



Preliminary Final Report of
Coonawarra Australia Property Trust
for the Financial Year Ended 30 June 2008

ABN 37 529 164 940
ARSN 104 335 159

This Preliminary Final Report is provided to the Australian Stock Exchange (ASX) under ASX Listing Rule 4.3A.

Current Reporting Period:	Financial Year ended 30 June 2008
Previous Corresponding Period:	Financial Year ended 30 June 2007

Coonawarra Australia Property Trust

Results For Announcement To The Market For the Financial Year Ended 30 June 2008

Coonawarra Australia Property Trust (ASX:CNR), has reported its financial results for the year ended 30th June 2008. Attached is a summary of the revenue and net profit followed by the Income Statement, Balance Sheet, Statement of Equity, Cashflow statement and notes to the financial statements.

This preliminary final report is based on the accounts that are in the process of being audited.

Revenue and Net Profit/(Loss)

		Percentage change %	Amount \$
Revenue and other income from ordinary activities	up	216%	to 8,568,139
Profit from ordinary activities after tax attributable to members	down	(147%)	to (413,775)
Net profit for the period attributable to members	down	(147%)	to (413,775)

Distributions

	Amount per unit	Franked amount per unit
Final distribution	0.9¢	0¢
Interim distributions (3 quarterly payments)	3.1¢	0¢
Record date for determining entitlements to the distributions:	30/06/2008	
• final distribution	Being paid on 29 August 2008	
• interim distributions:		
Quarter ended 30 September 2007 1.3 cents per unit	Paid 30 November 2007	
Quarter ended 31 December 2007 0.9 cents per unit	Paid 28 February 2008	
Quarter ended 31 March 2008 0.9 cents per unit	Paid 30 May 2008	

Coonawarra Australia Property Trust

Results For Announcement To The Market For the Financial Year Ended 30 June 2008

Brief Explanation of Revenue, Net Profit and Distributions

The parent entity for the year ended 30 June 2008 disclosed a profit before start up, impairment and finance costs of \$1,435,275 compared to \$1,393,521 for 2007.

The major differences in relation to the profit before income tax of \$633,411 for 2008 and \$941,814 for 2007 relate to a decrease in the value of vines of almost \$100,000 and increase in level of borrowings and borrowing costs of \$273,000 and the booking of a tax expense due to the change in tax status of the trust.

The consolidated group profit/(loss) before tax (\$2,166,509) for 2008 and \$768,595 for 2007 is due to the adverse impact of the financial performance of the subsidiary, Prince Hill Wines Ltd (\$2,405,693) and specifically the start up costs for distribution of \$932,069 and increase of finance costs of \$744,510.

The consolidated group net assets have been adversely affected by deferred tax liabilities of \$3,895,342 due to the change in tax status of the trust. The deferred tax liability relates mainly to the vineyard and biological assets cost base for tax purposes being less than the carrying value in the accounts. Other major changes are reduction in cash assets from \$2,213,417 to \$827,430 and reduction in inventories by \$1,792,554.

Coonawarra Australia Property Trust

Income Statement for the year ended 30 June 2008

	Notes	Consolidated Group		Parent entity	
		2008	2007	2008	2007
		\$	\$	\$	\$
Grant of use (licence) fees		1,755,897	1,703,224	1,755,897	1,703,224
Wine & wine services sale proceeds		5,738,047	675,162	-	-
Grape sale proceeds		888,172	240,673	261,773	240,673
Other revenue		47,594	-	13,057	130,433
Interest revenue		138,429	95,550	156,432	91,042
Cost of goods sold		(4,231,895)	(350,676)	-	-
Management expenses		(1,376,294)	(305,936)	(259,657)	(218,506)
Vineyard management expenses		(830,249)	(251,992)	(254,848)	(249,585)
Sales & marketing costs		(649,486)	(78,106)	-	-
Corporate advisory fee - RE		-	(65,217)	-	(65,217)
Corporate expenses		(543,805)	(205,195)	(88,585)	(124,331)
Occupancy expenses		(305,151)	(198,522)	(148,794)	(114,212)
Other expenses		(91,794)	-	-	-
Profit before start-up, impairment and finance costs		539,465	1,258,965	1,435,275	1,393,521
Start up costs of distribution joint venture company		(932,069)	-	-	-
Net market value decrement - biological assets		(642,467)	(146,910)	(256,817)	(146,910)
Impairment losses - allowance for doubtful debts		(54,094)	(10,626)	21,970	(10,626)
Finance costs		(1,077,344)	(332,834)	(567,017)	(294,171)
Profit/(loss) before income tax expense		(2,166,509)	768,595	633,411	941,814
Income tax (expense) / benefit	5	48,789	-	(197,413)	-
Profit/(loss) for the year		(2,117,720)	768,595	435,998	941,814
Profit/(loss) attributable to members of the parent entity		(413,775)	877,058	435,998	941,814
Profit/(loss) attributable to Minority equity interests		(1,703,945)	(108,463)	-	-
Profit/(loss) for the year		(2,117,720)	768,595	435,998	941,814
		<u>cents</u>	<u>cents</u>		
Basic earnings per unit	2	(2.36)	5.01		

