms of which he has been a member.

In addition to his legal practice, Lee is an experienced company director, having held positions in a variety of public and private enterprises. He has been a director of privately owned investment company Wyllie Group Pty Ltd since July 2004, and is a Non-Executive Director of ASX listed Decmil Group Limited, a civil engineering and construction company.

Lee is a member of the Australian Institute of Company Directors, the Hellenic Australian Chamber of Commerce and Industry and was previously Chairman of the Australian Indonesian Business Council (WA Branch).

2 Company Secretary

The Company Secretary of the Company at any time during or since the end of the financial year is:

Edward Guy BANK - B Bus, ASCPA — Company Secretary from 15 July 2010 to 5 February 2013

Ed is a Certified Practicing Accountant with twenty five years experience in private practice including seven years as the Company's external accountant. Ed joined the Company in 2005 in the capacity of Chief Financial Officer.

Ed continues to hold the position of Chief Financial Officer.

Anthony David HEWETT - MBusLaw (Curtin) — Company Secretary since 5 February 2013

Over the past 12 years, Anthony has developed considerable experience in a variety of managerial, operational and compliance oriented roles within a range of financial services businesses and not-for profit organisations in Western Australia.

Anthony was most recently the Company Secretary and Head of Risk Management for the Euroz Group of Companies for almost six years during which he assisted the Board of Directors with the management and administration of the Group's listed, unlisted and not-for-profit entities. Immediately prior to this role Anthony was the Compliance Officer for Euroz Securities Limited for 3.5 years.

Anthony has been involved in the establishment and management of both a Charitable Foundation and Private Charitable Trust in Western Australia.

Anthony holds a Master of Business Law from Curtin University and qualifications in Building Design and Drafting, Financial Services, Leadership, and Training, and is currently completing a Graduate Diploma in Applied Corporate Governance with Chartered Secretaries Australia.

3 Directors' Meetings

The number of Directors' meetings attended by each of the Directors of the Company during the financial year are:

Director	Board Meetings Held	Board Meetings Attended	Resolutions Without Meetings	Audit Committee Meetings Held	Audit Committee Meetings Attended	Remuneration Committee Meetings Held	Remuneration Committee Meetings Attended
John CHAN	4	4	7	N/A	N/A	N/A	N/A
Darren John PATEMAN	4	4	8	N/A	N/A	N/A	N/A
John Boon Heng CHEAK	4	4	8	2	2	2	2
Kee Kong LOH	4	4	8	2	2	2	2
Lee VERIOS	4	3	8	2	1	2	1

4 Corporate Governance Statement

This statement outlines the main Corporate Governance practices that were in place throughout the financial year, which comply with ASX Corporate Governance Council recommendations, unless otherwise stated.

4.1 Board of Directors

Role of the Board

The Board's primary role is the protection and enhancement of long-term shareholder value.

To fulfil this role, the Board is responsible for the overall corporate governance of the Group including formulating its strategic direction, approving and monitoring site acquisition and project concepts, appointing, removing and creating succession policies for Directors and Senior Executives, establishing and monitoring the achievement of management's goals and ensuring the integrity of internal control and management information systems.

The Board is also responsible for approving and monitoring financial and other reporting.

The Board has delegated responsibility for operation and administration of the Group to the Executive Chairman, the Managing Director and executive management.

Board Processes

To assist in the execution of responsibilities, the Board has an Audit Committee and a Remuneration Committee.

In addition to Board meetings, the Board members communicate regularly and attend to the majority of the governance matters via circular resolution.

The agenda for meetings is prepared in conjunction with the Executive Chairman, Managing Director and the Company Secretary. Standing items include the Managing Director's report, financial reports, strategic matters, governance and compliance. Submissions are circulated in advance. Executives are regularly involved in Board discussions.

Director Education

Directors have the opportunity to visit the Group facilities and meet with management to gain a better understanding of business operations. Directors are given access to continuing education opportunities to update and enhance their skills and knowledge.

Independent Professional Advice and Access to Group Information

Each Director has the right of access to all relevant Group information and to the Group's executives and, subject to prior consultation with the Executive Chairman, may seek independent professional advice from a suitably qualified adviser at the Group's expense. The Director must consult with an advisor suitably qualified in the relevant field, and obtain the Executive Chairman's approval of the fee payable for the advice before proceeding with the consultation. A copy of the advice received by the Director is made available to all other members of the Board.

Composition of Board

The names of the Directors of the Company in office at the date of this report are set out in the Directors' report on Page 29 of this report. The composition of the Board is determined using the following principles:

- The Board shall comprise Directors with a range of expertise encompassing the current and proposed activities of the Company;
- Where a vacancy is considered to exist, the Board selects an appropriate candidate through consultation with external parties and consideration of the needs of shareholders and the Company. Such appointments are referred to shareholders at the next opportunity for re-election in general meeting;
- New Directors are provided the opportunity to meet with management and familiarise themselves with the business operations of the Group; and
- The procedures for the election and retirement of Directors are governed by the Company's constitution and the listing Rules of the Australian Stock Exchange Limited (ASX).

An Independent Director is a Director who is not a member of management (a Non-executive Director) and who:

- Holds less than five percent of the voting shares of the Company and is not an officer of, or otherwise associated, directly or indirectly, with a shareholder of more than five per cent of the voting shares of the Company;
- Has not within the last three years been employed in an executive capacity by the Company or another Group member, or been a Director after ceasing to hold any such employment;
- Within the last three years has not been a principal or employee of a material* professional adviser or a material* consultant to the Company or another Group member;
- Is not a material* supplier or customer of any Group member, or an officer of or otherwise associated directly or indirectly with a material* supplier or customer;
- Has no material* contractual relationship with any Group member other than as a Director of the Company; and
- Is free from any interest and any business or other relationship which could, or could reasonably be perceived to, materially* interfere with the Director's ability to act in the best interests of the Group.

** The Board considers, 'material', in this context, to be where any Director-related business relationship has represented, or is likely in the future to represent, less than five per cent of the relevant Director-related business' revenue. The Board considered the nature of the relevant industries' competition and the size and nature of each Director-related business relationship, in arriving at this threshold.*

The Company does not currently have a Nomination Committee as the responsibility is handled directly by the Board of Directors.

4.2 Remuneration Committee

The Remuneration Committee reviews and makes recommendations to the Board on remuneration packages and policies applicable to the Executive Officers and Directors themselves of the Company and of other Group Executives. It is also responsible for share option schemes, incentive performance packages, superannuation entitlements, retirement and termination entitlements, fringe benefits policies and professional indemnity and liability insurance policies.

The members of the Remuneration Committee are:

- Kee Kong LOH (Chairman) - Non-executive Director
- Lee VERIOS - Non-executive Independent Director
- John Boon Heng CHEAK - Non-executive Director

The Board policy is that the Remuneration Committee will comprise of at least one independent Director and two non-executive Directors. The Executive Chairman, John Chan, is invited to Remuneration Committee meetings, as required, to discuss Senior Executives' performance and remuneration packages but does not attend meetings involving matters pertaining to him.

4.3 Remuneration Report - Audited

4.3.1 Principles of Remuneration - Audited

Remuneration of Directors and Executives is referred to as remuneration as defined in AASB 124 and Section 300A of the *Corporations Act 2001*.

Key management personnel have authority and responsibility for planning, directing and controlling the activities of the Group, including Directors of the Company and other Executives. Key management personnel comprise the Directors of the Company and Executives for the Company and the Group including the S300A Executives.

Remuneration levels for key management personnel and the secretary of the Company, and key management personnel and secretaries of the Group are competitively set to attract and retain appropriately qualified and experienced Directors and Executives. The Remuneration Committee obtains independent advice on the appropriateness of remuneration packages of both the Company and the Group given trends in comparative companies both locally and internationally and the objectives of the Company's remuneration strategy.

The remuneration structures explained below are designed to attract suitably qualified candidates, reward the achievement of strategic objectives, and achieve the broader outcome of creation of value for shareholders. The remuneration structures take into account:

- the capability and experience of the key management personnel;
- the key management personnel's ability to control the Group's performance; and
- the Group's performance including:
  - the Group's earnings;
  - the growth in share price and delivering constant returns on shareholder wealth; and
  - the amount of incentives within each key management person's remuneration.

Remuneration packages include a mix of fixed and variable remuneration, short-term performance-based incentives and can include long-term performance-based incentives.

Fixed Remuneration

Fixed remuneration consists of base remuneration (which is calculated on a total cost basis and includes any FBT charges related to employee benefits including motor vehicles), as well as employer contributions to superannuation funds.

Remuneration levels are reviewed annually through a process that considers individual, segment and overall performance of the Group. In addition external consultants provide analysis and advice to ensure the Directors' and Senior Executives' remuneration is competitive in the market place. A Senior Executive's remuneration is also reviewed on promotion.

Performance Linked Remuneration

Performance linked remuneration includes short-term incentives and can include long-term incentives and are designed to reward key management personnel for meeting or exceeding their financial and personal objectives. The short-term incentive (STI) is an 'at risk' bonus provided in the form of cash, whilst the long-term incentive (LTI) is provided as options over ordinary shares of the Company under the rules of the Executive Option Plan 2003.

Short-term Incentive

The Remuneration Committee sets the key performance indicators (KPIs) for the key management personnel. The KPIs generally include measures relating to the Group, the relevant segment, and the individual, and as well as financial, people, customer, strategy and risk measures. The measures are chosen as they directly align the individual's reward to the KPIs of the Group and to its strategy and performance.

The primary financial performance objective is 'profit before tax'. The non-financial objectives vary with position and responsibility and include measures such as achieving strategic outcomes, customer satisfaction and personal development. The STI for the year ended 30 June 2013 was based wholly on a percentage of 'profit before tax'.

At the end of the financial year the Remuneration Committee assess the actual performance of the Group, the relevant segment and the individual against the KPIs set. The performance evaluation in respect of the year ended 30 June 2013 has taken place in accordance with this process.

Long-term Incentive

Options are issued under the Executive Option Plan 2003 (made in accordance with thresholds set in the plan approved by shareholders at the 26 June 2003 Annual General Meeting) which, subject to the Boards' discretion, provides for key management personnel to receive up to an annual aggregate of five per cent of fully paid issued shares by way of options over ordinary shares, for no consideration.

Short-term and Long-term Incentive Structure

The Remuneration Committee considers that the above performance-linked remuneration structure is generating the desired outcome. The evidence of this is firstly in respect to the strong growth in profits in recent years, as well as the increase in the Company share price.

Consequences of Performance on Shareholders Wealth

In considering the Group's performance and benefits for shareholder wealth, the Remuneration Committee has regard to the following indices in respect of the current financial year and the previous four financial years:

	2013	2012	2011	2010	2009
Total comprehensive income	$31,590,971	$27,292,927	$28,225,305	$23,561,832	$18,895,446
Profit before tax	$44,560,499	$39,131,721	$34,943,120	$32,174,863	$23,452,068
Dividends paid	$19,298,374	$18,896,550	$15,115,909	$9,928,923	$8,472,983
Change in share price	$0.18	$0.10	-$0.02	$0.20	$0.18
Return on capital employed	15.45%	17.39%	16.38%	26.94%	24.79%
Return on total equity	15.35%	14.49%	16.18%	21.13%	24.47%

Profit before tax is considered as one of the financial targets in setting the STI. Profit amounts for 2009 to 2013 have been calculated in accordance with Australian Accounting Standards (AASBs).

Dividends, changes in share price, and return of capital are included in the total shareholder return (TSR) calculation which is one of the performance criteria assessed for the LTI. The other performance criteria assessed for the LTI is growth in earnings per share, which takes into account the Group's net profit.

The overall level of key management personnel's remuneration takes into account the performance of the Group over a number of years.

Service Contracts

No service contracts have been entered into by the Company and the Group for Executive Directors and Senior Executives, including the Managing Director.

Directors

Total base remuneration for all Directors, last voted upon by shareholders at the October 2012 AGM, is not to exceed $350,000 per annum and are set based on advice from external advisors with reference to fees paid to other Directors of comparable companies. Directors' base fees are presently up to $350,000 per annum.

4.3.2 Directors' and Executive Officers' Remuneration - Audited

Details of the nature and amount of each major element of remuneration of each Director of the Company and of the named Group Executive who receive the highest remuneration during the financial year ended 30 June 2013 are:

	Short-Term				Post - Employment			
	Directors Fees $	Salary $	STI Cash Bonus (A) $	Total $	Super-annuation $	Other Long Term $	Total $	S300A(1)(e)(i) Proportion of Remuneration Performance Related %
Executive Directors								
Mr John Chan, Executive Chairman	81,011	389,239	658,812	1,129,062	24,960	35,181	1,189,203	55.40%
Mr Darren John Pateman, Managing Director	60,661	363,657	527,050	951,368	17,842	32,869	1,002,079	52.60%
Non-executive Directors								
Mr John Boon Heng Cheak	60,661	-	-	60,661	-	-	60,661	
Mr Kee Kong Loh	70,836	-	-	70,836	-	-	70,836	
Mr Lee Verios	64,987	-	-	64,987	5,849	-	70,836	
Executives								
Mr Edward Guy Bank, CFO *	-	200,000	345,360	545,360	17,999	3,334	566,693	60.94%
Mr Ronald Chan *	-	167,308	37,500	204,808	18,433	7,250	230,491	16.27%
Mr Anthony David Hewett *	-	64,615	-	64,615	4,965	-	69,580	
	338,156	1,184,819	1,568,722	3,091,697	90,048	78,634	3,260,379	48.11%

Details of the nature and amount of each major element of the emolument of each Director of the Company and the named Officers of the Group receiving the highest remuneration during the financial year 30 June 2012 are:

	Short-Term				Post - Employment			
	Directors Fees $	Salary $	STI Cash Bonus (A) $	Total $	Super-annuation $	Other Long Term $	Total $	S300A(1)(e)(i) Proportion of Remuneration Performance Related %
Executive Directors								
Mr John Chan, Executive Chairman	60,691	380,000	433,212	873,903	34,200	-	908,103	47.71%
Mr Darren John Pateman, Managing Director	40,341	350,000	346,570	736,911	31,500	-	768,411	45.10%
Non-executive Directors								
Mr Paul Anthony Rengel	21,018	-	-	21,018	-	-	21,018	
Mr John Boon Heng Cheak	40,341	-	-	40,341	-	-	40,341	
Mr Kee Kong Loh	50,516	-	-	50,516	-	-	50,516	
Mr Lee Verios	31,974	-	-	31,974	-	-	31,974	
Executives								
Mr Edward Guy Bank, CFO *	-	200,000	216,606	416,606	17,999	24,387	458,992	47.19%
	244,881	930,000	996,388	2,171,269	83,699	24,387	2,279,355	43.71%

*Excludes accrued annual leave of $82,150 (2012 : $66,439)

Notes in relation to the Table of Directors' and Executive Officers' Remuneration - Audited

(A) Short-term Incentive Cash Bonus:

The short-term incentive bonus is for performance during the respective financial years using the criteria set out on Page 33. Details of the Group's policy in relation to the remuneration that is performance related is discussed on Page 33.

4.3.3 Analysis of Bonuses included in Remuneration - Audited

Details of the vesting profile of the short term incentive bonuses awarded as remuneration to each Director of the Company and each of the named Group Executives are detailed below.

	Short Term Incentive Bonus	
	Included in Remuneration $	% vested in year %
Executive Directors		
Mr John Chan	658,812	100%
Mr Darren John Pateman	527,050	100%
Executives		
Mr Edward Guy Bank, CFO	345,360	100%
Mr Ronald Chan, COO	37,500	100%
Mr Anthony David Hewett, Company Secretary	-	-
	1,568,722	100%

Amounts included in remuneration for the financial year represent the amount of entitlements in the financial year based on achievement of personal goals and satisfaction of performance criteria. Any discretionary amounts of executive bonuses are yet to be determined, and therefore may impact future financial years.

4.3.4 Equity Instruments - Audited

All options refer to options over ordinary shares of Finbar Group Limited, which are exercisable on a one-for-one basis under the Executive Option Plan 2003. At 30th June 2013 there were no options in issue.

4.4 Audit Committee

The Audit Committee has a documented charter, approved by the Board. All members must be non-executive Directors with at least one independent. The Chairman may not be the Chairman of the Board. The Audit Committee advises on the establishment and maintenance of a framework of internal control and appropriate ethical standards for the management of the Group.

The members of the Audit Committee are:

- Lee VERIOS (Chairman) - Non-executive Independent Director
- Kee Kong LOH - Non-executive Director
- John Boon Heng CHEAK - Non-executive Director

The external auditors, the Managing Director and the Chief Financial Officer are invited to Audit Committee meetings at the discretion of the committee.

