

Appendix 4E

Preliminary final report for the period ending 30 June 2003

Name of entity

PREMIER INVESTMENTS LIMITED ABN 64 006 727 966

All numbering used within this document refers to the numbering used in the guidelines issued by the Australian Stock Exchange under Rule 4.3A

1. Reporting periods

Financial year ended ("Current period")	Financial year ended ("Previous corresponding period")
30 June 2003	30 June 2002

2. For announcement to the market

	Current period AS'000	Previous corresponding period AS'000	% Change Increase/(decrease)	Amount Increase/(decrease) AS'000
Key information				
2.1 Revenues from ordinary activities	21,517	18,289	17.65%	3,228
2.2 Profit from ordinary activities after tax attributable to members	5,324	2,460	116.4%	2,864
2.3 Net profit for the period attributable to members	5,324	2,460	116.4%	2,864

2.4 Dividends (distributions)			Amount per security	Franked amount per security
Final dividend	2.5 Record Date	3 October 2003	3.0 cents	3.0 cents
	Date Payable	17 October 2003		
Interim dividend	Paid	8 April 2003	1.0 cent	1.0 cent

+ See chapter 19 for defined terms.

3. Statement of Financial Performance

	Current period - \$A'000	Previous corresponding period - \$A'000
Revenues from ordinary activities (Note 3.1)	21,517	18,289
Borrowing costs expense (Note 3.1)	(15,539)	(15,308)
Other expenses (Note 3.1)	(654)	(521)
Share of net profit (loss) of associates and joint venture entities	Nil	Nil
Profit from ordinary activities before tax	5,324	2,460
Income tax on ordinary activities (Note 3.2)	Nil	Nil
Profit from ordinary activities after tax	5,324	2,460
Profit (loss) from extraordinary items after tax	Nil	Nil
Net profit	5,324	2,460
Net profit attributable to outside +equity interests	Nil	Nil
Net profit attributable to members of the parent entity	5,324	2,460
Net increase in asset revaluation reserve (Note 4.9)	32,378	46,232
Total revenues, expenses and valuation adjustments attributable to members of the parent entity and recognised directly in equity	32,378	46,232
Total changes in equity other than those resulting from transactions with owners as owners, attributable to members of the parent entity	37,702	48,692

+ See chapter 19 for defined terms.

3. Notes to the Statement of Financial Performance

3.1 Profit from ordinary activities	Current period - \$A'000	Previous corresponding period - \$A'000
Profit from ordinary activities is arrived after crediting the following revenues:		
Sales Revenue	-	-
Other Revenue		
Dividends received from other entities	20,132	15,823
Interest received from other entities	1,385	2,466
Total Revenues	21,517	18,289
Profit from ordinary activities is after charging the following expenses:		
Borrowing costs expensed		
Interest paid to other entities	15,222	15,164
Amortisation of loan facility fees	317	144
	15,539	15,308

3.2 Income tax	Current period - \$A'000	Previous corresponding period - \$A'000
The prima facie tax on profit differs from the income tax provided in the financial statements as follows:		
Prima facie tax on profit from ordinary activities	1,597	738
Tax effect of permanent differences		
Rebateable dividends	(6,039)	(725)
Non-deductible items	10	8
Tax losses not tax-effected	4,432	-
Other	-	(21)
Income tax attributable to ordinary activities	Nil	Nil
Future income tax benefit arising from income tax losses of controlled entities have not been brought to account at balance date as realisation is not virtually certain. The unrecouped income tax losses relate to:		
Revenue losses	20,847	6,073
Capital gains tax losses	74,791	74,791
The future income tax benefit will only be obtained if:		
(i) future assessable income is derived of a nature and of an amount sufficient to enable the benefit to be realised;		
(ii) the conditions for deductibility imposed by tax legislation continue to be complied with; and		
(iii) no changes in tax legislation adversely affect the consolidated entity in realising the benefit.		

+ See chapter 19 for defined terms.