The accompanying notes form part of these financial statements

Coonawarra Australia Property Trust

Balance Sheet as at 30 June 2008

		Consolidated Group		Parent entity	
		2008	2007	2008	2007
		\$	\$	\$	\$
Current assets					
Cash and cash equivalents		827,430	2,213,417	10	184,897
Trade and other receivables	7	3,286,081	4,310,108	2,384,508	1,995,459
Inventories	8	1,878,269	3,670,823	-	-
		5,991,780	10,194,348	2,384,518	2,180,356
Non-current assets classified as held for sale	9	4,773,842	5,999,174	-	-
TOTAL CURRENT ASSETS		10,765,622	16,193,522	2,384,518	2,180,356
Non-current assets					
Property, plant & equipment	10	5,006,992	4,684,857	3,477,088	3,420,271
Biological assets	13	15,526,028	12,779,729	12,522,912	12,779,729
Investment in subsidiary	15	-	-	3,635,025	2,558,389
Deferred tax assets	14	58,241	-	255,007	-
TOTAL NON-CURRENT ASSETS		20,591,261	17,464,586	19,890,032	18,758,389
TOTAL ASSETS		31,356,883	33,658,108	22,274,550	20,938,745
Current liabilities					
Trade and other payables	16	2,594,334	2,801,572	238,899	338,209
Short term financial liabilities	17	2,819,382	2,483,319	1,624,405	1,046,407
Current tax liabilities	14	255,655	-	255,655	-
TOTAL CURRENT LIABILITIES		5,669,371	5,284,891	2,118,959	1,384,616
Non-current liabilities					
Long term financial liabilities	18	7,843,113	8,046,837	5,000,000	3,675,000
Deferred tax liabilities	14	3,895,342	-	3,838,513	-
TOTAL NON-CURRENT LIABILITIES		11,738,455	8,046,837	8,838,513	3,675,000
TOTAL LIABILITIES		17,407,826	13,331,728	10,957,472	5,059,616
NET ASSETS		13,949,057	20,326,380	11,317,078	15,879,129
EQUITY					
Issued units	19	1,831,210	1,831,210	1,831,210	1,831,210
Reserves	20	2,507,918	3,632,740	2,083,748	3,632,740
Retained earnings		6,487,590	10,350,423	7,402,119	10,415,179
Parent entity interest		10,826,718	15,814,373	11,317,077	15,879,129
Minority interest		3,122,339	4,512,007	-	-
TOTAL EQUITY		13,949,057	20,326,380	11,317,077	15,879,129