The Managing Director and the Chief Financial Officer declared in writing to the Board that the financial records of the Company and Group entities for the financial year have been properly maintained and the Group's financial report for the financial year ended 30 June 2013 comply with accounting standards and present a true and fair view of the Group's financial condition and operational results. This statement is required annually.

The responsibilities of the Audit Committee include:

- reviewing the annual and half-year financial reports and other financial information distributed externally. This includes approving new accounting policies to ensure compliance with Australian Accounting Standards (AASBs), and assessing whether the financial information is consistent with committee members' information and adequate for shareholder needs;
- assessing management processes supporting external reporting;
- assessing corporate risk assessment processes;
- establishing procedures for selecting, appointing, and if necessary, removing the external auditor;
- assessing whether non-audit services provided by the external auditor are consistent with maintaining the external auditor's independence. Each reporting period the external auditor provides an independence declaration in relation to the audit or review;
- providing advice to the Board in respect of whether the provision of the non-audit services by the external auditor is compatible with the general standard of independence of auditors imposed by the *Corporations Act 2001;*
- assessing the adequacy of the internal control framework and the Group's ethical standards;
- organising, reviewing and reporting on any special reviews or investigations deemed necessary by the Board;
- monitoring fraud control and monitoring prompt and appropriate rectification of any deficiencies or breakdowns identified;

4.4 Audit Committee (continued)

- monitoring the procedures to ensure compliance with the *Corporations Act 2001* and the ASX Listing Rules and all other regulatory requirements;
- addressing any matters outstanding with auditors, Australian Taxation Office, Australian Securities and Investments Commission, ASX and financial institutions.

The Audit Committee reviews the performance of the external auditors on an annual basis and meets with them during the year to:

- discuss the external audit, identifying any significant changes in structure, operations, internal controls or accounting policies likely to impact the financial statements and to review the fees proposed for the audit work to be performed;
- review the half-year and preliminary final report prior to lodgement with the ASX, and any significant adjustments required as a result of the auditor's findings, and to recommend Board approval of these documents, prior to announcement of results;
- review the draft annual and half-year financial report, and to recommend Board approval of the financial report;
- review the results and findings of the auditor, the adequacy of accounting and financial controls, and to monitor the implementation of any recommendations made.

The Audit Committee considers annually the necessity to request the attendance of the auditors at annual general meetings so as to be available to answer shareholder questions about the conduct of the audit and content of the auditor's report.

4.5 Risk Management

Oversight of the Risk Management Procedures

The Board oversees the establishment, implementation, and annual review of the Group's risk management procedures. Management has established and implemented informal risk management procedures for assessing, monitoring and managing all risks including operational, financial reporting, and compliance risks for the Group. The Managing Director and the Chief Financial Officer have provided assurance, in writing to the Board, that the financial reporting risk management and associated compliance and controls have been assessed and found to be operating effectively. The operational and other risk management compliance and controls have also been assessed and found to be operating effectively. All risk assessments covered the whole financial year and the period up to the signing of the Annual Financial Report for all material operations in the Group, and jointly controlled entities.

Risk Profile

Management provide, at the request of the Audit Committee, the risk profile that outlines the material business risks of the Group. The Audit Committee reports the status of material business risks to the Board at each Board meeting.

Material risks for the Group may arise from such matters as actions by competitors, government policy changes, difficulties in appointed builders sourcing raw materials and skilled labour, environment, occupational health, property, financial reporting and the purchase, development and use of information systems.

The Board adopts practices to identify significant areas of business risk and to effectively manage those risks in accordance with the Group's risk profile. Where necessary, the Board draws on the expertise of appropriate external consultants to assist.

The Group strives to ensure that its products are of the highest standard.

The Board is responsible for the overall internal control framework, but recognises that no cost-effective internal control system will preclude all errors and irregularities.

Risk Management and Compliance Control

Comprehensive practices have been established to ensure:

- capital expenditure and revenue commitments within the prescribed amounts must obtain prior Board approval;
- financial exposures are controlled, including use of derivatives. Further details of the Group's policies relating to interest rates management and credit risk are included in Notes 5 and 27 in the Notes to the Financial Statements;
- management systems are monitored and reviewed to achieve high standards of performance and compliance with regulations;
- business transactions are properly authorised and executed;
- the quality and integrity of personnel (see page 37);
- financial reporting accuracy and compliance with the financial reporting regulatory framework (see page 37);
- environmental regulation compliance (see page 37).

Quality and Integrity of Personnel

Training and development and appropriate remuneration and incentives with regular performance reviews create an environment of cooperation and constructive dialogue with employees and senior management.

Financial Reporting

The Managing Director and the Chief Financial Officer have provided assurance, in writing to the Board that the Group's financial reports are founded on a sound system of risk management and internal compliance and control which implements the policies adopted by the Board.

There is a comprehensive accounting system. Monthly actual results are reported against budgets approved by the Directors and revised forecasts for the year are prepared regularly. Procedures are in place to ensure price sensitive information is reported to the Australian Stock Exchange (ASX) in accordance with Continuous Disclosure Requirements.

A review is undertaken at each half year end of all related party transactions.

Environmental Regulation

The Group's operations are not subject to any significant environmental regulations under either Commonwealth or State legislation.

Compliance with the requirements of environmental regulations and with specific requirements of site environmental licences was substantially achieved across all operations with no instances of non-compliance in relation to licence requirements noted.

The Board is not aware of any significant breaches of environmental regulations during the period covered by this report.

4.6 Ethical Standards

All Directors, Managers and Employees are expected to act with the utmost integrity and objectivity, striving at all times to enhance the reputation and performance of the Group.

Conflict of Interest

Directors must keep the Board advised, on an ongoing basis, of any interest that could potentially conflict with those of the Group.

Where the Board believes that a significant conflict exists for a Director on a Board matter, the Director concerned does not receive the relevant Board papers and is not present at the meeting whilst the item is considered. Details of Director related entity transactions with the Company and the Group are set out in Note 31 in the Notes to the Financial Statements.

Code of Conduct

All Directors, Managers and Employees are expected to maintain high ethical standards including the following:

- aligning the behaviour of the Board and Management with the code of conduct by maintaining appropriate core Group values and objectives;
- fulfilling responsibilities to shareholders by delivering shareholder value;
- usefulness of financial information by maintaining appropriate accounting policies, practices and disclosure;
- fulfilling responsibilities to clients, customers and consumers by maintaining high standards of product quality, service standards, commitments to fair value, and safety of goods produced;
- employment practices such as occupational health and safety, employment opportunity, training and education support, community activities, sponsorships and donations;
- responsibilities to the individual, such as privacy, use of privileged or confidential information, and conflict resolution;
- managing actual or potential conflicts of interest;
- corporate opportunities such as preventing Directors and key executives from taking advantage of property, information or position for personal gain;
- confidentiality of corporate information;
- fair dealing;
- protection and proper use of the Group's assets;
- compliance with laws;
- reporting unlawful or of unethical behaviour including protection of those who report violations in good faith.

4.6 Ethical Standards (continued)

Trading in General Company Securities by Directors and Employees

The key elements of the Trading in Company Securities by Directors and Employees policy are:

- identification of those restricted from trading - Directors and Senior Executives may acquire shares in the Company, but are prohibited from dealing in Company shares or exercising options:
  - within two trading days after either the release of the Company's half-year and annual results to the Australian Stock Exchange ('ASX'), the Annual General Meeting or any major announcement;
  - whilst in possession of price sensitive information not yet released to the market;
- raising the awareness of legal prohibitions including transactions with colleagues and external advisers;
- raising awareness that the Company prohibits those restricted from trading in Company shares as described above from entering into transactions such as margin loans that could trigger a trade during a prohibited period;
- requiring details to be provided of the trading activities of the Directors of the Company;
- identification of processes for unusual circumstances where discretions may be exercised in cases such as financial hardship.

4.7 Communication with Shareholders

The Board provides shareholders with information using a comprehensive Continuous Disclosure policy which includes identifying matters that may have a material effect on the price of the Company's securities, notifying them to the ASX, posting them on the Company's website, and issuing media releases.

In summary, the Continuous Disclosure policy operates as follows:

- the Executive Chairman, the Managing Director and the Company Secretary are responsible for interpreting the Group's policy and where necessary informing the Board. The Company Secretary is responsible for all communications with the ASX. Such matters are advised to the ASX in accordance with the ASX Listing Rules and the Corporations Act;
- the full Annual Report is distributed to all shareholders (unless a shareholder has specifically requested not to receive the document), including relevant information about the operations of the Group during the year, changes in the state of affairs and details of future developments;
- the half-yearly report contains summarised financial information and a review of the operations of the Group during the period. The half-year reviewed financial report is lodged with the Australian Securities and Investments Commission and the ASX, and sent to any shareholder who requests it;
- proposed major changes in the Company and the Group which may impact on share ownership rights are submitted to a vote of shareholders;
- all announcements made to the market, and related information (including information provided to analysts or the media during briefings), are placed on the Company's website after they are released to the ASX;
- the full texts of notices of meetings and associated explanatory material are placed on the Company's website;
- the external auditor being requested to attend the annual general meetings to answer questions concerning the conduct of the audit, the preparation and content of the auditor's report, accounting policies adopted by the Group and the independence of the auditor in relation to the conduct of the audit.

All of the above information, including that of the previous two years, is made available on the Company's website within one day of public release.

The Board encourages full participation of shareholders at the Annual General Meeting, to ensure a high level of accountability and identification with the Group's strategy and goals. Important issues are presented to the shareholders as single resolutions.

The shareholders are requested to vote on the appointment and aggregate remuneration of Directors, the granting of options and shares to Directors, the Remuneration report and changes to the Constitution. Copies of the Constitution are available to any shareholder on request.

4.8 Diversity

The Board has considered the recommendation to formulate strict measurable targets for the purposes of the assessment of gender diversity within the organisation given the small size and relatively stable nature of its workforce and has formed the view that at this time it would not be appropriate or practical to, establish a written policy regarding gender diversity. The Board will review this position, at least, annually. However, generally, when selecting new employees or advancing existing employees, no consideration is given to gender, age or ethnicity, but instead selections are based upon individual achievements, skill and expertise.

Gender representation

	2013		2012	
	Female	Male	Female	Male
Board	-	100%	-	100%
Key Management Personnel	-	100%	-	100%
Senior Management	50%	50%	50%	50%
Group	50%	50%	38%	62%

5 Principal Activities

The principal activities of the Group during the course of the financial year continued to be property development and investment.

The Group's focus is the development of medium to high-density residential buildings and commercial developments in Western Australia by way of direct ownership, ownership through fully owned Subsidiaries or by jointly controlled entities (through companies registered specifically to conduct the development).

The Group holds rental property through 59 Albany Highway Joint Venture Pty Ltd (wholly owned subsidiary of 59 Albany Highway Pty Ltd), 175 Adelaide Terrace Pty Ltd (wholly owned subsidiary of the Company) and Finbar Karratha Pty Ltd (wholly owned subsidiary of the Company).

There were no significant changes in the nature of the activities of the Group during the financial year.

6 Operating and Financial Review

Operating Results	2013	2012
Total comprehensive income attributable to Owners of the Group	$31,210,908	$28,300,279

Shareholder Returns	2013	2012	2011	2010	2009
Total comprehensive income attributable to Owners of the Group	$31,210,908	$28,300,279	$24,023,464	$23,571,133	$18,970,991
Basic EPS	$0.14	$0.13	$0.13	$0.16	$0.13
Diluted EPS	$0.14	$0.13	$0.13	$0.16	$0.13
Dividends paid	$19,298,374	$18,896,550	$15,115,909	$9,928,923	$8,472,983
Dividends paid per share	$0.09	$0.09	$0.085	$0.07	$0.06
Market price per share	$1.26	$1.08	$0.98	$1.00	$0.80
Change in share price	$0.18	$0.10	-$0.02	$0.20	$0.18
Return on capital employed attributable to Owners of the Group	15.32%	17.80%	14.55%	26.95%	24.87%
Return on total equity attributable to Owners of the Group	15.39%	15.27%	14.11%	21.13%	24.56%

Total comprehensive income amounts for 2009 to 2013 have been calculated in accordance with Australian Accounting Standards (AASBs).

Returns to shareholders increase through both dividends and capital growth. Dividends for 2013 were fully franked and it is expected that dividends in future years will continue to be fully franked.

Key transactions that contributed to the consolidated net profit of the Company for the 2013 financial year were the completion of the Pelago West project in Karratha, the Lime project in East Victoria Park and the Adagio project in East Perth as well as the ongoing rental of the Company's commercial properties. See page 40 for further information on the Company's project completions.

6 Operating and Financial Review (continued)

Review of Operations

Finbar Group Limited's (Finbar or the Company) core business lies in the development of medium to high density residential apartments and commercial property within the state of Western Australia. Finbar carries out its development projects in its own right or through incorporated special purpose entities and joint venture companies, of which the Company either directly or indirectly holds interests in project profitability ranging between 50% and 100%.

The Company operates predominantly within the Perth CBD and surrounding areas, however in the last two years the Company has embarked upon substantial projects in the North West Region of Western Australia, namely the Pelago West and East developments in Karratha.

Finbar's business model involves the acquisition of suitable development land either directly or by way of an incorporated Special Purpose Vehicle or by development agreements with Land Owners. Equity partners are sought to allow the Company to leverage into larger development projects to take advantage of the benefits of economies of scale, and to help spread project risk.

Finbar outsources its design, sales and construction activities to external parties.

The administration of the companies along with the operating, investment, and acquisitions decisions are made by Finbar's Board and Management. The Company employs 17 staff in its corporate offices in East Perth, Western Australia.

This outsourcing model ensures that the Company is and remains scalable, efficient and agile in a market where acquisition and project timing is critical in maintaining a competitive advantage, helping to protect margins and enhancing the returns Finbar can generate for its shareholders.

There have been no significant changes in the Company's operating model that occurred during the relevant reporting period and the Company continued to develop and invest in built-form projects within Western Australia throughout the year as its core business.

Notwithstanding a subdued level of confidence nationally in the resources construction cycle in Western Australia, there remains strong support for the product offered by Finbar.

Underlying state population growth continues to drive rental values and ownership demand. Combined with a low interest rate environment, Finbar expects a continued demand by owner occupiers which is supplemented by the property investor market.

Factors that may affect the Company's profit are generally restricted to items that would be considered to reside outside of the control of the Board and Management and are, in general, movements in interest rates, government rebates and incentives, changes in taxation and superannuation laws, banking lending policies and their regulatory changes, global economic factors, resources sector activity, and employment rates.

The ability to source new viable development opportunities is central to Finbar's ongoing success and the Board and Management has demonstrated a long track record of this ability.

The Board and Management control the Company's key risks through the implementation of control measures which include; land acquisitions generally secured without the use of debt funding, development funding which is carried out utilising senior bank funding (no mezzanine) from major Australian Banks, and the Company's small and agile structure which can rapidly adapt to changes in market conditions.

There were no significant changes in the composition of overall assets and liabilities, with movements in assets from non-current to current and movements in liabilities from non-current to current as projects reach completion. There were no significant changes to funding strategy, or dividend policy during the relevant reporting period. The Company continued to focus on the generation of sales and rental revenue through property development and investment.

The Board and Management do not currently have the view that there is a requirement to reposition the Company's overall business model. The Board and Management continuously monitor market fluctuations and conditions and implement appropriate strategies to benefit from and insulate the Company against changing market conditions.

Completed Projects

Fairlanes Residential - 181 Adelaide Terrace, East Perth: The final 11 units at the completed Fairlanes Residential project were sold and settled during the reporting period. The Company is pleased to report that the development is now complete.

Pelago West - 23 Sharpe Avenue, Karratha: 94 settlements in the Pelago West project occurred in the reporting period with 96 sales in the completed 114 unit project now being achieved. The balance of apartments are leased for investment income whilst being actively marketed for sale. The sales market has been subdued as a result of current sentiment surrounding the resources sector, however the company is enjoying an occupancy rate of 95% for its apartment stock.

Lime - 189 Swansea Street East, East Victoria Park: The Lime project was completed during the reporting period with 104 settlements being accounted for at the end of the reporting period. An additional three lots have settled as at the date of this report and a total of 110 sales have occurred in the 111 lot project to date.

Verve - 145 Newcastle Street, Perth: The 1 unit remaining in the development settled during the reporting period. The company is pleased to report that the development is now complete.

18 on Plain - 18 Plain Street, East Perth: The final units at the completed 18 on Plain project were sold and settled during the reporting period. The Company is pleased to report that the development is now complete.