4. Statement of Financial Position	Current period - \$A'000	Previous corresponding period - \$A'000
Current assets		
Cash	26,166	53,214
Receivables (Note 4.1)	3,890	3,992
Other (Note 4.2)	1,174	1,225
Total current assets	31,230	58,431
Non-current assets		
Other investments (Note 4.3)	542,050	429,836
Other property, plant and equipment (net)	-	-
Total non-current assets	542,050	429,836
Total assets	573,280	488,267
Current liabilities		
Payables (Note 4.4)	29	12
Interest bearing liabilities (Note 4.5)	-	200,000
Provisions (Note 4.6)	18	1,822
Other	-	-
Total current liabilities	47	201,834
Non-current liabilities		
Interest bearing liabilities (Note 4.7)	250,000	-
Other	-	-
Total non-current liabilities	250,000	-
Total liabilities	250,047	201,834
Net assets	323,233	286,433
Equity		
Capital/contributed equity (Note 4.8)	205,149	205,149
Reserves (Note 4.9)	170,119	137,741
Accumulated losses (Note 4.10)	(55,824)	(60,246)
Total parent entity interests in equity	319,444	282,644
Total outside equity interests (Note 4.11)	3,789	3,789
Total equity	323,233	286,433

+ See chapter 19 for defined terms.

4. Notes to the Statement of Financial Position

4.1 Receivables	Current period - \$A'000	Previous corresponding period - \$A'000
Non trade amounts owing by unrelated parties	3,789	3,789
Other sundry debtors	101	203
Total current receivables	3,890	3,992

4.2 Other Current Assets	Current period - \$A'000	Previous corresponding period - \$A'000
Prepayments	1,174	1,225
Total other current assets	1,174	1,225

4.3 Other Financial Assets	Current period - \$A'000	Previous corresponding period - \$A'000
Shares in companies quoted on prescribed stock exchange at current market selling value	542,050	429,836
Total non-current other financial assets	542,050	429,836

4.4 Payables	Current period - \$A'000	Previous corresponding period - \$A'000
Unsecured Creditors	29	12
Total current payables	29	12

4.5 Interest-bearing liabilities (current)	Current period - \$A'000	Previous corresponding period - \$A'000
Secured Bills payable	-	200,000
Total current interest-bearing liabilities	Nil	200,000

4.6 Provisions	Current period - \$A'000	Previous corresponding period - \$A'000
Dividends	-	1,804
Employee entitlements	18	18
Total current provisions	18	1,822

+ See chapter 19 for defined terms.

4. Notes to the Statement of Financial Position (continued)

4.7 Interest-bearing liabilities (non-current)	Current period - \$A'000	Previous corresponding period - \$A'000
Secured Bills payable	250,000	-
Total non-current interest-bearing liabilities	250,000	Nil

The bills payable are secured by a charge over 69.5 million shares in the capital of Coles Myer Limited. The loan margins facility is due for repayment in July 2006. The interest rate on fixed rate borrowings is at an average of 6.56%.

4.8 Contributed equity	Current period - \$A'000	Previous corresponding period - \$A'000
Issued and paid up capital Ordinary shares fully paid	205,149	205,149
Total contributed equity	205,149	205,149

Ordinary shares have the right to receive dividends and, in the event of winding up the company, to participate in the proceeds from the sale of all other surplus assets in proportion to the number of and amounts paid up on shares held. Ordinary shares entitle their holder to one vote, either in person or by proxy, at a meeting of the company.

4.9 Reserves	Current period - \$A'000	Previous corresponding period - \$A'000
Reserves comprise Asset revaluation Capital profits	169,655 464	137,277 464
Total contributed equity	170,119	137,741
Movements in reserves:		
Capital profits The capital profits reserve is used to accumulate realised capital profits.		
Asset revaluation The asset revaluation reserve is used to record increments and decrements in the value of non-current assets.		
Opening balance	137,277	91,045
Increment on revaluation of other financial assets	32,378	46,232
Closing Balance	169,655	137,277

+ See chapter 19 for defined terms.