The accompanying notes form part of these financial statements

Coonawarra Australia Property Trust

Statement of Changes in Equity for the year ended 30 June 2008

Consolidated Group	Note	Issued Units	Reserves	Retained Earnings	Minority Interests	Total
		\$	\$	\$	\$	\$
Balance at 1 July 2006		1,831,210	3,582,909	10,383,365	-	15,797,484
Profit for the year		-	-	877,058	(108,463)	768,595
Minority interest in Prince Hill Wines Ltd on acquisition	20	-	-	-	4,620,470	4,620,470
Revaluation		-	49,831	-	-	49,831
Sub-total		1,831,210	3,632,740	11,260,423	4,512,007	21,236,380
Distributions paid or provided for		-	-	(910,000)	-	(910,000)
Balance at 30 June 2007		1,831,210	3,632,740	10,350,423	4,512,007	20,326,380
Balance at 1 July 2007		1,831,210	3,632,740	10,350,423	4,512,007	20,326,380
Profit attributable to members of parent entity		-	-	(413,775)	-	(413,775)
Profit/(loss) attributable to minority shareholders		-	-	-	(1,703,945)	(1,703,945)
Minority interest in CPV Wines Ltd on acquisition	5	-	-	-	674,755	674,755
Revaluations		-	(35,000)	-	-	(35,000)
Elimination on disposal of subsidiaries		-	-	-	(360,478)	(360,478)
Retrospective adjustment upon tax status		-	(1,089,822)	(2,749,058)	-	(3,838,880)
Sub-total		1,831,210	2,507,918	7,187,590	3,122,339	14,649,057
Distributions paid or provided for		-	-	(700,000)	-	(700,000)
Balance at 30 June 2008		1,831,210	2,507,918	6,487,590	3,122,339	13,949,057

Parent Entity	Note	Issued Units	Reserves	Retained Earnings	Minority Interest	Total
Balance at 1 July 2006		1,831,210	3,582,909	10,383,365	-	15,797,484
Profit for the year		-	-	941,814	-	941,814
Revaluation		-	49,831	-	-	49,831
Sub Total		1,831,210	3,632,740	11,325,179	-	16,789,129
Distributions paid or provided for		-	-	(910,000)	-	(910,000)
Balance at 30 June 2007		1,831,210	3,632,740	10,415,179	-	15,879,129
Balance at 01 July 2007		1,831,210	3,632,740	10,415,179	-	15,879,129
Profit for the year		-	-	435,998	-	435,998
Available-for-sale investments revaluation reserve		-	(459,170)	-	-	(459,170)
Retrospective adjustment upon change in tax status		-	(1,089,822)	(2,749,058)	-	(3,838,880)
Sub Total		1,831,210	2,083,748	8,102,119	-	12,017,077
Distributions paid or provided for		-	-	(700,000)	-	(700,000)
Balance at 30 June 2008		1,831,210	2,083,748	7,402,119	-	11,317,077

The accompanying notes form part of these financial statements

Coonawarra Australia Property Trust

Cash Flow Statement for the year ended 30 June 2008

	Note	Consolidated Group		Parent entity	
		2008	2007	2008	2007
		\$	\$	\$	\$
Cash flows from operating activities					
Receipts from customers		9,128,112	4,307,127	1,768,812	1,900,762
Payments to suppliers		(9,544,203)	(3,485,862)	(825,773)	(780,347)
Interest received from customers		138,429	95,550	156,432	91,042
Interest and other costs of finance paid		(1,022,696)	(332,834)	(573,623)	(294,171)
Net cash provided by operating activities		(1,300,358)	583,981	525,848	917,286
Cash flows from investing activities					
Payments for property, plant & equipment		(649,875)	-	(86,490)	-
Proceeds from sale of property, plant & equipment		1,553,934	-	-	-
Payment for purchase of subsidiary, net of overdraft acquired	6	(2,216,068)	710,770	(1,232,572)	(1,715,597)
Advance to related entity		1,100,169	(750,000)	(25,000)	(750,000)
Proceeds from sale of (payments for) shares in controlled entities, net of cash disposed (acquired).		1,123,363	-	(500,000)	-
Net cash used in investing activities		911,523	(39,230)	(1,844,062)	(2,465,597)
Cash flows from financing activities					
Distributions paid		(769,672)	(910,000)	(769,672)	(910,000)
Proceeds from issue of shares (net of issue costs)		528,165	-	-	-
Repayments of borrowings		81,223	(361,554)	-	-
Proceeds from borrowings		(1,538,515)	2,771,976	1,325,000	2,475,000
Net cash used in financing activities		(1,698,799)	1,500,422	555,328	1,565,000
Net increase/(decrease) in cash held		(2,087,634)	2,045,173	(762,886)	16,689
Cash and cash equivalents at the beginning of the year		1,166,974	(878,199)	(861,510)	(878,199)
Net cash and cash equivalents at the end of the year		(920,660)	1,166,974	(1,624,396)	(861,510)
Reconciliation of cash and cash equivalents					
Cash at bank		827,430	2,213,417	10	184,897
Bank overdrafts		(1,748,090)	(1,046,443)	(1,624,405)	(1,046,407)
Net cash and cash equivalents at the end of the year		(920,660)	1,166,974	(1,624,395)	(861,510)

The accompanying notes form part of these financial statements

Coonawarra Australia Property Trust

Notes to the Financial Statements for the year ended 30 June 2008

1. SUMMARY OF ACCOUNTING POLICIES

Statement of compliance

This financial report includes the consolidated financial statements and notes of Coonawarra Australia Property Trust and controlled entities ('Consolidated Group' or 'Group'), and the separate financial statements and notes of Coonawarra Australia Property Trust as an individual parent entity ('Parent Entity').