Adagio - 90 Terrace Road, East Perth: The completion of the Adagio project occurred in the second half of the reporting period with 80 settlements being accounted for at the end of the reporting period. An additional three settlements have occurred as at the date of this report with a total of 91 sales in the 115 apartment project.

Currently Under Construction

Knightsgate - 9 Citadel Way, Currumbine: Construction at the Knightsgate development has completed subsequent to the end of the reporting period. Settlements are anticipated to commence in September 2013 with all revenue for this project anticipated to fall in the half year ending 31 December 2013.

St Marks - 131 Harold Street, Highgate: Construction works progressed during the reporting period with the project anticipated to be completed in September with the first settlements in this sold out 130 unit project anticipated to commence early October with all revenue for this project expected to fall in the first half ending 31 December 2013.

St Marks Commercial - 131 Harold Street, Highgate: There has been market interest in the purchase of the commercial building from the company for educational facility use. The company is currently working with a prospective purchaser and subject to various approvals are hopeful to reach an unconditional contract for the sale of the property within the half year to 31 December 2013 with settlement also anticipated to fall in the same period.

Pelago East - 26 Sharpe Avenue, Karratha: Construction is nearing completion in the second stage of the Pelago project with completion and settlements expected to occur in the first half of FY14. To date 81 sales have been achieved in the 174 apartment project. The company is anticipating it will be making the remaining stock available for rent on completion to benefit from the high occupancy rates currently being enjoyed in the completed Pelago West project (95%). The leased apartments will continue to be actively marketed to investor buyers.

Ecco - 262 Lord Street, Perth: Construction works at the Ecco project commenced during the reporting period with the structure expected to be completed within one week of this report. All 90 residential lots have been sold with eight commercial lots remaining unsold. Completion of the Ecco project is expected to occur prior to the end of FY14.

Au - 208 Adelaide Terrace & 311 Hay Street, East Perth: Construction works at the Au project commenced during the reporting period with the basement carpark now complete and the structure now above ground at level 2. The 194 lot Au project is sold out. The company is hopeful that the construction will be completed and settlements will commence in the financial year ending 30 June 2014.

Fifty Two Mill Point Rd - 52 Mill Point Road, South Perth: Construction at Fifty Two Mill Point Rd commenced in the reporting period and completion is expected to fall in the financial year ending 30 June 2014. To date three sales have been achieved in the boutique 8 apartment project.

Spring View Towers - 3 Homelea Court, Rivervale: Construction has commenced in the 188 apartment Spring View Towers project with 146 sales being achieved to date. It is anticipated that the completion of the project will occur in the financial year ending 30 June 2015.

Future Projects

Norwood - 280 Lord Street, Perth: Development approval has now been received for the construction of a 59 apartment project with four ground floor commercial lots on the land owned by joint venture partners. Marketing will commence in October 2013 with construction anticipated to commence in FY14.

Dianella - 36 Chester Avenue, Dianella: The company is awaiting the local planning authority's adoption of a structure plan which, once adopted, will enable the company to lodge a larger scale residential project than what was originally planned. This may result in a 135 apartment building which if approved will enable the launch of the project prior to the end of FY14.

Subi Strand - Cnr Roydhouse & Hood Street, Subiaco: The settlement of the Subi Strand land occurred during the reporting period and a development application has now been lodged with the statutory authorities for the development of a 264 unit project. The company is anticipating that if approved, the company will be in the position to launch the marketing on the Subi Strand project prior to the end of the 2013 calendar year.

Concerto & Harmony - 193 Adelaide Terrace, East Perth: The company was unsuccessful in its bid to demolish a section of the existing heritage building allowing for the development of a new street presence on Adelaide Terrace, therefore redesign works have now commenced to integrate a new apartment building (Concerto) with the existing façade of the heritage building which will result in a project of similar scale. The company is considering options with respect to the refurbishment of the Sound Studios (Harmony).

6 Operating and Financial Review (continued)

Toccata - 88 Terrace Road, East Perth: The company has commenced redesign work on the previously approved Toccata project to enable the development to be marketed to a more active sector of the property market. It is anticipated that marketing will commence in FY14.

Springs Commercial - 2 Hawksburn Road, Rivervale: The company has not secured a lease to date which would underpin the viability of the development of a commercial building on this land. The company will continue to seek a leasing pre-commitment. If it is unsuccessful by the time the Arbor development nears completion, the company will consider seeking approval from the statutory authorities for the redesign into a residential apartment project.

West Perth - 647-659 Murray Street, West Perth: In April 2013 the company secured the joint venture acquisition of a 3,410m^2 development site on Murray Street in West Perth. It is proposed the site will be developed into a project of approximately 240 apartments. The acquisition settles in November with the current building occupants remaining on a lease-back arrangement until June 2014 at which point we anticipate development approvals will be received and marketing will commence.

Arbor - Lot 1001 - 1003 Rowe Avenue, Rivervale: A development application has been lodged for the first stage of the two stage Arbor project which we are anticipating will be supported and will allow of the development of a 154 apartment project to be launched in FY14 with a subsequent 115 unit project to follow shortly thereafter.

Anchorage - Lot 452 Sutherland Street, Port Hedland: The Port Hedland project is progressing through the scheme amendment process. If the scheme amendment is approved the Company anticipates it will be in the position to seek approval for a large scale residential and serviced apartment project to benefit from the increased densities and change of use. If the scheme is unsuccessful then the proposed acquisition from Landcorp by way of our selection as preferred proponent will likely come to an end.

Maylands - 241 Railway Avenue, Maylands: On 26 August 2013 the company announced that it had recently secured a development agreement which would result in the development of approximately 336 apartments plus 21 commercial lots on a landmark site in Maylands. This will result in a development with an end value of approximately $183 million over two stages with Finbar enjoying one half of the profit and receiving a management fee.

Investment Property

Gateway - 59 Albany Highway, Victoria Park: There has been no material change to the Gateway development and the company continues to benefit from the investment income generated from the leased property.

Fairlanes - 175 Adelaide Terrace, East Perth: The first rental incomes from the Fairlanes building commenced during the reporting period with all rent free incentives from tenants Downers and Transfield now completed.

The building is 83% leased. Leasing activity for office in Adelaide Terrace has been more subdued in the past six months however leasing rates remain competitive and Fairlanes stands to benefit from an upward shift in leasing activity when it occurs.

Pelago West Commercial - 23 Sharpe Avenue, Karratha: The company started to receive rental income from leased commercial lots in the Pelago West project during the reporting period.

The company has now leased 74% of the available commercial space within the Pelago West building.

Pelago East Commercial - 26 Sharpe Avenue, Karratha: The leasing campaign for the ground floor commercial property at Pelago East will commence on the completion of the construction which is anticipated in November.

Significant Changes in State of Affairs

In the opinion of the Directors there were no significant changes in the state of affairs of the Group that occurred during the financial year under review.

7 Dividends

Dividends paid or declared by the Company to members since the end of the previous financial year were:

	Cents per Share	Total Amount $	Franked / Unfranked	Date of Payment
Dividends Paid During the Year 2013				
Interim 2013 ordinary	3.50	7,518,864	Franked	19 April 2013
Final 2012 ordinary	5.50	11,779,510	Franked	4 September 2012
Total Dividends Paid		19,298,374		

Franked dividends declared or paid during the year were franked at the rate of 30%.

Proposed Dividend

After the balance date the following dividend has been proposed by the Directors. The dividend has not been provided for and there are no income tax consequences.

Final 2013 ordinary	6.00	13,080,370	Franked	11 September 2013
Total Dividend Proposed		13,080,370		

The financial effect of this dividend has not been brought to account in the financial statements for the year ended 30 June 2013 and will be recognised in subsequent financial reports.

	Note	$
Dealt with in the financial report as - Dividends	22	19,298,374

Dividend Reinvestment Plan

In accordance with Rule 13 of the Company's Dividend Reinvestment Plan (DRP), the Directors elected to reactivate the DRP in the 2011 financial year until further notice and as such the DRP will be active for the above mentioned dividend.

8 Events Subsequent to Reporting Date

There has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the Directors of the Company, to affect significantly the operations of the Group, the results of those operations, or the state of affairs of the Group in future financial years.

9 Likely Developments

The Group will continue to pursue its policy of increasing the profitability and market share of its major business sectors during the next financial year.

The Group will continue planned development projects on existing land and will seek new opportunities for the acquisition of future development projects.

Further information about likely developments in the operations of the Group and the expected results of these operations in future years have not been included in this report as the disclosure of such information would, in the opinion of the Directors', be likely to result in unreasonable prejudice to the Group.

10 Directors' Interests

The relevant interest of each Director in the shares and options over such instruments by the companies within the Group, as notified by the Directors to the Australian Stock Exchange Limited in accordance with S205G(1) of the *Corporations Act 2001*, as at the date of this report is as follows:

Director	Ordinary Shares
Mr John Chan	23,556,322
Mr Darren John Pateman	2,326,669
Mr John Boon Heng Cheak	495,074
Mr Kee Kong Loh	2,000,904
Mr Lee Verios	30,000

11 Indemnification and Insurance of Officers and Auditors

Indemnification

The Company has agreed to indemnify the current Officers of the Company and of its Subsidiaries against all liabilities to another person (other than the Company or related body corporate) that may arise from their position as Officers of the Company and its Subsidiaries, except where the liability arises out of the conduct involving a lack of good faith.

During the financial year, the Company entered into an agreement with their current auditors, KPMG, indemnifying them against any claims by third parties arising from their report on the annual financial report, except where the liability arises out of conduct involving a lack of good faith.

Insurance Premiums

During the financial year the Company has paid insurance premiums of $20,685 (2012: $19,636) in respect of Directors and Officers liability and legal expenses insurance contracts, for Directors and Officers, including Executive Officers of the Company. The insurance premiums relate to:

- Costs and expenses incurred by the relevant Officers in defending proceedings, whether civil or criminal and whatever their outcome;
- Other liabilities that may arise from their position, with the exception of conduct involving a wilful breach of duty or improper use of information or position to gain a personal advantage.

12 Non-audit Services

During the year KPMG, the Group's auditor, has performed certain other services in addition to their statutory duties.

The Board has considered the non-audit services provided during the year by the auditor and is satisfied that the provision of those non-audit services during the year by the auditor is compatible with, and did not compromise, the auditor independence requirements of the *Corporations Act 2001* for the following reasons:

- all non-audit services were subject to the corporate governance procedures adopted by the Group and have been reviewed to ensure they do not impact the integrity and objectivity of the auditor;
- the non-audit services provided do not undermine the general principles relating to auditor independence as set out in APES 110 *Code of Ethics for Professional Accountants*, as they did not involve reviewing or auditing the auditor's own work, acting in a management or decision making capacity for the Group, acting as an advocate for the Group or jointly sharing risks and rewards.

Details of the amounts paid to the auditor of the Group, KPMG, and its related practices for audit and non-audit services provided during the year are set out below:

	Consolidated	
	2013 $	2012 $
Audit Services:		
Auditors of the Company		
Audit and review of the financial reports	182,700	165,000
	182,700	165,000
Services Other Than Statutory Audit:		
Taxation compliance services	16,500	14,800
Accounting advice (KPMG Australia)	4,200	-
	20,700	14,800

13 Lead Auditor's Independence Declaration

The Lead Auditor's Independence Declaration is set out on Page 87 and forms part of the Directors' Report for the financial year ended 30 June 2013.

Signed in accordance with a resolution of the Board of Directors:

Darren Pateman
Managing Director

Dated at Perth this Twenty Ninth day of August 2013.

Consolidated Statement of Profit or Loss and Other Comprehensive Income

For the Year Ended 30 June 2013

	Note	Consolidated 2013 $	Consolidated 2012 $
Revenue	7	124,180,547	92,890,974
Cost of sales		(86,569,383)	(65,410,677)
Gross Profit		37,611,164	27,480,297
Other income	8	15,952,899	19,387,891
Profit/(Loss) on disposal of property, plant & equipment		31,778	(73,452)
Administrative expenses		(5,898,731)	(5,990,003)
Other expenses	9	(4,515,322)	(2,856,222)
Results from Operating Activities		43,181,788	37,948,511
Finance income	11	3,685,360	2,594,894
Finance costs	11	(3,434,672)	(2,481,528)
Net Finance Income		250,688	113,366
Share of profit of Equity Accounted Investees (net of income tax)	15	1,128,023	1,069,844
Profit before Income Tax		44,560,499	39,131,721
Income tax expense	12	(13,003,551)	(13,328,854)
Profit for the year		31,556,948	25,802,867
Other comprehensive income			
Items which will not be reclassified to profit or loss:			
Revaluation of property, plant and equipment	8	48,605	2,128,657
Tax on items that will not be reclassified to profit or loss	12	(14,582)	(638,597)
Other comprehensive income for the year, net of income tax		34,023	1,490,060
Total comprehensive income for the year		31,590,971	27,292,927
Profit attributable to:			
Owners of the Group		31,176,885	26,810,219
Non-controlling interest		380,063	(1,007,352)
Profit for the year		31,556,948	25,802,867
Total comprehensive income attributable to:			
Owners of the Group		31,210,908	28,300,279
Non-controlling interest		380,063	(1,007,352)
Total comprehensive income for the year		31,590,971	27,292,927
Earnings per Share:			
Basic earnings per share (cents per share)	23	14.48	12.61
Diluted earnings per share (cents per share)	23	14.48	12.61

The Consolidated Statement of Profit or Loss and Other Comprehensive Income is to be read in conjunction with the Notes to the Financial Statements set out on Pages 50 to 83.

Consolidated Statement of Changes in Equity

For the Year Ended 30 June 2013

		Attributable to equity holders of the company					
		Share Capital $	Retained Earnings $	Asset Revaluation Reserve $	Total $	Non Controlling Interest $	Total Equity $
Balance as at 1 July 2011		127,099,029	43,187,420	-	170,286,449	4,147,459	174,433,908
Total comprehensive income for the year							
Profit			26,810,219		26,810,219	(1,007,352)	25,802,867
Other comprehensive income			-	1,490,060	1,490,060	-	1,490,060
Transactions with owners, recognised directly in equity							
Issue of ordinary shares		5,591,701			5,591,701		5,591,701
Dividends to shareholders	Note 22		(18,896,550)		(18,896,550)		(18,896,550)
Balance as at 30 June 2012		132,690,730	51,101,089	1,490,060	185,281,879	3,140,107	188,421,986
Balance as at 1 July 2012		132,690,730	51,101,089	1,490,060	185,281,879	3,140,107	188,421,986
Total comprehensive income for the year							
Profit			31,176,885		31,176,885	380,063	31,556,948
Revaluation reserve transfer on disposal			128,112	(128,112)	-		-
Other comprehensive income				34,023	34,023	-	34,023
Transactions with owners, recognised directly in equity							
Issue of ordinary shares		5,088,875			5,088,875		5,088,875
Transactions with non-controlling interest, recognised directly into equity			508,293		508,293	(508,293)	-
Dividends to shareholders	Note 22		(19,298,374)		(19,298,374)		(19,298,374)
Balance as at 30 June 2013		137,779,605	63,616,005	1,395,971	202,791,581	3,011,877	205,803,458

Amounts are stated net of tax

The Consolidated Statement of Changes in Equity is to be read in conjunction with the Notes to the Financial Statements set out on Pages 50 to 83.

Consolidated Statement of Financial Position

As at 30 June 2013

	Note	Consolidated 2013 $	Consolidated 2012 $ Restated *
ASSETS			
Current Assets			
Cash and cash equivalents	21a	35,596,741	31,733,295
Trade and other receivables	19	24,275,371	30,674,455
Inventories	18	179,819,864	89,410,511
Prepayments	20	380,952	255,371
Investments in Equity Accounted Investees	15	73,664	578,460
Other assets	16	340,072	157,414
Total Current Assets		240,486,664	152,809,506
Non Current Assets			
Trade and other receivables	19	12,009,731	9,042,484
Inventories	18	4,360,571	39,336,869
Investment property	13	122,102,119	113,106,803
Investments in Equity Accounted Investees	15	1,109,448	484,974
Property, plant and equipment	14	14,711,394	15,248,725
Other assets	16	2,238,204	2,322,445
Total Non Current Assets		156,531,467	179,542,300
Total Assets		397,018,131	332,351,806
LIABILITIES			
Current Liabilities			
Trade and other payables	26	33,381,575	14,634,061
Loans and borrowings	24	43,730,421	63,161,681
Current tax payable	17	8,964,521	6,751,955
Employee benefits	25	39,377	32,615
Total Current Liabilities		86,115,894	84,580,312
Non Current Liabilities			
Loans and borrowings	24	95,770,679	53,489,583
Deferred tax liabilities	17	9,193,718	5,807,532
Employee benefits	25	134,382	52,393
Total Non Current Liabilities		105,098,779	59,349,508
Total Liabilities		191,214,673	143,929,820
Net Assets		205,803,458	188,421,986
EQUITY			
Share capital		137,779,605	132,690,730
Retained earnings		63,616,005	51,101,089
Reserves		1,395,971	1,490,060
Total Equity Attributable to Holders of the Group		202,791,581	185,281,879
Non-controlling interest		3,011,877	3,140,107
Total Equity		205,803,458	188,421,986

* Refer to Notes 3(q), 18 and 19 for details of the restatement

The Consolidated Statement of Financial Position is to be read in conjunction with the Notes to the Financial Statements set out on Pages 50 to 83.