4. Notes to the Statement of Financial Position (continued)

4.10 Accumulated losses	Current period - \$A'000	Previous corresponding period - \$A'000
Accumulated losses at the beginning of the financial year	(60,246)	(60,902)
Adjustment arising from the adoption of revised accounting standard AASB 1024 "Provisions, Contingent Liabilities and Contingent Assets"	1,804	-
Net profit attributable to members of the parent entity	5,324	2,460
Dividends provided for or paid	(2,706)	(1,804)
Accumulated losses at the end of the financial year	(55,824)	(60,246)

4.11 Outside equity interest	Current period - \$A'000	Previous corresponding period - \$A'000
Outside equity interest comprise:		
Contributed equity	2,953	2,953
Reserves	116	116
Retained profits	720	720
Total outside equity interest	3,789	3,789

+ See chapter 19 for defined terms.

5. Statement of Cash Flows

	Current period \$A'000	Previous corresponding period - \$A'000
Cash flows related to operating activities		
Receipts from customers	-	-
Payments to suppliers and employees	(635)	(605)
Dividends received	20,132	15,823
Interest received	1,487	2,508
Borrowing costs paid	(15,490)	(15,223)
Other	-	-
Net operating cash flows (Note 5.1)	5,494	2,503
Cash flows related to investing activities		
Payment for purchases of equity investments	(79,836)	(11,289)
Other	-	-
Net investing cash flows	(79,836)	(11,289)
Cash flows related to financing activities		
Proceeds from borrowings	50,000	-
Dividends paid	(2,706)	(2,706)
Other	-	-
Net financing cash flows	47,294	(2,706)
Net decrease in cash held	(27,048)	(11,492)
Cash at beginning of period	53,214	64,706
Exchange rate adjustments.	-	-
Cash at end of period (Note 5.2)	26,166	53,214

Non-cash financing and investing activities

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

Not Applicable

+ See chapter 19 for defined terms.

5. Notes to the statement of cash flows

5.1 Net operating cash flows	Current period - \$A'000	Previous corresponding period - \$A'000
a) Reconciliation of net cash flow from operations to net profit after income tax:		
Net profit after income tax	5,324	2,460
Adjustments for changes in assets and liabilities		
Decrease in prepayments	51	85
Decrease in receivables	102	42
Increase (decrease) in creditors	17	(84)
Net cash flow from operating activities	5,494	2,503

b) Cash deposits and money market investments with banks are paying interest at current deposit rates. At reporting date the average rate was 4.70% (2002: 4.70%).

5.2 Cash	Current period - \$A'000	Previous corresponding period - \$A'000
a) For the purposes of the statement of cash flows, cash includes cash on hand and in banks and deposits at call and money market investments, net of outstanding bank overdrafts. Cash at the end of the financial year as shown in the statement of cash flows is reconciled to the related items in the statement of financial position as follows:		
Cash	26,166	53,214
	26,166	53,214
b) Financing arrangements		
The economic entity has access to the following financing facilities with a number of financial institutions, which expire in July 2006:		
Total facility	250,000	330,000
Facilities used at reporting date	(250,000)	(330,000)
Facilities unused at reporting date	Nil	Nil

+ See chapter 19 for defined terms.

6. Dividends

Date the dividend is payable

17 October 2003

Record date to determine entitlements to the dividend (distribution) (ie, on the basis of registrable transfers received by 5.00 pm if +securities are not CHESS approved, or security holding balances established by 5.00 pm or such later time permitted by SCH Business Rules if +securities are +CHESS approved)

3 October 2003

Amount per security

	Amount per security	Franked amount per security at 30% tax	Amount per security of foreign source dividend
Final dividend: Current year	3 cents	3 cents	Nil
Previous year	2 cents	2 cents	Nil

Total dividend per security (interim *plus* final)

	Current year	Previous year
Ordinary securities	4 cents	2 cents
Preference +securities	Nil	Nil

Preliminary final report - final dividend on all securities

	Current period \$A'000	Previous corresponding period - \$A'000
Ordinary securities	2,706	1,804
Preference +securities	-	-
Total	2,706	1,804

7. Dividend reinvestment plans

The +dividend plans shown below are in operation.

Not Applicable

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

+ See chapter 19 for defined terms.