Basis of preparation of financial report

The financial report is a general purpose financial report that has been prepared in accordance with Australian Accounting Standards, Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board and the *Corporations Act 2001*.

Australian Accounting Standards set out accounting policies that the AASB has concluded would result in a financial report containing relevant and reliable information about transactions, events and conditions to which they apply. Compliance with Australian Accounting Standards ensures that the financial statements and notes also comply with International Financial Reporting Standards. Material accounting policies adopted in the preparation of this financial report are presented below. They have been consistently applied unless otherwise stated.

The financial report has been prepared on an accruals basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

Significant Accounting Policies

The accounting policies set out below have been applied in preparing the financial statements for the year ended 30 June 2008 and the comparative information presented in these financial statements for the year ended 30 June 2007.

Principles of consolidation

The consolidated financial statements are prepared by combining the financial statements of all the entities that comprise the consolidated entity, being the Trust (the parent entity) and its subsidiaries as defined in Accounting Standard AASB 127 'Consolidated and Separate Financial Statements'. A list of subsidiaries appears in note 15 to the financial statements. Consistent accounting policies are employed in the preparation and presentation of the consolidated financial statements.

On acquisition, the assets, liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill. If, after reassessment, the fair values of the identifiable net assets acquired exceed the cost of acquisition, the deficiency is credited to profit and loss in the period of acquisition.

The interest of minority shareholders is stated at the minority's proportion of the fair values of the assets and liabilities recognised. The consolidated financial statements include the information and results of each subsidiary from the date on which the Trust obtains control and until such time as the Trust ceases to control such entity. In preparing the consolidated financial statements, all intercompany balances and transactions, and unrealised profits arising within the consolidated entity are eliminated in full.

Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks and bank overdrafts. Bank overdrafts are shown within short-term borrowings in current liabilities on the balance sheet.

Financial assets

Other financial assets are classified into the following specified categories: financial assets 'at fair value through profit or loss', 'held-to-maturity' investments, 'available-for-sale' financial assets, and 'loans and receivables'. The classification depends on the nature and purpose of the financial assets and is determined at the time of initial recognition. The only financial assets held by the company are loans and receivables and available-for-sale financial assets.

Loans and receivables

Trade receivables, loans, and other receivables are recorded at amortised cost less impairment.

Available-for-sale financial assets

Certain shares held by the consolidated entity are classified as being available-for-sale and are stated at fair value less impairment. Fair value is determined in the manner described in note 15. Gains and losses arising from changes in fair value are recognised directly in the available-for-sale revaluation reserve, until the investment is disposed of or is determined to be impaired, at which time the cumulative gain or loss previously recognised in the available-for-sale revaluation reserve is included in profit or loss for the period.

Recognition and Initial Measurement

Financial instruments, incorporating financial assets and financial liabilities, are recognised when the entity becomes a party to the contractual provisions of the instrument. Trade date accounting is adopted for financial assets that are delivered within timeframes established by marketplace convention.

Financial instruments are initially measured at fair value plus transactions costs where the instrument is not classified as at fair value through profit or loss. Transaction costs related to instruments classified as at fair value through profit or loss are expensed to profit or loss immediately. Financial instruments are classified and measured as set out below.

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

1. SUMMARY OF ACCOUNTING POLICIES (continued)

De-recognition

Financial assets are derecognised where the contractual rights to receipt of cash flows expires or the asset is transferred to another party whereby the entity is no longer has any significant continuing involvement in the risks and benefits associated with the asset. Financial liabilities are derecognised where the related obligations are either discharged, cancelled or expire. The difference between the carrying value of the financial liability extinguished or transferred to another party and the fair value of consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Inventories

Inventories are valued at the lower of cost and net realisable value. Costs, including an appropriate portion of fixed and variable overhead expenses, are assigned to inventory on hand by the method most appropriate to each particular class of inventory, with the majority being valued on a first in first out basis. Net realisable value represents the estimated selling price less all estimated costs of completion and costs to be incurred in marketing, selling and distribution.