Consolidated Statement of Cash Flows

For the Year Ended 30 June 2013

	Note	Consolidated 2013 $	Consolidated 2012 $
Cash Flows from Operating Activities			
Cash receipts from customers		156,498,942	100,843,491
Cash paid to suppliers and employees		(157,540,538)	(125,815,921)
Cash used in Operating Activities		(1,041,596)	(24,972,430)
Interest paid		(5,889,280)	(17,073,194)
Income tax paid		(7,395,827)	(5,174,416)
Net Cash used in Operating Activities	21b	(14,326,703)	(47,220,040)
Cash Flows from Investing Activities			
Proceeds from sale of property, plant & equipment	14	740,314	-
Interest received		4,033,718	10,959,972
Dividends received from Equity Accounted Investees		1,006,820	6,330,736
Acquisition of property, plant and equipment	14	(611,529)	(3,883,748)
Acquisition of other investments		(1)	(666,624)
Repayment of loans from/(to) Equity Accounted Investees		4,968,426	(3,931,354)
Net Cash provided by Investing Activities		10,137,748	8,808,982
Cash Flows from Financing Activities			
Proceeds from issue of share capital	22	3,678,742	-
Net Proceeds from borrowings	24	22,286,106	22,145,544
Dividends paid (net of DRP)	22	(17,912,447)	(13,304,830)
Net Cash from Financing Activities		8,052,401	8,840,714
Net increase/(decrease) in cash and cash equivalents		3,863,446	(29,570,344)
Cash and cash equivalents at 1 July		31,733,295	61,303,639
Cash and Cash Equivalents at 30 June	21a	35,596,741	31,733,295

The Consolidated Statement of Cash Flows is to be read in conjunction with the Notes to the Financial Statements set out on Pages 50 to 83.

Index to Notes to the Financial Statements

Index to Significant Accounting Policies (Note 3)

1 Reporting Entity

Finbar Group Limited (the 'Company') is a company domiciled in Australia. The address of the Company's registered office is Level 6, 181 Adelaide Terrace, East Perth, WA 6004. The consolidated financial statements of the Group as at and for the year ended 30 June 2013 comprise the Company and its Subsidiaries (together referred to as the "Group" and individually as "Group entities") and the Group's interest in jointly controlled entities. The Group is a for-profit entity and is primarily involved in residential property development and property investment (see Note 6).

2 Basis of Preparation

(a) Statement of Compliance

The consolidated financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards (AASBs) adopted by the Australian Accounting Standards Board (AASB) and the *Corporations Act 2001*. These consolidated financial statements of the Group comply with International Financial Reporting Standards (IFRSs) and interpretations adopted by the International Accounting Standards Board (IASB).

The consolidated financial statements were approved by the Board of Directors on 29th August 2013.

(b) Basis of Measurement

The consolidated financial statements have been prepared on the historical cost basis except for the following:

- financial instruments recognised through profit and loss are measured at fair value,
- investment property is measured at fair value.

The methods used to measure fair values are discussed further in Note 4.

(c) Functional and Presentation Currency

These consolidated financial statements are presented in Australian dollars, which is the functional currency for all of the Group entities.

(d) Use of Estimates and Judgements

The preparation of consolidated financial statements in conformity with AASBs requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

Information about critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the financial statements is included in the following notes:

- Note 13 - valuation of investment property,
- Note 27 - valuation of financial instruments.

(e) Changes in Accounting Policies

Overview

There have been no changes in accounting policies during the year.

3 Significant Accounting Policies

The accounting policies set out below have been applied consistently to all periods presented in these consolidated financial statements, and have been applied consistently by Group entities.

(a) Basis of Consolidation

(i) Subsidiaries

Subsidiaries are entities controlled by the Group. The financial statements of Subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases. The accounting policies of subsidiaries have been changed when necessary to align them with the policies adopted by the Group.

(ii) Jointly Controlled Entities (Equity Accounted Investees)

Jointly controlled entities are those entities over whose activities the Group has joint control, established by contractual agreement and requiring unanimous consent for strategic and operating decisions. Investments in jointly controlled entities are accounted for using the equity method (Equity Accounted Investees) and are initially recognised at cost. The consolidated financial statements include the Group's share of the income and expenses and equity movements of Equity Accounted Investees, after adjustments to align the accounting policies with those of the Group, from the date that the joint control commences until the date the joint control ceases. When the Group's share of losses exceeds its interest in an Equity Accounted Investee, the carrying amount of that interest is reduced to nil and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the Equity Accounted Investee. Investments in jointly controlled entities are carried at the lower of the equity accounted amount and the recoverable amount. Investments in jointly controlled entities are treated as current assets where it is expected that the investment will be realised within a twelve month time frame.

(iii) Joint Ventures - Jointly Controlled Operations

A jointly controlled operation is a joint venture carried on by each venturer using its own assets in pursuit of the joint operations. The consolidated financial statements include the assets that the group controls and the liabilities that it incurs in the course of pursuing the joint operation, and the expenses that the Group incurs and its share of the income that it earns from the joint operation.

(iv) Transactions Eliminated on Consolidation

Intra-group balances and transactions, and any unrealised gains and losses or income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains arising from transactions with Equity Accounted Investees are eliminated against the investment to the extent of the Group's interest in the Equity Accounted Investee. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment. Gains and losses are recognised as the contributed assets are consumed or sold by the Equity Accounted Investee or, if not consumed or sold by the Equity Accounted Investee, when the Group's interest in such entities is disposed of.

(b) Financial Instruments

(i) Non-derivative Financial Instruments

Non-derivative financial instruments comprise investments in equity and debt securities, trade and other receivables, cash and cash equivalents, loans and borrowings, and trade and other payables.

Non-derivative financial instruments are recognised initially at fair value plus, for instruments not at fair value through profit or loss, any directly attributable transaction costs, except as described below. Subsequent to initial recognition non-derivative financial instruments are measured as described below.

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash and cash equivalents for the purpose of the statement of cash flows.

Accounting for finance income and expense is discussed in Note 3(j).

Other

Other non-derivative financial instruments are measured at amortised cost using the effective interest method, less any impairment losses.

(ii) Derivative Financial Instruments

Derivatives are recognised initially at fair value; attributable transaction costs are recognised in profit or loss when incurred. Subsequent to initial recognition, derivatives are measured at fair value, and changes in fair value are recognised in profit and loss.

(iii) Share Capital

Ordinary shares
Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares and share options are recognised as a deduction from equity, net of any tax effects.

Repurchase of share capital
When share capital recognised in equity is repurchased, the amount of the consideration paid, which includes directly attributable costs, net of any tax effects, is recognised as a deduction from equity.

Dividends
Dividends are recognised as a liability in the period in which they are declared.

(c) Property, Plant and Equipment

(i) Recognition and Measurement

Items of property, plant and equipment are measured at cost or deemed cost less accumulated depreciation and impairment losses.

Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets include the cost of materials, direct labour, any other costs directly attributable to bringing the asset to a working order for its intended use, the costs of dismantling and removing the items and restoring the site on which they are located, and capitalised borrowing costs (see below).

Where parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Gains on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant & equipment and are recognised net within "Other income" in profit or loss.

Losses on disposal of an item of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant & equipment and are recognised net within "Administrative expenses" in profit or loss.

When revalued assets are sold, the amounts included in the revaluation reserve are transferred to retained earnings.

In respect to borrowing costs relating to qualifying assets, the Group capitalises costs directly attributable to the acquisition, construction or production of a qualifying asset as part of the cost of the asset.

(ii) Reclassification to Investment Property

Property that is being constructed for future use as investment property is accounted for as property, plant and equipment until construction or development is complete, at which time it is remeasured to fair value and reclassified as investment property. Any gain or loss arising on remeasurement is recognised in profit or loss.

When the use of a property changes from owner-occupied to investment property, the property is remeasured to fair value and reclassified as investment property. Any loss is recognised in the revaluation reserve to the extent that an amount is included in revaluation reserve for that property, with any remaining loss recognised immediately in profit or loss. Any gain arising on revaluation is recognised in profit or loss to the extent the gain reverses a previous impairment loss on the property, with any remaining gain recognised in a revaluation reserve in equity.

(iii) Subsequent Costs

The cost of replacing part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group and its cost can be measured reliably. The carrying amount of the replaced part is derecognised. The costs of the day-to-day servicing of property, plant and equipment are recognised in profit or loss as incurred.

3 Significant Accounting Policies (continued)

(iv) Revaluation Model to Property, Plant & Equipment

After recognition as an asset, an item of property, plant and equipment whose fair value can be measured reliably shall be carried at a revalued amount, being its fair value at the date of the revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations shall be made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the end of the reporting period.

If an item of property, plant and equipment is revalued, the entire class of property, plant and equipment to which that asset belongs shall be revalued. Any gain or loss arising on remeasurement is recognised in other comprehensive income and reserves.

(v) Depreciation and Amortisation

Depreciation and amortisation is recognised in profit or loss on a straight-line basis over the estimated useful lives of each part of an item of property, plant and equipment. Assets are depreciated or amortised from the date of acquisition. Land is not depreciated.

The estimated useful lives in the current and comparative periods are as follows:

– Office property	40 years
– Office furniture and equipment, fixtures and fittings	5 - 25 years
– Plant and equipment	3 - 10 years

Depreciation and amortisation rates and methods are reviewed at each reporting date. When changes are made, adjustments are reflected prospectively in the current and future periods only.

(d) Investment Property

Investment property is property held either to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods and services or for administrative purposes. Investment property is measured at fair value (see Note 4) with any change therein recognised in profit or loss.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalised borrowing costs.

When the use of a property changes such that it is reclassified as property, plant or equipment, its fair value at the date of reclassification becomes its cost for subsequent accounting.

(e) Inventories

Inventories, including land held for resale, are stated at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and selling expenses.

Cost includes the cost of acquisition, development costs, holding costs and directly attributable interest on borrowed funds where the development is a qualifying asset. Capitalisation of borrowing costs is ceased during extended periods in which active development is interrupted. When a development is completed and ceases to be a qualifying asset, borrowing costs and other costs are expensed as incurred.

Current and Non-current Inventory Assets

Inventory is classified as current when it satisfies any of the following criteria:

- it is expected to be realised in, or is intended for sale or consumption in, the entity's normal operating cycle;
- it is held primarily for the purpose of being traded; or
- it is expected to be realised within twelve months of the reporting date.

All other inventory is treated as non-current.

Notes to the Consolidated Financial Statements
For the Year Ended 30 June 2013

(f) Impairment

(i) Financial Assets (Including Receivables)

A financial asset not carried at fair value is assessed at each reporting date to determine whether there is any objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset and the loss event had a negative effect on the estimated future cash flows of that asset that can be measured reliably.

Objective evidence that financial assets (including equity securities) are impaired can include default or delinquency by a debtor, restructuring of an amount due to the Group on terms the Group would not consider otherwise, indications that a debtor or issuer will enter bankruptcy, the disappearance of an active market for a security.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount, and the present value of the estimated future cash flows discounted at the original effective interest rate. Losses are recognised in profit and loss and reflected in an allowance account against receivables. When a subsequent event causes the amount of impairment loss to decrease, the decrease in impairment loss is recognised through profit or loss.

(ii) Non-financial Assets

The carrying amounts of the Group's non-financial assets other than investment property, inventories and deferred tax assets, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash flow from continuing use that are largely independent of the cash flows of other assets or groups of assets (the "cash generating unit").

An impairment loss is recognised if the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in profit or loss.

Impairment losses recognised in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

(g) Employee Benefits

(i) Superannuation Contributions

Obligations for contributions to superannuation funds are recognised as an expense in profit or loss.

(ii) Long-term Employee Benefits

The Group's obligation in respect of long-term service benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods plus related on costs; that benefit is discounted to determine its present value, and the fair value of any related assets is deducted. The discount rate is the yield at the reporting date on AA credit-rated or government bonds that have maturity dates approximating the terms of the Group's obligations. The calculation is performed using the projected unit credit method. Any actuarial gains or losses are recognised in profit of loss in the period in which they arise.

(iii) Termination Benefits

Termination benefits are recognised as an expense when the Group is demonstrably committed, without realistic possibility of withdrawal, to a formal detailed plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. Termination benefits for voluntary redundancies are recognised as an expense if the Group has made an offer encouraging voluntary redundancy, it is probable that the offer will be accepted, and the number of acceptances can be estimated reliably.

3 Significant Accounting Policies (continued)

(iv) Short-term Employee Benefits

Short term employee benefits are measured on an undiscounted basis and are expensed as the related service is provided.

A liability is recognised for the amount expected to be paid under short-term cash bonus or profit-sharing plans if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be recognised reliably.

(v) Share-based Payment Transactions

The grant date fair value of options granted to employees is recognised as an employee expense, with a corresponding increase in equity, over the period in which the employees become unconditionally entitled to the options. The amount recognised is adjusted to reflect the actual number of share options that vest, except for those that fail to vest due to market conditions not being met.

(h) Provisions

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

(i) Revenue

Revenues are measured at the fair value of the consideration received or receivable, net of discounts, rebates and the amount of goods and services tax (GST) payable to the taxation authority.

(i) Property Development Sales

Revenue from the sale of residential, retail, commercial and industrial property is recognised when the significant risks and rewards of ownership have been transferred to the buyer, recovery of consideration is probable, the associated costs and possible return of the property can be estimated reliably, there is no continuing management involvement with the property and the amount of revenue can be measured reliably.

The timing of transfers of risks and rewards vary depending on the individual terms of the contract of sale.

(ii) Property Development Supervision Fees

Revenue from services rendered, including fees arising from the provision of development project supervision services, is recognised in profit or loss in proportion to the stage of completion of the transaction at reporting date. The stage of completion is assessed by reference to an assessment of the costs incurred and the costs to be incurred. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due, the revenue cannot be measured reliably, the costs incurred or to be incurred cannot be measured reliably, or the stage of completion cannot be measured reliably.

(iii) Management Fee Revenue

Management fee revenue is recognised in profit or loss in proportion to the stage of completion of the transaction at the reporting date. Management fee revenue is recognised when the amount can be measured reliably or when contractually due.

(iv) Commissions

When the Group acts in the capacity of an agent rather than as the principal in a transaction, the revenue recognised is the net amount of commission made by the Group.

(v) Rental Income

Rental income from investment property is recognised in profit or loss on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.

(j) Finance Income and Finance Costs

Finance income comprises interest income on funds invested (including available-for-sale financial assets), interest on loans to Equity Accounted Investees, dividend income, gains on the disposal of available-for-sale assets, changes in the fair value of financial assets at fair value through profit or loss, and gains on hedging instruments that are recognised in profit or loss. Interest income is recognised as it accrues in profit or loss, using the effective interest method. Dividend income is recognised in profit or loss on the date that the Group's right to receive payment is established, which in the case of quoted securities is the ex-dividend date.

Finance costs comprise interest expense on borrowings, changes in fair value of financial assets at fair value through profit or loss, impairment losses recognised on financial assets, and losses on hedging instruments that are recognised in profit or loss. Borrowing costs that are not directly attributable to the acquisition or production of a qualifying asset are recognised in profit or loss using the effective interest method.

(k) Income Tax

Income tax expense comprises current and deferred tax. Current and deferred tax are recognised in profit or loss except to the extent that it relates to items recognised directly in equity or in other comprehensive income.

Current tax is the expected tax payable on the taxable income or loss for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the following temporary differences: the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss, and differences relating to investments in subsidiaries and jointly controlled entities to the extent that it is probable that they will not reverse in the foreseeable future. In addition, deferred tax is not recognised for taxable temporary differences arising on the initial recognition of goodwill. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets and they relate to taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised for unused tax losses, tax credits and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which they can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Additional income tax expenses that arise from the distribution of dividends are recognised at the same time as the liability to pay the related dividend is recognised. The Group does not distribute non-cash assets as dividends to its shareholders.