8. Movements in Accumulated Losses

	Current period \$A'000	Previous corresponding period \$A'000
Accumulated losses at the beginning of the financial year	(60,246)	(60,902)
Net profit attributable to members of the parent entity	5,324	2,460
Net effect of changes in accounting policies - Adjustment arising from adoption of revised accounting standard – AASB1024 "Provisions, contingent Liabilities and Contingent Assets"	1,804	Nil
Dividends paid or payable	(2,706)	(1,804)
Accumulated losses at end of financial year	(55,824)	(60,246)

9. Net tangible assets per security

NTA backing	Current period	Previous corresponding period
Net tangible asset backing per +ordinary security	\$3.54	\$3.13

10. Control gained over entities having material effect

Name of entity (or group of entities)	Not Applicable	
Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the entity (or group of entities) since the date in the current period on which control was +acquired	\$	
Date from which such profit has been calculated		
Profit (loss) from ordinary activities and extraordinary items after tax of the entity (or group of entities) for the whole of the previous corresponding period	\$	

Loss of control of entities having material effect

Name of entity (or group of entities)	Not Applicable	
Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the entity (or group of entities) for the current period to the date of loss of control	\$	
Date to which the profit (loss) in item 14.2 has been calculated		
Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the entity (or group of entities) while controlled during the whole of the previous corresponding period	\$	
Contribution to consolidated profit (loss) from ordinary activities and extraordinary items from sale of interest leading to loss of control	\$	

+ See chapter 19 for defined terms.

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

Not Applicable

12. Other significant information

Other significant information needed by an investor to make an informed assessment of the company's financial performance and financial position

Change in Accounting Policy

The consolidated entity has adopted the new Accounting Standard AASB 1044 "Provisions, Contingent Liabilities and Contingent Assets" which has resulted in a change in the accounting for the dividends provision. Previously, the consolidated entity recognised a provision for dividend based upon the amount that was proposed or declared after the reporting date. In accordance with the requirements of the new standard, a provision for dividend will only be recognised at the reporting date where the dividends have been declared, determined or publicly recommended prior to the reporting date. The effect of the revised policy has been to increase consolidated retained profits and decrease provisions at the beginning of the year by \$1,804,000. In accordance with the new Standard, no provision for dividend has been recognised for the year ended 30 June 2003.

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

Franking credits available for paying franked dividends amounts to \$36,907,000. At this point in time, the Directors anticipate that future dividends in the next year will be fully franked. As of the 1 July 2002, the new imputation system requires a company's franking credits to be expressed on a tax-paid basis. The franking account surplus existing at 30 June 2002 has been reinstated to a tax paid amount by multiplying the Class C franking surplus by 30/70.

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

Capital gains tax that could be payable if asset revaluation increments were realised at balance date amounts to \$16,220,000. No provision has been made for this potential liability in the financial report.

13. Foreign Entities

Not Applicable

⁺ See chapter 19 for defined terms.

14. Earnings per security (EPS)

	Current period	Previous corresponding period
Calculation of the following in accordance with AASB 1027: <i>Earnings per Share</i>		
(a) Basic EPS	5.90 cents	2.73 cents
(b) Diluted EPS (if materially different from (a))	-	-
(c) Weighted average number of ordinary shares outstanding during the period used in the calculation of the Basic EPS	90,187,462	90,187,462

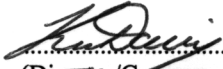
15. Reports for industry and geographical segments

Information on the industry and geographical segments of the entity must be reported for the current period in accordance with AASB 1005: Financial Reporting by Segments. Because of the different structures employed by entities, a pro forma is not provided. Segment information should be completed separately and attached to this report. However, the following is the presentation adopted in the Appendices to AASB 1005 and indicates which amounts should agree with items included elsewhere in this report.

Premier Investments Limited derives its revenue from one segment, being the investment in securities for both long term and short term gains, dividend income and interest. The company operates within Australia.

Compliance statement

- 1 This report has been prepared under accounting policies which comply with accounting standards as defined in the Corporations Law or other standards acceptable to ASX.
- 2 This report, and the ⁺accounts upon which the report is based (if separate), use the same accounting policies.
- 3 This report does give a true and fair view of the matters disclosed.
- 4 This report is based on ⁺accounts to which the accounts are in the process of being audited.
- 5 If the audit report or review by the auditor is not attached, details of any qualifications will follow immediately they are available.

Sign here: 
(Director/Company Secretary)

Date: 12 September 2003

Print name: KIM DAVIS

⁺ See chapter 19 for defined terms.