Biological assets (Grapevines)

The consolidated entity recognises grapevines as biological assets in the balance sheet, measured on a net market value basis. Changes in net market value are recognised as revenue or expenses in the period in which the changes occur. There is no active and liquid market for the grapevines at present and they cannot be physically separated from the land to which they are attached.

The directors of the RE use a combination of external valuations, establishment costs and the discounted net present values of expected future cash flows to determine the net market values of the vineyards. The net market value of grapevines has been determined as the difference between the vineyard values and the values of the land and other vineyard improvements thereon. In determining the net market valuations certain assumptions have been made about the yields and market prices of grapes in current and future vintages, the costs of running the vineyards and the quality of grapes grown. To the extent that the vines are situated on land licensed to a third party, the consolidated entity will not receive revenue or incur expenses in relation to the vines.

Grapes harvested from the Trust's vineyards are the property of the licensees and costs incurred in maintaining vines are expenses of the licensees.

Property Plant and Equipment

Each class of property, plant and equipment is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Property

Freehold land and buildings are shown at their fair value (being the amount for which an asset could be exchanged between knowledgeable willing parties in an arm's length transaction), based on periodic, but at least triennial, valuations by external independent valuers, less subsequent depreciation for buildings.

Increases in the carrying amount arising on revaluation of land and buildings are credited to a revaluation reserve in equity. Decreases that offset previous increases of the same asset are charged against fair value reserves directly in equity; all other decreases are charged to the income statement. Each year the difference between depreciation based on the re-valued carrying amount of the asset charged to the income statement and depreciation based on the asset's original cost is transferred from the revaluation reserve to retained earnings.

Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the re-valued amount of the asset.

Plant and equipment

Plant and equipment are measured on the cost basis.

The carrying amount of plant and equipment is reviewed annually by directors to ensure it is not in excess of the recoverable amount from these assets. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the asset's employment and subsequent disposal. The expected net cash flows have been discounted to their present values in determining recoverable amounts.

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Notes to the Financial Statements (continued) for the year ended 30 June 2008

Depreciation

The depreciable amount of all fixed assets including buildings and capitalised lease assets, but excluding freehold land, is depreciated on a straight-line basis over the asset's useful life to the consolidated group commencing from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful lives of the improvements.

The depreciation rates used for each class of depreciable assets are:

Class of Fixed Asset	Depreciation Rate
Improvements - unsealed roads	8.3%
Improvements - brick buildings	2%
Improvements - steel buildings	4%
Other Improvements	10%
Plant & equipment	10%

Impairment of assets

At each reporting date, the Trust reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where the asset does not generate cash flows that are independent from other assets, the Trust estimates the recoverable amount of the cash-generating unit to which the asset belongs.

Recoverable amount is the higher of fair value less costs to sell and value in use.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised in profit or loss immediately, unless the relevant asset is carried at fair value, in which case the impairment loss is treated as a revaluation decrement.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognised in profit or loss immediately, unless the relevant asset is carried at fair value, in which case the reversal of the impairment loss is treated as a revaluation increase.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but only to the extent that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognised in profit or loss immediately, unless the relevant asset is carried at fair value, in which case the reversal of the impairment loss is treated as a revaluation increment.

Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the cash flow statement on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

Income Tax

The income tax expense (revenue) for the year comprises current income tax expense (income) and deferred tax expense (income).

Current income tax expense charged to the profit or loss is the tax payable on taxable income calculated using applicable income tax rates enacted, or substantially enacted, as at reporting date. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to (recovered from) the relevant taxation authority.

Deferred income tax expense reflects movements in deferred tax asset and deferred tax liability balances during the year as well as unused tax losses.

Current and deferred income tax expense (income) is charged or credited directly to equity instead of the profit or loss when the tax relates to items that are credited or charged directly to equity.

Deferred tax assets and liabilities are ascertained based on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax assets also result where amounts have been fully expensed but future tax deductions are available. No deferred income tax will be recognised from the initial recognition of an asset or liability, excluding a business combination, where there is no effect on accounting or taxable profit or loss.