(l) Goods and Services Tax

Revenue, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated with the amount of GST included. The net amount of GST recoverable from, or payable to, the ATO is included as a current asset or liability in the balance sheet.

Cash flows are included in the statement of cash flows on a gross basis. The GST components of cash flows arising from investing and financing activities which are recoverable from, or payable to, the ATO are classified as operating cash flows.

(m) Earnings per Share

The Group presents basic and diluted earnings per share (EPS) data for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the effects of all dilutive potential ordinary shares, which comprise share options granted to employees.

3 Significant Accounting Policies (continued)

(n) Segment Reporting

Determination and Presentation of Operating Segments

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components. An operating segment's operating results are regularly reviewed by the Chief Operating Decision Maker (CODM) to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete information is available.

Segment results that are reported to the CODM include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly corporate assets (primarily the Group's headquarters), head office expenses, and income tax assets and liabilities.

Segment capital expenditure is the total cost incurred during the period to acquire property, plant and equipment, and intangible assets other than goodwill.

(o) Presentation of Financial Statements

The Group applies revised AASB101 *Presentation of Financial Statements (2007)*. As a result, the Group presents in the consolidated statement of changes in equity all owner changes in equity, whereas all non-owners changes in equity are presented in the consolidated statement of profit or loss and other comprehensive income.

(p) New Standards and Interpretations not yet Adopted

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after 1 July 2012, and have not been applied in preparing these consolidated financial statements. None of these is expected to have a significant effect on the consolidated financial statements of the Group, except for *IFRS 9 Financial Instruments*, which becomes mandatory for the Group's 2016 consolidated financial statements and could change the classification and measurement of financial assets. AASB 10 Consolidated Financial Statements, AASB 11 Joint Arrangements and AASB 12 Disclosure of Interests in Other Entities (2011) are effective for annual periods beginning on or after 1 January 2014. AASB 10 introduces a single control model to determine whether an investee should be consolidated. Under AASB 11, the structure of the joint arrangement, although still an important consideration, is no longer the main factor in determining the type of joint arrangement and therefore the subsequent accounting. AASB 12 brings together into a single standard all the disclosure requirements about an entity's interests in subsidiaries, joint arrangements, associates and unconsolidated structured entities. The Group does not plan to early adopt these standards.

(q) Prior Period Restatement

The joint venture agreement between 88 Terrace Road Pty Ltd and Ventrade Australia Pty Ltd contains a number of legal provisions and requirements that with agreement between both parties, have not been reflected in the operation of the joint venture. The accounting for the joint venture arrangement has in the past reflected the actual operations and nature of how the parties have operated. Following legal review of the agreement the accounting has been retrospectively restated to reflect the legal form of the agreement based on each party's right to 50% of the joint venture assets over the life of the development.

This restatement does not change the carrying amount of the Group's interest in the project as the corresponding adjustment is to recognise a receivable from Ventrade Australia Pty Ltd for its share of the construction costs incurred by the group to date, net of the Group's share of the development land.

The impact on the financial statements is outlined below:

	Note	June 2012 Restated	June 2012	Difference
Work in Progress	18	78,088,025	97,893,018	(19,804,993)
Development Land	18	4,491,255	-	4,491,255
		82,579,280	97,893,018	(15,313,738)
Joint Venture Receivable	19	19,804,993	-	19,804,993
Joint Venture Payable	19	(4,491,255)	-	(4,491,255)
		97,893,018	97,893,018	-

The restatement of 1 July 2011 is not considered material to the users of the financial statements so the restated balance sheet at this date has not been disclosed.

Notes to the Consolidated Financial Statements
For the Year Ended 30 June 2013

4 Determination of Fair Values

A number of the Group's accounting policies and disclosures require the determination of fair value, for both financial and non-financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the following methods. Where applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

(a) Investment Property

An external, independent valuation company, having appropriately recognised professional qualifications and recent experience in the location and category of the property being valued, values the Group's investment property portfolio no less than once every three years. The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and willingly.

In the absence of current prices in an active market, the valuations are prepared by considering the aggregate of the estimated cash flows expected to be received from renting out the property. A yield that reflects the specific risks inherent in the net cash flows is then applied to the net annual cash flows to arrive at the property valuation.

Valuations reflect, where appropriate: the type of tenants actually in occupation or responsible for meeting lease commitments or likely to be in occupation after letting vacant accommodation, the allocation of maintenance and insurance responsibilities between the Group and the lessee, and the remaining economic life of the property. When rent reviews or lease renewals are pending with anticipated reversionary increases, it is assumed that all notices and where appropriate counter-notices, have been served validly and within the appropriate time.

(b) Trade and Other Receivables

The fair value of trade and receivables, excluding construction work in progress, is estimated as the present value of future cash flows, discounted at the market rate of interest at the reporting date. This fair value is determined for disclosure purposes.

(c) Derivatives

The fair value of interest rate swaps is based on quotation from the relevant financial provider.

(d) Share-based Payment Transactions

The fair value of employee stock options is measured using the Black-Scholes option-pricing model. Measurement inputs include share price on measurement date, exercise price of the instrument, expected volatility (based on weighted average historic volatility adjusted for changes expected due to publicly available information), weighted average expected life of the instruments (based on historical experience and general option holder behaviour), expected dividends, and the risk-free interest rate (based on government bonds). Service and non-market performance conditions attached to the transactions are not taken into account in determining fair value.

(e) Financial Guarantees

For financial guarantee contracts liabilities, the fair value at initial recognition is determined using a probability weighted discounted cash flow approach. This method takes into account the probability of default by the guaranteed party over the term of the contact, the loss given default (being the proportion of the exposure that is not expected to be recovered in the event of default) and exposure at default (being the maximum loss at the time of default).

5 Financial Risk Management

Overview

The Group has exposure to the following risks from their use of financial instruments:

- credit risk
- liquidity risk
- market risk

This note presents information about the Group's exposure to each of the above risks, their objectives, policies and processes for measuring and managing risk, and the management of capital. Further quantitative disclosures are included throughout these consolidated financial statements.

Risk Management Framework

The Board of Directors has overall responsibility for the establishment and oversight of the risk management framework. The Board is responsible for developing and monitoring risk management policies.

Risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Group Audit Committee oversees how management monitors compliance with the Group's risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Group.

Credit Risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Group's receivables from customers and investment securities.

Trade and Other Receivables

The nature of the Group's business means that most sales contracts occur on a pre-sales basis, before significant expenditure has been incurred on the development. All pre-sale contracts require a deposit at the point of entering into the contract, these funds being held in trust independently of the Group. Generally, pre-sale contracts are executed on an unconditional basis. Possession of a development property does not generally pass until such time as the financial settlement of the property has been completed, and title to a development property does not pass until the financial settlement of the property has been completed. Where possession of the development property is granted prior to settlement, title to the property remains with the Group until financial settlement of the property has been completed.

The demographics of the Group's customer base has little or no influence on credit risk. Approximately 19.12% (2012: 13.60%) of the Group's revenue is attributable to multiple sales transactions with single customers.

The Board of Directors has established a credit policy which undertakes an analysis of each sale. Purchase limits are established on customers, with these purchase limits being reviewed on each property development.

The Group's trade and other receivables relate mainly to the Groups loans to Equity Accounted Investees (within which the Group holds no more than a 50% interest) and Goods and Services Tax refunds due from the Australian Taxation Office.

The Group has not established an allowance for impairment, as no losses are expected to be incurred in respect of trade and other receivables.

Investments

The Group has limited its exposure to credit risk by only investing in liquid securities, such liquid securities primarily placed with large Australian banking institutions. Given the high credit ratings of these banking institutions, the Board of Directors does not expect any counterparty to fail to meet its obligations.

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For the Year Ended 30 June 2013

Liquidity Risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they fall due. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The Group uses project by project costing to cost its products and services, which assists it in monitoring cash flow requirements and optimising its cash return on investments. Typically the Group ensures that it has sufficient cash on demand to meet expected operational expenses for a period of 60 days, including the servicing of financial obligations; this excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters. In addition, the Group maintains the following lines of credit:

- $1,000,000 overdraft facility that is secured as a part of the overall finance facility for Finbar Property Trust. Interest is payable at overdraft reference rates.
- $100,000 overdraft facility that is secured as a part of the overall finance facility for 17 Sunlander Drive Pty Ltd. Interest is payable at overdraft reference rates.
- $700,000 overdraft facility that is secured as a part of the overall finance facility for 262 Lord Street Perth Pty Ltd. Interest is payable at overdraft reference rates.
- $1,000,000 overdraft facility that is secured as a part of the overall finance facility for Finbar Karratha Pty Ltd. Interest is payable at overdraft reference rates.
- $1,000,000 overdraft facility that is secured as a part of the overall finance facility for 208 Adelaide Terrace Pty Ltd. Interest is payable at overdraft reference rates.

Market Risk

Market risk is the risk that changes in market prices, such as interest rates and equity prices will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, whilst optimising the return.

The Group enters into derivatives, and also incurs financial liabilities, in order to manage market risks. All such transactions are carried out by the Chief Financial Officer under guidance from the Executive Chairman and the Managing Director.

Interest Rate Risk

The Group continuously reviews its exposure to changes in interest rates and where it is considered prudent will enter into borrowings on a fixed rate basis. This is generally achieved by entering into interest rate swaps.

Capital Management

The Board's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business. The Board of Directors monitors the return on capital, which the Group defines as net operating income divided by total shareholders' equity, excluding non-controlling interests. The Board of Directors also monitors the level of dividends to ordinary shareholders.

The Board seeks to maintain a balance between the higher returns that might be possible with higher levels of borrowings and the advantages and security afforded by a sound capital position. The Group's target is to achieve a return on assets of between 6.00% and 8.00%; for the year ended 30 June 2013 the return was 12.10% (2012: 12.97%). In comparison the weighted average interest expense on interest-bearing borrowings (excluding liabilities with imputed interest) was 4.89% (2012: 5.94%).

The Group's debt to adjusted capital ratio at the end of the financial year was as follows:

	2013 $	2012 $
Total liabilities	191,214,673	143,929,820
Less: Cash and cash equivalents	35,596,741	31,733,295
Net Debt	155,617,932	112,196,525
Total equity	205,803,458	188,421,986
Adjusted capital	205,803,458	188,421,986
Debt-to adjusted capital ratio at 30 June	0.76	0.60

5 Financial Risk Management (continued)

Capital Management (continued)

From time to time the Company purchases its own shares on the market; the timing of these purchases depends on market prices. Shares purchased are cancelled from issued capital on purchase. The intention of the Board of Directors in undertaking such purchases is to enhance the capital return to the shareholders of the Company. Buy decisions are made on a specific transaction basis by the Board of Directors; the Company does not have a defined share buy-back plan.

There were no changes in the Group's approach to capital management during the year.

Neither the Company nor any of its subsidiaries are subject to externally imposed capital requirements.

6 Operating Segments

The Group operates predominantly in the property development sector and has identified 3 reportable segments, as described below, which are the Group's strategic business units. The strategic business units offer different products, and are managed separately because they require different technology, marketing strategies and have different types of customers. For each of the strategic business units, the Chief Operating Decision Maker (CODM) reviews internal management reports on a regular basis. The following describes the operations in each of the Group's reportable segments:

- Residential apartment development in Western Australia,
- Commercial office/retail development in Western Australia,
- Rental of commercial property in Western Australia.

Information about Reportable Segments For the Year ended 30 June 2013	Residential Apartment Development $	Commercial Office/Retail Development $	Rental of Commercial Property $	Other $	Total $
External Revenues - Company and Subsidiaries	121,560,250	1,750,000	12,229,593	2,255,179	137,795,022
External Revenues - Equity Accounted Investees	19,750,182	3,880,783	48,427	-	23,679,392
External Revenues - Total	141,310,432	5,630,783	12,278,020	2,255,179	161,474,414
Interest Income	785,758	-	-	2,899,602	3,685,360
Interest Expense	-	-	-	3,425,826	3,425,826
Depreciation and Amortisation	-	-	-	187,489	187,489
Reportable Segment Profit before Income Tax - Company and Subsidiaries	36,264,332	476,535	7,714,271	2,144,574	46,599,712
Reportable Segment Profit before Income Tax - Equity Accounted Investees	1,226,707	340,714	28,557	-	1,595,978
Reportable Segment Profit before Income Tax - Total	37,491,039	817,249	7,742,828	2,144,574	48,195,690
Reportable Segment Assets - Company and Subsidiaries	194,513,269	14,024,258	132,877,486	6,813,511	348,228,524
Reportable Segment Assets - Equity Accounted Investees	25,680,328	1,901,891	-	-	27,582,219
Reportable Segment Liabilities - Company and Subsidiaries	88,109,907	4,980,964	78,898,160	1,067,403	173,056,434
Reportable Segment Liabilities - Equity Accounted Investees	19,912,540	32,622	-	-	19,945,162
Capital Expenditure	-	-	-	616,906	616,906

Information about Reportable Segments For the Year ended 30 June 2012	Residential Apartment Development $	Commercial Office/Retail Development $	Rental of Commercial Property $	Other $	Total $
External Revenues - Company and Subsidiaries	92,354,291	3,468	6,251,834	937,645	99,547,238
External Revenues - Equity Accounted Investees	12,102,946	-	31,155	1,468	12,135,569
External Revenues - Total	104,457,237	3,468	6,282,989	939,113	111,682,807
Interest Income	39,467	-	-	2,555,427	2,594,894
Interest Expense	-	-	-	2,473,652	2,473,652
Depreciation and Amortisation	-	-	-	42,113	42,113
Reportable Segment Profit before Income Tax - Company and Subsidiaries	26,944,253	2,828	3,395,612	827,167	31,169,860
Reportable Segment Profit before Income Tax - Equity Accounted Investees	1,390,547	-	31,155	1,468	1,423,170
Reportable Segment Profit before Income Tax - Total	28,334,800	2,828	3,426,767	828,635	32,593,030
Reportable Segment Assets - Company and Subsidiaries	131,133,559	19,913,683	122,565,579	8,312,262	281,925,083
Reportable Segment Assets - Equity Accounted Investees	23,367,856	5,469,125	-	-	28,836,981
Reportable Segment Liabilities - Company and Subsidiaries	68,334,160	11,242,872	50,094,910	1,698,391	131,370,333
Reportable Segment Liabilities - Equity Accounted Investees	15,152,578	3,230,970	-	-	18,383,548
Capital Expenditure	-	-	-	3,859,838	3,859,838

The revenues from equity accounted investees are reported in this table as they are managed by Finbar and reported to the CODM. Revenues from equity accounted investees are not reported in the statement of profit or loss and other comprehensive income.

6 Operating Segments (continued)

Reconciliation of Reportable Segment Revenues, Profit or Loss, Assets and Liabilities

	Note	2013 $	2012 $
Revenues			
Total revenue for development reportable segments	7	123,310,250	92,357,759
Total revenue for other reportable segments		2,255,179	937,645
		125,565,429	93,295,404
Total revenue for rental and other segments included in other income	8	12,229,593	6,251,834
Consolidated Revenue		137,795,022	99,547,238
Total revenue for development reportable segments - Equity Accounted Investees		23,630,965	12,102,946
Total revenue for rental segments included in other income - Equity Accounted Investees		48,427	31,155
Total revenue for other reportable segments included in other income - Equity Accounted Investees		-	1,468
Total Reportable Segments Revenue		161,474,414	111,682,807
Profit or Loss			
Total profit or loss for reportable segments		48,195,690	32,593,030
Financial income - Company and Subsidiaries		3,685,360	2,594,894
Financial income - Equity Accounted Investees		52,503	166,058
Financial expense - Company and Subsidiaries		(3,434,672)	(2,481,528)
Financial expense - Equity Accounted Investees		(1,072)	(1,764)
Unallocated amounts:			
Other corporate expenses		(5,796,317)	(5,998,202)
Revaluation of investment property		2,338,424	12,731,627
Income tax applicable to share of profit of Equity Accounted Investees		(479,417)	(472,394)
Consolidated Profit before Income Tax		44,560,499	39,131,721
Assets			
Total assets for reportable segments		348,228,524	281,925,083
Cash and cash equivalents		35,596,741	31,733,295
Investments in Equity Accounted Investees		1,183,114	1,063,434
Other assets		12,009,752	17,629,994
Consolidated Total Assets		397,018,131	332,351,806
Liabilities			
Total liabilities for reportable segments		173,056,434	131,370,333
Other liabilities		18,158,239	12,559,487
Consolidated Total Liabilities		191,214,673	143,929,820

Geographical information

The Group operates predominantly in the one geographical segment of Western Australia.