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates enacted or substantively enacted at reporting date. Their measurement also reflects the manner in which management expects to recover or settle the carrying amount of the related asset or liability.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax asset can be utilised.

Revenue Recognition

Revenue from grant of use fees is recognised on a straight line accruals basis over the term of the licence.

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. Any consideration deferred is treated as the provision of finance and is discounted at a rate of interest that is generally accepted in the market for similar arrangements. The difference between the amount initially recognised and the amount ultimately received is interest revenue.

Revenue from the sale of goods is recognised at the point of delivery as this corresponds to the transfer of significant risks and rewards of ownership of the goods and the cessation of all involvement in those goods.

All revenue is stated net of the amount of goods and services tax (GST)

Distributions

In accordance with the Trust's constitution, the Trust is to distribute its distributable income to Unit-holders by way of cash or reinvestment into the Trust. For the current financial year and up to the date of this report all distributions are payable in cash.

Distributions to Unit-holders comprise the distributable income of the Trust. The distributions are payable in August, November, February and May each year.

An accrual is recognised for distributions when they have been declared, determined or publicly recommended by the directors, prior to balance date.

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Notes to the Financial Statements (continued) for the year ended 30 June 2008

Borrowings

Borrowings are recorded initially at fair value, net of transaction costs. Subsequent to initial recognition, borrowings are measured at amortised cost with any difference between the initial recognised amount and the redemption value being recognised in profit and loss over the period of the borrowing using the effective interest rate method.

Non-current assets held for sale

Non-current assets (and disposal groups) classified as held for sale are measured at the lower of carrying amount and fair value less costs to sell.

Non-current assets and disposal groups are classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset (or disposal group) is available for immediate sale in its present condition. The sale of the asset (or disposal group) is expected to be completed within one year from the date of classification.

Leases

Leases of property plant & equipment, where substantially all the risks and benefits incidental to the ownership of the asset, but not the legal ownership, are transferred to the consolidated entity are classified as finance leases. Finance leases are capitalised, recording an asset and a liability equal to the present value of the minimum lease payments, including any guaranteed residual values. Leased assets are amortised on a diminishing value basis over their estimated useful lives where it is likely that the consolidated entity will obtain ownership of the asset or over the term of the lease. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Lease payments for operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred.

Lease incentives under operating leases are recognised as a liability. Lease payments received reduce the liability.

Foreign Currency Transactions and Balances

Foreign currency transactions during the year are converted to Australian currency at the rates of exchange applicable at the dates of the transactions. Amounts receivable and payable in foreign currencies at balance date are converted at the rates of exchange ruling at that date.

The gains and losses from conversion of short-term assets and liabilities, whether realised or unrealised, are included in profit from ordinary activities as they arise.

New Accounting Standards and Interpretations

Certain new accounting standards and Interpretations have been published that are not mandatory for 30 June 2008 reporting periods. The consolidated entity's assessment is that there will be no impact from these new standards and interpretations.

Comparative Figures

When required by Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

Critical Accounting Estimates and Judgements

The directors evaluate estimates and judgements incorporated into the financial report based on historical knowledge and best available current information. Estimates assume a reasonable expectation of future events and are based on current trends and economic data, obtained both externally and within the group.

Refer to the key assumptions in Note 13 biological assets.

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

2. EARNINGS PER UNIT	Consolidated Group	
	2008 cents	2007 cents
Basic earnings per unit	(2.36)	5.01
There are no dilutive securities on issue		
	number	number
Weighted average number of ordinary units used in the calculation of basic earnings per unit	17,500,000	17,500,000
Earnings used in the calculation of basic earnings per unit:	\$	\$
Net profit attributable to members of the parent entity	(413,775)	877,058

3. PROFIT FOR THE YEAR	Consolidated Group		Parent entity	
	2008	2007	2008	2007
	\$	\$	\$	\$
(a) Revenue				
Interest revenue: related parties	27	83,538	90,311	148,826
Interest revenue: other entities		54,892	5,239	7,607
		138,430	95,550	156,433
(b) Expenses				
Depreciation - improvements		78,323	45,712	29,673
Depreciation - plant & equipment		126,023	32,940	-
Finance costs: interest paid to other entities		1,077,344	332,834	567,017
Impairment - other entities		25,147	(4,164)	25,147
Impairment Trade Receivables		28,947	(16,544)	(47,117)
				(16,544)

4. DISTRIBUTIONS PAID AND PAYABLE

Distributions paid and payable are as follow s.

Distribution relating to:	Date paid/payable	Parent entity	
		2008	2007
		\$	\$
Quarter ended 30 September 2006 1.3 cents per unit	Paid 30 November 2006	-	227,500
Quarter ended 31 December 2006 1.3 cents per unit	Paid 28 February 2007	-	227,500
Quarter ended 31 March 2007 1.3 cents per unit	Paid 31 May 2007	-	227,500
Quarter ended 30 June 2007 (note 15) 1.3 cents per unit	Paid 31 August 2007	-	227,500
Quarter ended 30 September 2007 1.3 cents per unit	Paid 30 November 2007	227,500	-
Quarter ended 31 December 2007 0.9 cents per unit	Paid 28 February 2008	157,500	-
Quarter ended 31 March 2008 0.9 cents per unit	Paid 30 May 2008	157,500	-
Quarter ended 30 June 2008 (note 15) 0.9 cents per unit	Paid 29 August 2008	157,500	-
		700,000	910,000

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

5. INCOME TAX	Consolidated Group		Parent entity	
	2008	2007	2008	2007
(a) The components of tax expense comprise:	\$	\$	\$	\$
Current tax	255,655	-	255,655	-
Deferred tax	-	-	-	-
	<u>255,655</u>	<u>-</u>	<u>255,655</u>	<u>-</u>
(b) The prima facie tax on profit from ordinary activities before income tax is reconciled to the income tax as follows:				
Prima facie tax payable on profit from ordinary activities before income tax at 30% (2007: 30%)	(649,953)	230,579	190,023	282,544
Add: Tax effect of -				
Trust income that is taxable in the hands of unitholders	-	(282,544)	-	(282,544)
Other allowable items	7,390	-	7,390	-
	<u>(642,563)</u>	<u>(51,965)</u>	<u>197,413</u>	<u>-</u>
Deferred tax assets not brought to account	593,774	51,965	-	-
Income tax expense/(benefit) attributable to entity	<u>(48,789)</u>	<u>-</u>	<u>197,413</u>	<u>-</u>
(c) Amounts recognised directly in equity				
Aggregate current and deferred tax arising in the reporting period and not recognised in profit or loss but directly debited or credited to equity	3,838,878	-	3,838,878	-

Coonawarra Australia Property Trust has applied AASB 112 "Income Taxes" for the first time given its changes in taxation status. The retrospective application of the standard has resulted in entries to retained earnings to recognise deferred tax balances. Refer to Note 14.

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Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

6. BUSINESS COMBINATION

(a) Summary of acquisition

In August 2007 the Trust acquired 62% of CPV Wines Limited through an off-market takeover bid.

	Parent entity 2008
Purchase consideration (refer to (b) below)	\$
Shares purchased	1,193,400
Add transaction costs	39,172
Total purchase consideration	<u>1,232,572</u>
Fair value of net identifiable assets acquired (refer to (c) below)	<u>1,232,572</u>
Goodwill/Gain on acquisition	<u>-</u>

(b) Purchase consideration

	Consolidated Group	
	2008	2007
Outflow of cash to acquire subsidiary, net of cash acquired	\$	\$
Cash consideration	1,232,572	1,715,597
Add bank overdraft balances acquired	983,496	2,426,367
Net outflow/(inflow) of cash	<u>2,216,068</u>	<u>(710,770)</u>

(c) Assets and liabilities acquired

	Acquiree's carrying amount	Fair value
	2008	2008
The assets and liabilities arising from the acquisition are as follows:	\$	\$
Cash	-	-
Trade & other receivables	430,194	430,194
Inventories	-	-
Property, plant & equipment	1,456,957	1,456,957
Biological assets	3,033,313	3,175,072
Trade payables	(243,584)	(243,584)
Bank borrowings	(1,871,446)	(1,871,446)
Other borrowings	(750,000)	(750,000)
Deferred tax liabilities	(318,031)	(318,031)
Net assets	<u>1,737,403</u>	<u>1,879,162</u>
Minority interests		<u>(646,590)</u>
Net identifiable assets acquired		<u>1,232,572</u>

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Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

6. BUSINESS COMBINATION (Continued)

(d) Assets and liabilities of Cassegrain Wines Pty Ltd disposed of:

As at 31 March 2008 the disposal of 70% of Cassegrain Wines Pt Ltd was completed through a sale agreement and finalised on 26 June 2008 with John Baptiste Cassegrain. As detailed below, vendor loans payable by Cassegrain Wines to Prince Hill Wines Limited were repaid upon settlement.