Notes to the Consolidated Financial Statements
For the Year Ended 30 June 2013

7 Revenue

	2013 $	2012 $
Property development sales	123,310,250	92,357,759
Supervision and management fees	870,297	533,215
Total Revenue	124,180,547	92,890,974

8 Other Income

	2013	2012
Administration fees	110,605	110,429
Rental income	12,229,593	6,251,834
Commission income	4,167	4,769
Other	1,270,110	289,232
Total Other Income before revaluation	13,614,475	6,656,264
Revaluation of investment property	2,338,424	12,731,627
Total Other Income	15,952,899	19,387,891
Revaluation of property (reported as other comprehensive income)	48,605	2,128,657

9 Other Expenses

	2013	2012
Rental property expenses	4,515,322	2,856,222
Total Other Expenses	4,515,322	2,856,222

10 Personnel Expenses

	2013	2012
Wages and salaries	3,699,523	2,847,396
Superannuation contributions	169,349	166,786
Increase/(Decrease) in liability for annual leave	6,762	(15,895)
Increase in liability for long service leave	81,991	15,706
Directors fees	338,156	244,881
Directors and Officers fees - superannuation contributions	5,849	-
Total Personnel Expenses	4,301,630	3,258,874

11 Finance Income and Finance Costs

	2013 $	2012 $
Recognised in Profit and Loss		
Interest income on loans to Equity Accounted Investees	1,762,701	993,612
Interest income on bank deposits	1,136,901	1,561,815
Interest income on property settlements	785,758	39,467
Total Finance Income	3,685,360	2,594,894
Interest expense	3,425,826	2,473,652
Bank charges	8,846	7,876
Total Finance Cost	3,434,672	2,481,528
Net Finance Income/(Costs)	250,688	113,366
Analysis of Finance Costs		
Total finance costs	7,340,593	8,218,031
Less:		
Finance costs capitalised to inventory	(3,905,921)	(5,736,503)
Add:		
Finance costs relating to property developments sold	1,616,413	3,251,522
	5,051,085	5,733,050
Made up of:		
Finance costs relating to property developments sold	1,616,413	3,251,522
Finance costs relating to administration	10,929	7,968
Finance costs relating to rental properties	3,423,743	2,473,560
	5,051,085	5,733,050

Finance costs have been capitalised to work in progress at a weighted average rate of 4.89% (2012: 5.94%)

Notes to the Consolidated Financial Statements
For the Year Ended 30 June 2013

12 Income Tax Expense

	2013 $	2012 $
Recognised in Income Statement		
Current Tax Expense		
Current year	16,160,275	18,710,532
Income tax recognised directly to equity	141,029	136,443
Adjustments for prior periods	-	(108,404)
Non-recoverable amounts	(52,596)	(367)
	16,248,708	18,738,204
Deferred Tax Expense		
Origination and reversal of temporary differences	(3,245,157)	(5,409,350)
	(3,245,157)	(5,409,350)
Income Tax Expense excluding share of Income Tax on Equity Accounted Investees	13,003,551	13,328,854
Income tax relating to components of other comprehensive income	14,582	638,597
Total Income Tax Expense excluding share of Income Tax on Equity Accounted Investees	13,018,133	13,967,451
Numerical Reconciliation between Tax Expense and Pre-tax Net Profit		
Profit for the year	31,556,948	25,802,867
Other comprehensive income	48,605	2,128,657
Total income tax expense	13,003,551	13,328,854
Profit excluding Income Tax	44,609,104	41,260,378
Income tax using the Group's domestic rate of 30% (2012: 30%)	13,382,731	12,378,113
Increase in income tax expense due to:		
Non-deductible expenses	26,405	11,526
Non-recoverable amounts	(52,596)	(366)
Decrease in income tax expense due to:		
Tax effect of share of Jointly Controlled entities' net profit	(338,407)	(320,952)
	13,018,133	12,068,321
(Over)/under provided in prior years	-	(108,404)
Under/(over) provided in prior years - revaluation of investment property	-	2,007,534
Total Income Tax Expense	13,018,133	13,967,451
Made up of:		
Income Tax Expense excluding share of Income Tax on Equity Accounted Investees	13,003,551	13,328,854
Income tax relating to components of other comprehensive income	14,582	638,597
	13,018,133	13,967,451
Income Tax Recognised Directly in Equity		
Decrease in income tax expense due to:		
Tax incentives not recognised in income statement	(141,029)	(136,443)
Total Income Tax Recognised Directly in Equity	(141,029)	(136,443)

13 Investment Property

	2013 $	2012 $
Balance at 1 July	113,106,803	68,000,000
Transferred from Inventory	6,656,892	32,375,176
Change in fair value	2,338,424	12,731,627
Balance at 30 June	122,102,119	113,106,803

Investment property comprises three commercial properties that are leased to third parties (see Note 28).

14 Property, Plant and Equipment

Cost	Property $	Office Furniture and Equipment $	Plant and Equipment $	Fixtures and Fittings $	Total $
Balance at 1 July 2011	52,266	367,449	3,611,848	189,443	4,221,006
Additions	1,908,693	5,479	1,945,666	-	3,859,838
Transferred from inventory	5,473,035	-	-	-	5,473,035
Change in fair value	2,128,657	-	-	-	2,128,657
Disposals	-	(179,391)	(11,098)	(51,479)	(241,968)
Balance at 30 June 2012	9,562,651	193,537	5,546,416	137,964	15,440,568
Balance at 1 July 2012	9,562,651	193,537	5,546,416	137,964	15,440,568
Additions	32,335	55,536	487,706	41,329	616,906
Transferred from/(to) inventory	1,562,428	-	(1,869,245)	-	(306,817)
Change in fair value	48,605	-	-	-	48,605
Reclassification	(459,062)	409,164	-	49,898	-
Disposals	(708,496)	(487)	-	-	(708,983)
Balance at 30 June 2013	10,038,461	657,750	4,164,877	229,191	15,090,279
Depreciation					
Balance at 1 July 2011	-	224,331	37,315	55,683	317,329
Disposals	-	(135,349)	(9,044)	(23,206)	(167,599)
Depreciation and amortisation charge for the year	-	35,007	7,098	8	42,113
Balance at 30 June 2012	-	123,989	35,369	32,485	191,843
Balance at 1 July 2012	-	123,989	35,369	32,485	191,843
Disposals	-	(447)	-	-	(447)
Depreciation and amortisation charge for the year	58,596	106,680	5,556	16,657	187,489
Balance at 30 June 2013	58,596	230,222	40,925	49,142	378,885
Carrying Amounts					
At 1 July 2011	52,266	143,118	3,574,533	133,760	3,903,677
At 30 June 2012	9,562,651	69,548	5,511,047	105,479	15,248,725
At 1 July 2012	9,562,651	69,548	5,511,047	105,479	15,248,725
At 30 June 2013	9,979,865	427,528	4,123,952	180,049	14,711,394

Notes to the Consolidated Financial Statements
For the Year Ended 30 June 2013

15 Investments in Equity Accounted Investees

The Group's share of profit in Equity Accounted Investees for the year was $1,128,023 (2012: $1,069,844).

Jointly Controlled Entities

The Group accounts for investments in Jointly Controlled entities using the equity method.

The Group has the following investments in Jointly Controlled entities:

2012	Ownership	Current Assets $	Non-current Assets $	Total Assets $
Jointly Controlled Entities Assets				
22 Plain Street Pty Ltd*	50.00%	2,604,032	-	2,604,032
143 Adelaide Terrace Pty Ltd*	50.00%	278,669	-	278,669
185 Swansea Street Pty Ltd*	50.00%	35,320,054	1,261,880	36,581,934
375 Hay Street Pty Ltd*	50.00%	63,697	377	64,074
406 & 407 Newcastle Street Pty Ltd*	50.00%	1,341,573	17,527	1,359,100
701 Wellington Street Pty Ltd* (De-registered)	50.00%	5,028	-	5,028
Rivervale Concepts Pty Ltd* (De-registered)	50.00%	7,975	-	7,975
36 Chester Avenue Pty Ltd	50.00%	13,487	7,335,498	7,348,985
Rowe Avenue Pty Ltd	50.00%	978,662	10,487,335	11,465,997
		40,613,177	19,102,617	59,715,794

2012	Ownership	Current Liabilities $	Non-currentLiabilities $	TotalLiabilities $
Jointly Controlled Entities Liabilities				
22 Plain Street Pty Ltd*	50.00%	1,554,349	71,475	1,625,824
143 Adelaide Terrace Pty Ltd*	50.00%	175,205	-	175,205
185 Swansea Street Pty Ltd*	50.00%	35,796,592	1,119,368	36,915,960
375 Hay Street Pty Ltd*	50.00%	1,376	-	1,376
406 & 407 Newcastle Street Pty Ltd*	50.00%	340	39,403	39,743
701 Wellington Street Pty Ltd* (De-registered)	50.00%	227	-	227
Rivervale Concepts Pty Ltd* (De-registered)	50.00%	227	-	227
36 Chester Avenue Pty Ltd	50.00%	-	7,361,272	7,361,272
Rowe Avenue Pty Ltd	50.00%	88,859	11,380,235	11,469,094
		37,617,175	19,971,753	57,588,928

15 Investments in Equity Accounted Investees (continued)

2013	Ownership	Current Assets $	Non-current Assets $	Total Assets $
Jointly Controlled Entities Assets				
22 Plain Street Pty Ltd*	50.00%	92,243	-	92,243
143 Adelaide Terrace Pty Ltd*	50.00%	52,157	3,047	55,204
185 Swansea Street Pty Ltd*	50.00%	3,814,439	15,898	3,830,337
375 Hay Street Pty Ltd*	50.00%	41,789	-	41,789
406 & 407 Newcastle Street Pty Ltd*	50.00%	510,144	10,775	520,919
701 Wellington Street Pty Ltd* (De-registered)	50.00%	4,716	-	4,716
36 Chester Avenue Pty Ltd	50.00%	69,292	8,169,941	8,239,233
Rowe Avenue Pty Ltd	50.00%	84,137	13,729,704	13,813,841
McGregor Road Palmyra Pty Ltd	50.00%	944,272	9,958,672	10,902,944
Roydhouse Street Subiaco Pty Ltd	50.00%	28,341	18,657,703	18,686,044
1 Richardson Street Pty Ltd	50.00%	9,581	651,992	661,573
Finbar Sub 5050 Pty Ltd	50.00%	-	130	130
		5,651,111	51,197,862	56,848,973

2013	Ownership	Current Liabilities $	Non-current Liabilities $	Total Liabilities $
Jointly Controlled Entities Liabilities				
22 Plain Street Pty Ltd*	50.00%	31,418	-	31,418
143 Adelaide Terrace Pty Ltd*	50.00%	8,600	-	8,600
185 Swansea Street Pty Ltd*	50.00%	1,218,833	132,859	1,351,692
375 Hay Street Pty Ltd*	50.00%	6,567	-	6,567
406 & 407 Newcastle Street Pty Ltd*	50.00%	2,569	-	2,569
701 Wellington Street Pty Ltd* (De-registered)	50.00%	42	-	42
36 Chester Avenue Pty Ltd	50.00%	7,460	8,251,094	8,258,554
Rowe Avenue Pty Ltd	50.00%	970,819	13,497,516	14,468,335
McGregor Road Palmyra Pty Ltd	50.00%	10,644	10,891,821	10,902,465
Roydhouse Street Subiaco Pty Ltd	50.00%	107,371	18,597,669	18,705,040
1 Richardson Street Pty Ltd	50.00%	6,116	740,923	747,039
Finbar Sub 5050 Pty Ltd	50.00%	-	431	431
		2,370,439	52,112,313	54,482,752

Notes to the Consolidated Financial Statements
For the Year Ended 30 June 2013

2012	Ownership	Revenues $	Expenses $	Profit/(Loss) before income tax $
Profit/(Loss) Before Income Tax Recognised from Jointly Controlled Entities				
22 Plain Street Pty Ltd*	50.00%	15,497,897	13,942,664	1,555,233
78 Terrace Road Joint Venture Pty Ltd* (De-registered)	50.00%	186	94	92
132 Terrace Road Joint Venture Pty Ltd* (De-registered)	50.00%	-	79	(79)
143 Adelaide Terrace Pty Ltd*	50.00%	8,705,995	6,996,420	1,709,575
185 Swansea Street Pty Ltd*	50.00%	-	179,085	(179,085)
375 Hay Street Pty Ltd*	50.00%	-	8,471	(8,471)
406 & 407 Newcastle Street Pty Ltd*	50.00%	64,311	(10,359)	74,670
701 Wellington Street Pty Ltd* (De-registered)	50.00%	-	1,965	(1,965)
Boas Gardens Estate Pty Ltd (De-registered)	50.00%	749	172	577
Rivervale Concepts Pty Ltd* (De-registered)	50.00%	2,000	46,481	(44,481)
36 Chester Avenue Pty Ltd	50.00%	-	15,673	(15,673)
Rowe Avenue Pty Ltd	50.00%	-	4,428	(4,428)
		24,271,138	21,185,173	3,085,965

2013	Ownership	Revenues $	Expenses $	Profit/(Loss) before income tax $
Profit/(Loss) Before Income Tax Recognised from Jointly Controlled Entities				
22 Plain Street Pty Ltd*	50.00%	2,744,091	2,683,209	60,882
143 Adelaide Terrace Pty Ltd*	50.00%	6,343	-	6,343
185 Swansea Street Pty Ltd*	50.00%	43,260,566	39,242,465	4,018,101
375 Hay Street Pty Ltd*	50.00%	30,000	4,310	25,690
406 & 407 Newcastle Street Pty Ltd*	50.00%	1,272,801	1,082,811	189,990
701 Wellington Street Pty Ltd* (De-registered)	50.00%	-	127	(127)
Rivervale Concepts Pty Ltd* (De-registered)	50.00%	-	106	(106)
36 Chester Avenue Pty Ltd	50.00%	-	10,049	(10,049)
Rowe Avenue Pty Ltd	50.00%	-	930,567	(930,567)
McGregor Road Palmyra Pty Ltd	50.00%	682	-	682
Roydhouse Street Subiaco Pty Ltd	50.00%	-	27,140	(27,140)
1 Richardson Street Pty Ltd	50.00%	-	119,914	(119,914)
Finbar Sub 5050 Pty Ltd	50.00%	-	433	(433)
		47,314,483	44,101,131	3,213,352

* Jointly Controlled entities entered into with Wembley Lakes Estates Pty Ltd. John Chan and Darren John Pateman have interests in but not control of Wembley Lakes Estates Pty Ltd.

16 Other Assets

	2013 $	2012 $
Current		
Capitalised lease incentives	340,072	157,414
Total Current Investments	340,072	157,414
Non Current		
Other investments	-	666,606
Capitalised lease incentives	2,238,204	1,655,839
Total Non Current Investments	2,238,204	2,322,445

17 Tax Assets and Liabilities

The current tax liability for the Group of $8,964,521 (2012: $6,751,955) represents the amount of income taxes payable in respect of current and prior periods.

Recognised Deferred Tax Assets and Liabilities

Deferred tax assets and liabilities are attributable to the following:

	Assets		Liabilities		Net	
	2013 $	2012 $	2013 $	2012 $	2013 $	2012 $
Inventories	-	-	(11,128,229)	(8,411,752)	(11,128,229)	(8,411,752)
Interest bearing loans and borrowings	3,048,881	3,867,150	-	-	3,048,881	3,867,150
Revaluation of investment property	-	-	(6,926,842)	(6,465,620)	(6,926,842)	(6,465,620)
Other items	246,537	463,120	191,451	(1,327,534)	437,988	(864,414)
Tax value of carry-forward losses recognised	5,374,484	6,067,104	-	-	5,374,484	6,067,104
Tax assets/(liabilities)	8,669,902	10,397,374	(17,863,620)	(16,204,906)	(9,193,718)	(5,807,532)
Set off of tax	(8,669,902)	(10,397,374)	8,669,902	10,397,374	-	-
Net Tax Liabilities	-	-	(9,193,718)	(5,807,532)	(9,193,718)	(5,807,532)

	Balance 1 July 2011 $	Recognised in Profit or Loss $	Recognised in Equity $	Balance 30 June 2012 $
Movement in Temporary Differences During the Year				
Inventories	7,224,012	1,187,740	-	8,411,752
Interest bearing loans and borrowings	(3,326,456)	(540,694)	-	(3,867,150)
Revaluation of investment property	-	6,465,620	-	6,465,620
Other items	307,164	420,807	175,843	864,414
Tax value of carry-forward losses recognised	(3,942,981)	(2,124,123)	-	(6,067,104)
	261,739	5,409,350	175,843	5,807,532

	Balance 1 July 2012 $	Recognised in Profit or Loss $	Recognised in Equity $	Balance 30 June 2013 $
Inventories	8,411,752	2,716,477	-	11,128,229
Interest bearing loans and borrowings	(3,867,150)	818,269	-	(3,048,881)
Revaluation of investment property	6,465,620	461,222	-	6,926,842
Other items	864,414	(1,443,431)	141,029	(437,988)
Tax value of carry-forward losses recognised	(6,067,104)	692,620	-	(5,374,484)
	5,807,532	3,245,157	141,029	9,193,718

18 Inventories

	2013 $	2012 $
Current		
Work in progress (Restated - refer note 3(q))	153,474,454	82,579,280
Completed stock	26,345,410	6,831,231
Total Current Inventories	179,819,864	89,410,511
Non Current		
Work in progress	4,360,571	39,336,868
Total Non Current Inventories	4,360,571	39,336,868

During the year ended 30 June 2013 work in progress recognised as cost of sales by the Group amounted to $108,942,181 (2012: $63,957,959).

During the year ended 30 June 2013 there were no write-downs in the value of inventories (2012: $Nil)

19 Trade and Other Receivables

	2013 $	2012 $
Current		
Other trade receivables (Restated - refer note 3(q))	24,275,350	22,086,945
Amounts receivable from jointly controlled entities	21	8,587,510
Total Current Trade and Other Receivables	24,275,371	30,674,455
Non Current		
Amounts receivable from jointly controlled entities	12,009,731	9,042,484
Total Non Current Trade and Other Receivables	12,009,731	9,042,484

The Group's exposure to credit risk and impairment losses to trade and other receivables are disclosed at Note 27.

20 Prepayments

	2013 $	2012 $
Balance at 1 July	255,371	859,152
Net increase/(reduction) of sundry prepayments	125,581	(603,781)
Balance at 30 June	380,952	255,371
Made up as follows:		
Prepayment of sundry development expenses	380,952	255,371
Total Prepayments	380,952	255,371

Prepayment of Administrative Expense

On 31 January 2008 the Company announced that the management agreement with J&R Management Pty Ltd under which the executive management staff and other staff provided to Finbar Group Limited had ceased.

The Company has recognised the amount initially through Trade and other payables and through Prepayments. As each development project, the subject of work in progress pursuant to Clause 5A of the Agreement is completed, the amount of work in progress applicable to that development project is expensed to profit or loss.

21a Cash and Cash Equivalents

	Note	2013 $	2012 $
Bank balances		35,596,741	31,733,295
Cash and Cash Equivalents in the Statement of Cash Flows		35,596,741	31,733,295

The Group's exposure to interest rate risk and a sensitivity analysis for financial assets and liabilities is disclosed at Note 27.

21b Reconciliation of Cash Flows from Operating Activities

	Note	2013 $	2012 $
Cash Flows from Operating Activities			
Profit for the year		31,556,948	25,802,867
Adjustments for:			
Other comprehensive income for the year, net of income tax		34,023	1,490,060
Depreciation and amortisation	14	187,489	42,113
Revaluation of investment property	8	(2,338,424)	(12,731,627)
Revaluation of property,plant & equipment	14	(48,605)	(2,128,657)
Net financing (income)/expense	11	(250,688)	(113,366)
Share of net profit of jointly controlled entities'		(1,128,023)	(1,069,844)
Loss/(gain) on disposal of property, plant & equipment		(31,778)	73,452
Other		666,606	-
Income tax expense	12	13,018,133	13,967,451
Operating Profit before Changes in Working Capital and Provisions		41,665,681	25,332,449
Change in trade and other receivables		(220,193)	(23,436,196)
Change in current inventories	18	(90,409,353)	(86,526,190)
Change in non-current inventories	18	34,976,297	75,739,036
Change in prepayments	20	(125,581)	603,781
Transferred from inventories to investment property	13	(6,656,892)	(32,375,176)
Transferred from inventories to property, plant & equipment	14	(1,562,428)	(5,473,035)
Change in provision for employee benefits	25	88,751	(189)
Change in trade and other payables	26	18,747,514	6,571,424
Cash used in Operating Activities		(3,496,204)	(39,564,096)
Interest paid	11	(3,434,672)	(2,481,528)
Income taxes paid		(7,395,827)	(5,174,416)
Net Cash used in Operating Activities		(14,326,703)	(47,220,040)

The increases and decreases in trade and other receivables as well as trade and other payables reflect only those changes that relate to operating activities. The remaining increases and decreases relate to investing activities.

22 Capital and Reserves

	Company Ordinary Shares 2013	Company Ordinary Shares 2012
Share Capital		
On issue at 1 July	214,172,868	207,737,781
Issued under Dividend Reinvestment Plan	3,833,301	6,435,087
On Issue at 30 June - Fully Paid	218,006,169	214,172,868

The Company does not have authorised capital or par value in respect of its issued shares.

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All shares rank equally with regard to the Company's residual assets.

	Cents per Share	Total Amount $	Franked / Unfranked	Date of Payment
Dividends				
Dividends recognised in the current year by the Group are:				
Dividends Paid During the Year 2013				
Interim 2013 ordinary	3.50	7,518,864	Franked	19 April 2013
Final 2012 ordinary	5.50	11,779,510	Franked	4 September 2012
Total Amount		19,298,374		
Dividends Paid During the Year 2012				
Interim 2012 ordinary	3.50	7,470,970	Franked	11 April 2012
Final 2011 ordinary	5.50	11,425,580	Franked	5 September 2011
Total Amount		18,896,550		

Franked dividends declared or paid during the year were franked at the rate of 30%.

After 30 June 2013 the following dividend has been proposed by the Directors. The dividend has not been provided. The declaration and subsequent payment of dividends has no income tax consequences.

Proposed Dividend

	Cents per Share	Total Amount $	Franked / Unfranked	Date of Payment
Dividend proposed by the Group are:				
Final 2013 ordinary	6.00	13,080,370	Franked	11 September 2013
Total Amount		13,080,370		

The financial effect of this dividend has not been brought to account in the financial statements for the financial year ended 30 June 2013 and will be recognised in subsequent financial reports.

Dividend Reinvestment Plan

The Company has a dividend reinvestment plan under which holders of ordinary shares may elect to have all or part of their dividend entitlements satisfied by the issue of new ordinary shares rather than by being paid in cash.

In accordance with Rule 13 of the Company's Dividend Reinvestment Plan (DRP), the Directors elected to reactivate the DRP in the 2011 financial year until further notice and as such the DRP will be active for the above mentioned dividend.

	Company 2013 $	Company 2012 $
Dividend Franking Account		
30% franking credits available to shareholders of Finbar Group Limited for subsequent financial years	4,995,907	9,475,093

The above available amounts are based on the balance of the dividend franking account at year-end adjusted for:

a. franking credits that will arise from the payment of the current tax liabilities;
b. franking debits that will arise from the payment of dividends recognised as a liability at the year-end;
c. franking credits that will arise from the receipt of dividends recognised as receivables at the year-end; and
d. franking credits that the entity may be prevented from distributing in subsequent years.

The ability to utilise the franking credits is dependent upon there being sufficient available profits to declare dividends. The impact on the dividend franking account of dividends proposed after the balance sheet date but not recognised as a liability is to reduce it by $5,605,873 (2012: $5,048,361).

23 Earnings per Share

Basic Earnings per Share

The calculation of basic earnings per share at 30 June 2013 was based on the profit attributable to ordinary shareholders of $31,176,885 (2012: $26,810,219) and a weighted average number of ordinary shares outstanding during the year ended 30 June 2013 of 215,334,368 (30 June 2012: 212,566,057), calculated as follows:

		2013 $	2012 $
Profit Attributable to Ordinary Shareholders		31,176,885	26,810,219
Weighted Average Number of Ordinary Shares			
Issued ordinary shares at 1 July		214,172,868	207,737,781
Effect of share issue - Dividend Reinvestment Plan	5 September 2011		4,671,635
Effect of share issue - Dividend Reinvestment Plan	11 April 2012		156,641
Effect of share issue - Dividend Reinvestment Plan	5 September 2012	533,909	
Effect of share issue - Dividend Reinvestment Plan	19 April 2013	101,196	
Effect of share issue - Dividend Reinvestment Plan	19 April 2013	526,395	
Weighted Average Number of Ordinary Shares at 30 June		215,334,368	212,566,057
Basic Earnings per Share (cents per share)		14.48	12.61

Diluted Earnings per Share

The calculation of diluted earnings per share at 30 June 2013 was based on the profit attributable to ordinary shareholders of $31,176,885 (2012: $26,810,219) and a weighted average number of ordinary shares outstanding during the year ended 30 June 2013 of 215,334,368 (30 June 2012: 212,566,057), calculated as follows:

	2013 $	2012 $
Profit Attributable to Ordinary Shareholders (Diluted)	31,176,885	26,810,219
Weighted Average Number of Ordinary Shares (Diluted)		
Weighted Average Number of Ordinary Shares (Diluted) at 30 June	215,334,368	212,566,057
Diluted Earnings per Share (cents per share)	14.48	12.61

24 Loans and Borrowings

This note provides information about the contractual terms of the Group's interest-bearing loans and borrowings. For more information about the Group's exposure to interest rate risk see Note 27.

	2013 $	2012 $
Current liabilities		
Commercial bills (Secured)	41,856,049	63,161,681
Shareholder loans to subsidiaries (Unsecured)	1,874,372	-
Total Current Interest Bearing Loans and Borrowings	43,730,421	63,161,681
Non-current liabilities		
Commercial bills (Secured)	83,255,513	43,770,000
Shareholders loans to subsidiaries (Unsecured)	12,515,166	9,719,583
Total Non-current Interest Bearing Loans and Borrowings	95,770,679	53,489,583

Notes to the Consolidated Financial Statements
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	Nominal Interest Rate	Financial Year of Maturity	2013 Face Value $	2013 Carrying Amount $	2012 Face Value $	2012 Carrying Amount $
Terms and debt repayment schedule						
Terms and conditions of outstanding loans are as follows:						
Commercial bills (Secured)	5.66%	2016	43,770,000	43,770,000	43,770,000	43,770,000
Commercial bills (Secured)	BBSY+1.25%	2017	26,000,000	26,000,000	-	-
Commercial bills (Secured)	BBSY+1.13%	2014	31,303,164	31,303,164	-	-
Commercial bills (Secured)	BBSY+1.07%	2014	4,758,667	4,758,667	-	-
Commercial bills (Secured)	BBSY+2.51%	2016	4,000,000	4,000,000	-	-
Commercial bills (Secured)	BBSY+1.35%	2015	4,801,500	4,801,500	-	-
Commercial bills (Secured)	BBSY+0.94%	2015	4,684,013	4,684,013	-	-
Commercial bills (Secured)	BBSY+0.94%	2014	5,794,218	5,794,218	-	-
Commercial bills (Secured)	BBSY+1.09%	2013	-	-	38,461,181	38,461,181
Commercial bills (Secured)	BBSY+1.25%	2014	-	-	24,700,500	24,700,500
Shareholder loans to subsidiaries (Unsecured)	BBSY+5.00%	2016	4,941,329	4,941,329	4,944,429	4,944,429
Shareholder loans to subsidiaries (Unsecured)	BBSY+5.00%	2014	1,874,372	1,874,372	210,418	210,418
Shareholder loans to subsidiaries (Unsecured)	BBSY+5.00%	2015	7,573,837	7,573,837	4,564,736	4,564,736
Total Facilities Available			139,501,100	139,501,100	116,651,264	116,651,264

Financing Arrangements

Bank overdrafts

Bank overdrafts of the Subsidiaries are secured by a registered mortgage debenture over the Controlled entity's assets and undertakings. Bank overdrafts are payable on demand and are subject to annual review.

Commercial bills

Commercial bills (refer Note 27) are denominated in Australian dollars.

The commercial bill loans of the Subsidiaries are secured by registered first mortgages over the development property land and buildings of the Controlled entity as well as a registered mortgage debenture over the Controlled entity's assets and undertakings.

Shareholder Loans

Shareholder Loans are repayable upon the completion of the project.

25 Employee Benefits

	2013 $	2012 $
Current		
Liability for annual leave	39,377	32,615
Non Current		
Liability for long-service leave	134,382	52,393

26 Trade and Other Payables

	2013 $	2012 $
Current liabilities		
Trade and other payables	32,010,747	12,848,216
Other payables and accrued expenses	1,370,828	1,785,845
Total Trade and Other Payables	33,381,575	14,634,061

At 30 June 2013, Consolidated trade and other payables include retentions of $602,158 (2012: $463,360) relating to construction contracts in progress.

The Group's exposure to liquidity risk related to trade and other payables is disclosed at Note 27.

27 Financial Instruments

Credit Risk

Exposure to Credit Risk

The carrying amount of the Group's financial assets represent the maximum credit exposure. The Group's maximum exposure to credit risk at the reporting date was:

	Note	Carrying Amount 2013 $	Carrying Amount 2012 $
Trade and other receivables - current	19	24,275,371	30,674,455
Trade and other receivables - non-current	19	12,009,731	9,042,484
Cash and cash equivalents	21a	35,596,741	31,733,295
		71,881,843	71,450,234

	2013 $	2012 $
The Group's maximum exposure to credit risk for trade receivables at the reporting date by receivable category was:		
Equity Accounted Investees	12,009,752	17,629,994
Working capital advances and bonds	2,006,025	2,211,058
Loan to Joint Venture partner	2,580,000	2,580,000
GST refunds due and sundry other trade debtors	19,689,325	17,295,887
	36,285,102	39,716,939

Impairment Losses

None of the Group's trade receivables are past due and based on historic default rates the Group believes that no impairment allowance is necessary in respect of trade receivables.

Liquidity Risk

The following are the contractual maturities of non-derivative financial liabilities, including estimated interest payments and excluding the impact of netting agreements:

	Note	Carrying Amount $	Contractual Cash Flows $	1 Year or Less $	1-3 Years $	More than 3 Years $
30 June 2013						
Non-derivative Financial Liabilities						
Secured bank loans:						
Commercial bills	24	125,111,562	138,225,250	47,178,958	91,046,292	-
Shareholder Loans	24	14,389,538	16,322,107	2,338,159	13,983,948	-
Trade and other payables	26	33,381,575	33,381,575	33,381,575	-	-
		172,882,675	187,928,932	82,898,692	105,030,240	-
30 June 2012						
Non-derivative Financial Liabilities						
Secured bank loans:						
Commercial bills	24	106,931,681	118,500,435	67,298,289	51,202,146	-
Shareholder Loans	24	9,719,583	11,397,183	-	11,397,183	-
Trade and other payables	26	14,634,061	14,634,061	14,634,061	-	-
		131,285,325	144,531,679	81,932,350	62,599,329	-

Interest Rate Risk

Profile

At the reporting date the interest rate profile of the Group's interest-bearing financial assets and liabilities was:

	Carrying Amount 2013 $	Carrying Amount 2012 $
Variable Rate Instruments		
Financial Assets	47,606,493	49,363,289
Financial Liabilities	(139,501,100)	(116,651,264)
	(91,894,607)	(67,287,975)

Cash Flow Sensitivity Analysis for Variable Rate Instruments

A change of 100 basis points in interest rates would have (decreased)/increased the Group's equity and profit or loss by the amounts shown below. This analysis assumes that all variables remain constant. The analysis is on the same basis for 2012.

	Profit or Loss		Equity	
	100bp Increase $	100bp Decrease $	100bp Increase $	100bp Decrease $
30 June 2013				
Variable rate instruments	(1,030,861)	1,030,861	(1,030,861)	1,030,861

	Consolidated			
	100bp Increase $	100bp Decrease $	100bp Increase $	100bp Decrease $
30 June 2012				
Variable rate instruments	(416,191)	416,191	(416,191)	416,191

Fair Values

Fair Values Versus Carrying Amounts

The fair values of financial assets and liabilities, together with the carrying amounts shown on the balance sheet are as follows:

	30 June 2013		30 June 2012	
	Carrying Amount $	Fair Value $	Carrying Amount $	Fair Value $
Trade and other receivables	36,285,102	36,285,102	39,716,939	39,716,939
Cash and cash equivalents	35,596,741	35,596,741	31,733,295	31,733,295
Secured bank loans	(125,111,562)	(125,111,562)	(106,931,681)	(106,931,681)
Unsecured shareholder loans	(14,389,538)	(14,389,538)	(9,719,583)	(9,719,583)
Trade and other payables	(33,381,575)	(33,381,575)	(14,634,061)	(14,634,061)
	(101,000,832)	(101,000,832)	(59,835,091)	(59,835,091)

Guarantees

Subsidiaries

The Company has provided a $7,500,000 limited guarantee and indemnity to Commonwealth Bank of Australia for security on a finance facility in Finbar Property Trust.

28 Operating Leases	Note	2013 $	2012 $
Leases as Lessor			
The Group leases out its investment properties held under operating leases.			
Rental income received from investment property		12,212,370	6,198,395
Other rental property income received		17,223	53,439
	8	12,229,593	6,251,834

29 Capital and Other Commitments	2013 $	2012 $
Commitments and Contingent Liabilities		
Property Development		
Contracted but not provided for and payable:		
Within one year	77,353,360	78,921,348
Later than one year	-	13,876
Total Property Development Commitments	77,353,360	78,935,224
Property Development - Jointly Controlled Entities		
Contracted but not provided for and payable:		
Within one year	29,500,000	3,528,585
Later than one year	18,285,570	-
Total Property Development Commitments - Jointly Controlled Entities	47,785,570	3,528,585
Group's Share of Property Development - Jointly Controlled Entities		
Contracted but not provided for and payable:		
Within one year	14,750,000	1,764,293
Later than one year	9,142,785	-
Total Share of Property Development Commitments - Jointly Controlled Entities	23,892,785	1,764,293
Group's Property Development Commitments including Jointly Controlled Entities		
Contracted but not provided for and payable:		
Within one year	92,103,360	80,685,641
Later than one year	9,142,785	13,876
Total Property Development Commitments including Jointly Controlled Entities	101,246,145	80,699,517

30 Contingencies	2013 $	2012 $
The Directors are of the opinion that provisions are not required in respect of these matters, as it is not probable that a future sacrifice of economic benefits will be required or the amount is not capable of reliable measurement.		
Guarantees		
The Company has guaranteed the bank facilities of certain subsidiaries	7,500,000	7,500,000
Guarantees		
The Company has guaranteed the bank facilities of certain equity accounted joint ventures	-	5,000,000

31 Related Parties

The following were key management personnel of the Group at any time during the reporting period and unless otherwise indicated were key management personnel for the entire period:

Executive Directors	Non-Executive Directors	Executives
Mr John Chan	Mr John Boon Heng Cheak	Mr Edward Guy Bank
Mr Darren John Pateman	Mr Kee Kong Loh	Mr Ronald Chan
	Mr Lee Verios	Mr Anthony David Hewett

	2013 $	2012 $
The key management personnel compensation included in 'personnel expenses' is as follows:		
Short term employee benefits	3,091,697	2,171,269
Other long term benefits	78,634	24,387
Post employment benefits	90,048	83,699
Employee benefits	3,260,379	2,279,355

Individual Directors and Executives Compensation Disclosures

Information regarding individual directors and executives compensation are provided in the Remuneration Report section of the Directors' report on pages 32 to 35.

Apart from the details disclosed in this note, no director has entered into a material contract with the Group since the end of the previous financial year and there were no material contracts involving directors' interests existing at year-end.

Movements in Shares

The movement during the reporting period in the number of ordinary shares in Finbar Group Limited held, directly, indirectly or beneficially, by each key management person, including their related parties, is as follows:

	Held at 1 July 2012	Purchases	Sales	Held at 30 June 2013
Directors				
Mr John Chan	23,361,742	194,580	-	23,556,322
Mr Darren John Pateman	2,265,174	61,495	-	2,326,669
Mr John Boon Heng Cheak	483,073	12,001	-	495,074
Mr Kee Kong Loh	2,000,904	-	-	2,000,904
Mr Lee Verios	-	30,000	-	30,000
Executives				
Mr Edward Guy Bank	300,000	-	-	300,000
Mr Ronald Chan	213,260	-	-	213,260
Mr Anthony David Hewett	-	20,000	-	20,000
	28,624,153	318,076	-	28,942,229

	Held at 1 July 2011	Purchases	Sales	Held at 30 June 2012
Directors				
Mr John Chan	22,586,513	775,229	-	23,361,742
Mr Darren John Pateman	2,246,619	18,555	-	2,265,174
Mr Paul Anthony Rengel	623,000	-	-	623,000
Mr John Boon Heng Cheak	453,934	29,139	-	483,073
Mr Kee Kong Loh	2,000,904	-	-	2,000,904
Executives				
Mr Edward Guy Bank	300,000	-	-	300,000
	28,210,970	822,923	-	29,033,893

No options for shares were granted to key management personnel as remuneration during the reporting period.

Identity of Related Parties

The Group has a related party relationship with jointly controlled entities (see Note 15) and with its key management personnel.

Other Related Party Transactions

Jointly Controlled Entities

Loans are made by the Group to jointly controlled entities for property development undertakings. Loans outstanding between the Group and jointly controlled entities are interest bearing and are repayable at the completion of the jointly controlled entity's development project.

31 Related Parties (continued)

	2013 $	2012 $
As at 30 June the balance of these loans were as follows:		
22 Plain Street Pty Ltd	-	605,516
36 Chester Avenue Pty Ltd	3,564,591	3,366,955
185 Swansea Street Pty Ltd	-	7,981,994
Rowe Avenue Pty Ltd	6,349,084	5,675,529
701 Wellington Street Pty Ltd	21	-
Roydhouse Street Subiaco Pty Ltd	1,654,707	-
McGregor Road Palmyra Pty Ltd	9,209	-
1 Richardson Street Pty Ltd	431,708	-
Finbar Sub 5050 Pty Ltd	432	-
	12,009,752	17,629,994

In the financial statements of the Group, investments in jointly controlled entities are carried at the lower of the equity accounted amount and the recoverable amount.

Subsidiaries

The Company, through its 100% owned subsidiary 88 Terrace Road Pty Ltd, has a joint venture agreement with Ventrade Australia Pty Ltd to undertake a development on land owned by Ventrade Australia Pty Ltd on an arm's length basis. Mr Kee Kong Loh is a director of Ventrade Australia Pty Ltd. Under the joint venture agreement, 88 Terrace Road Pty Ltd is responsible for the development of the project. Each party recognises assets, liabilities, revenues and expenses based on its respective interest in the development. As at 30 June 2013 the Group has a current payable of $4,751,595 (2012: current receivable $15,313,738).

32 Group Entities

	Country of Incorporation	Shareholding / Unit Holding $	Ownership Interest 2013	Ownership Interest 2012
Parent Company				
Finbar Group Limited				
Subsidiaries				
8 Davidson Terrace Pty Ltd	Australia	-	-	100%
17 Sunlander Drive Pty Ltd	Australia	1	100%	100%
31 Rowe Avenue Pty Ltd	Australia	1	100%	-
52 Mill Point Road Pty Ltd	Australia	1	100%	100%
59 Albany Highway Pty Ltd	Australia	11	68.75%	68.75%
88 Terrace Road Pty Ltd	Australia	1	100%	100%
175 Adelaide Terrace Pty Ltd	Australia	1	100%	100%
208 Adelaide Terrace Pty Ltd	Australia	6	60%	60%
262 Lord Street Perth Pty Ltd	Australia	1	100%	100%
280 Lord Street Perth Pty Ltd	Australia	1	100%	-
Burt Way Developments Pty Ltd	Australia	1	100%	100%
Finbar Finance Pty Ltd	Australia	1	100%	100%
Finbar Funds Management Limited	Australia	1	100%	100%
Finbar Property Trust	Australia	100	100%	100%
Finbar Karratha Pty Ltd	Australia	1	100%	100%
Finbar Port Hedland Pty Ltd	Australia	1	100%	-
Finbar Project Management Pty Ltd	Australia	2	100%	100%
Finbar Sub 100 Pty Ltd	Australia	1	100%	-
Lake Street Pty Ltd	Australia	1	100%	100%
Lot 1 to 10 Whatley Crescent Pty Ltd	Australia	1	100%	100%
		134		
Subsidiaries of Subsidiaries				
59 Albany Highway Joint Venture Pty Ltd	Australia	130	100%	100.00%

Notes to the Consolidated Financial Statements
For the Year Ended 30 June 2013

33 Subsequent Events

There has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the Directors of the Company, to affect significantly the operations of the Group, the results of those operations, or the state of affairs of the Group in future financial years.

34 Auditors' Remuneration

	2013 $	2012 $
Audit Services:		
Auditors of the Group		
Audit and review of the financial reports	182,700	165,000
	182,700	165,000
Services other than Statutory Audit:		
Taxation compliance services	16,500	14,800
Accounting advice (KPMG Australia)	4,200	-
	20,700	14,800

35 Parent Entity Disclosures

As at, and throughout the financial year ending 30 June 2013 the parent company of the Group was Finbar Group Limited.

	2013 $	2012 $
Result of the Parent Entity		
Profit for the year	10,845,317	9,807,518
Total Comprehensive Income for the Year	10,845,317	9,807,518
Financial Position of the Parent Entity		
Current Assets	16,255,075	17,395,422
Total Assets	172,071,941	175,975,576
Current Liabilities	3,909,578	2,447,854
Total Liabilities	6,903,566	7,443,019
Total Equity of the Parent Entity comprising of:		
Share capital	137,779,596	132,690,721
Retained earnings	27,388,779	35,841,836
Total Equity	165,168,375	168,532,557

Parent Entity Contingencies

The Directors are of the opinion that provisions are not required in respect of these matters, as it is not probable that a future sacrifice of economic benefits will be required or the amount is capable of reliable measurement.

Parent Entity Guarantees in respect of Debts of Subsidiaries

	2013 $	2012 $
Guarantees		
The Company has guaranteed the bank facilities of certain Controlled entities:	7,500,000	7,500,000
The Company has guaranteed the bank facilities of certain equity accounted joint ventures:	-	5,000,000

Directors' Declaration

(1) In the opinion of the Directors of Finbar Group Limited ('the Company'):

(a) The consolidated financial statements and notes that are contained in Pages to 46 to 83 and the Remuneration report in the Directors' report, set out on Pages 32 to 35, are in accordance with the *Corporations Act 2001*, including:

(i) giving a true and fair view of the Group's financial position as at 30 June 2013 and of its performance for the year ended on that date; and

(ii) complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Regulations 2001; and

(b) There are reasonable grounds to believe that the Company will be able to pay its debts as and when they become due and payable.

2. There are reasonable grounds to believe that the Company and the group entities identified in Note 32 will be able to meet any obligations or liabilities to which they are or may become subject to.

3. The Directors have been given the declarations required by Section 295A of the *Corporations Act 2001* from the Managing Director and the Chief Financial Officer for the financial year ended 30 June 2013.

4. The Directors draw attention to Note 2(a) to the consolidated financial statements, which contains a statement of compliance with International Financial Reporting Standards.

Signed in accordance with a resolution of the Board of Directors:

Darren Pateman
Managing Director

Dated at Perth this Twenty Ninth day of August 2013.

Independent Auditors' Report

to Members of Finbar Group Limited

Report on the financial report

We have audited the accompanying financial report of Finbar Group Limited (the company), which comprises the consolidated statement of financial position as at 30 June 2013, and consolidated statement of profit or loss and other comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year ended on that date, notes 1 to 35 comprising a summary of significant accounting policies and other explanatory information and the directors' declaration of the Group comprising the company and the entities it controlled at the year's end or from time to time during the financial year.

Directors' responsibility for the financial report

The directors of the company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that is free from material misstatement whether due to fraud or error. In note 2(a), the directors also state, in accordance with Australian Accounting Standard AASB 101 *Presentation of Financial Statements*, that the financial statements of the Group comply with International Financial Reporting Standards.

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We performed the procedures to assess whether in all material respects the financial report presents fairly, in accordance with the *Corporations Act 2001* and Australian Accounting Standards, a true and fair view which is consistent with our understanding of the Group's financial position and of its performance.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we have complied with the independence requirements of the Corporations Act 2001.

Auditor's opinion

In our opinion:

(a) the financial report of the Group is in accordance with the *Corporations Act 2001*, including:

(i) giving a true and fair view of the Group's financial position as at 30 June 2013 and of its performance for the year ended on that date; and

(ii) complying with Australian Accounting Standards and the Corporations Regulations 2001.

(b) the financial report also complies with International Financial Reporting Standards as disclosed in note 2(a).

Report on the remuneration report

We have audited the Remuneration Report included in section 4.3 of the directors' report for the year ended 30 June 2013. The directors of the company are responsible for the preparation and presentation of the remuneration report in accordance with Section 300A of the *Corporations Act 2001*. Our responsibility is to express an opinion on the remuneration report, based on our audit conducted in accordance with auditing standards.

Auditor's opinion

In our opinion, the remuneration report of Finbar Group Limited for the year ended 30 June 2013, complies with Section 300A of the *Corporations Act 2001*.

KPMG

KPMG

Kevin Smout
Partner

Perth
29 August 2013

Lead Auditor's Independence Declaration

under Section 307C of the *Corporation Act 2001*

To: the directors of Finbar Group Limited

I declare that, to the best of my knowledge and belief, in relation to the audit for the financial year ended 30 June 2013 there have been:

(i) no contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and

(ii) no contraventions of any applicable code of professional conduct in relation to the audit.

KPMG

KPMG

Kevin Smout
Partner

Perth
29 August 2013

ASX Additional Information

Additional information required by the ASX Limited Listing Rules and not disclosed elsewhere in this report is set out below.

Shareholdings (as at 30 June 2013)

Substantial Shareholders

The number of shares held by substantial shareholders and their associates are set out below:

Shareholder Name	Number	%
Chuan Hup Holdings	37,561,662	17.23
HSBC Custody Nominees (Australia) Limited	18,397,883	8.44
National Nominees Limited	12,456,813	5.71
Thorney Holdings Pty Ltd	11,683,671	5.36

Voting rights

Ordinary shares

Refer to Note 22 in the Notes to the Financial Statements.

Distribution of Equity Security Holders

Range	Number of Holders	Ordinary Shares
1-1,000	273	121,621
1,001-5,000	617	1,904,911
5,001-10,000	417	3,315,238
10,001-100,000	692	20,777,989
100,001-over	126	191,886,410
	2,125	218,006,169

The number of shareholders holding less than a marketable parcel of ordinary shares is 129.

Stock Exchange

The Company is listed on the Australian Securities Exchange. The Home exchange is Perth.
ASX Code: FRI

Other information

Finbar Group Limited, incorporated and domiciled in Australia, is a publicly listed company limited by shares.

Twenty Largest Shareholders

	Number of Ordinary Shares Held	%
Chuan Hup Holdings Limited	37,561,662	17.23
HSBC Custody Nominees (Australia) Limited	18,397,883	8.44
National Nominees Limited	12,456,813	5.71
Thorney Holdings Pty Ltd	11,683,671	5.36
Zero Nominees Pty Ltd	10,495,074	4.81
Blair Park Pty Ltd	8,691,545	3.99
Rubi Holdings Pty Ltd	8,668,930	3.98
DBS Vickers Securities (Singapore) Pte Ltd	5,101,000	2.34
Mrs Siew Eng Mah	5,091,662	2.34
Apex Investments Pty Ltd	4,900,000	2.25
Mr James Chan	4,102,757	1.88
Apex Equity Holding Berhad	3,296,044	1.51
Mr Ah-Hwa Lim	3,139,883	1.44
Mr Wan Kah Chan and Mrs Mui Tee Chan	3,000,000	1.38
Baguio International Limited	2,879,344	1.32
Forward International Pty Ltd	2,597,129	1.19
Mr Guan Seng Chan	2,534,191	1.16
Mr Wan Soon Chan	2,345,356	1.08
JP Morgan Nominees Australia Limited	2,064,122	0.95
3rd Wave Investors Ltd	1,964,237	0.90
Top 20	150,971,303	69.26

Corporate Directory

Offices and Officers

Directors

Mr John Chan
(Executive Chairman)
Mr Darren Pateman
(Managing Director)
Mr John Boon Heng Cheak
Mr Kee Kong Loh
Mr Lee Verios

Company Secretary

Mr Anthony Hewett

Principal Registered Office

Finbar Group Limited
Level 6
181 Adelaide Terrace
EAST PERTH WA 6004

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EAST PERTH WA 6892

Telephone: +61 8 6211 3300
Facsimile: +61 8 9221 8833
Email: info@finbar.com.au
Website: www.finbar.com.au

Share Registry

Computershare Investor Services Pty Ltd
Level 2, Reserve Bank Building
45 St Georges Terrace
PERTH WA 6000
Telephone: +61 8 9323 2000

Auditors

KPMG
235 St Georges Terrace
PERTH WA 6000

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