	2008	2008
	\$	\$
Gross cash consideration		1,988,646
less: Net payable/receivable due to related entities		<u>(139,075)</u>
Cash consideration attributable to Prince Hill Wines		1,849,571
less: Investment in Cassegrain Wines		<u>(862,797)</u>
		986,774
The assets and liabilities of Cassegrain Wines as at 31 March 2008:		
Cash	43,515	
Trade receivables	1,990,280	
Inventories	2,208,295	
Property plant & equipment	1,282,418	
Deferred tax asset	32,403	
Trade payables	(2,284,229)	
Financial liabilities	(53,046)	
Long term financial liabilities	<u>(1,809,959)</u>	1,409,677
Less: Minority interest		<u>(422,903)</u>
Net result on disposal		<u>-</u>

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

7. CURRENT - TRADE & OTHER RECEIVABLES	Note	Consolidated Group		Parent entity	
		2008	2007	2008	2007
		\$	\$	\$	\$
Trade receivables		2,192,328	2,865,234	776,741	1,075,712
Provision for impairment of receivables		(240,105)	(431,155)	(128,641)	(175,758)
		1,952,224	2,434,079	648,100	899,954
Trade receivables - related entities	26	622,743	90,657	626,029	90,657
Other receivables - other entities		230,272	322,754	-	-
Other receivables - subsidiary	26	-	750,000	775,000	750,000
Loans to related parties		122,359	-	-	-
Prepayments		358,483	712,618	335,379	254,848
		3,286,081	4,310,108	2,384,508	1,995,459

(a) Past due but not impaired

	Consolidated Group		Parent entity	
	2008	2007	2008	2007
	\$	\$	\$	\$
Up to 3 months	1,793,163	1,416,289	1,273,088	930,649
3 to 6 months	106,795	798,200	1,041	59,962
	1,899,958	2,214,489	1,274,129	990,611

Parent Entity

As of 30 June 2008, Trade receivables of \$1,274,129 were past due but not impaired. These relate to licence fees outstanding either from growers of the Coonawarra Premium Vineyard Project, or Coonawarra Premium Vineyards Limited (RE). Payments of \$476,225 have been received from the RE Licence fees outstanding. Licence fees outstanding from the Growers are not impaired as they are collected via grape proceeds withheld in the November Distribution.

8. CURRENT - INVENTORIES

Packaging materials	120,937	404,714	-	-
Bulk stock	1,196,002	2,270,762	-	-
Finished goods at net realisable value	561,330	995,347	-	-
	1,878,269	3,670,823	-	-

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Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

	Consolidated Group		Parent entity	
	2008	2007	2008	2007
9. CURRENT - NON-CURRENT ASSETS CLASSIFIED AS HELD FOR SALE				
	\$	\$	\$	\$
Property, plant, equipment and biological assets held for sale				
Land	651,534	815,000	-	-
Improvements	1,651,253	1,965,643	-	-
Plant & equipment	2,279,500	2,923,531	-	-
Biological assets - grapevines	191,555	295,000	-	-
	<u>4,773,842</u>	<u>5,999,174</u>	<u>-</u>	<u>-</u>

PHW Winery and Vineyards, Mudgee, New South Wales

Following the sale of Annie's vineyard in December 2007, the Mudgee property comprises 102.3 hectares freehold land of which 25 hectares is vineyard planted in 1998 and 1999; winery and associated buildings and ground improvements; and plant and equipment as part of a functional winery. The property is situated on the southern side of Sydney Road approximately 15 kilometres south east of Mudgee.

The winery processing facility has approximately 5,000 tonnes of crushing capacity together with the approximately 4.0 million litre of tank storage and 84,000 litres of rotary fermentation. Other components include a 25 tonne crusher, and a 50 tonne press. Vineyard plantings (25 hectares) include Shiraz, Merlot, Cabinet Sauvignon, Sangiovese, Petit Verdot and Zinfandel.

A small crush occurred at the winery in Mudgee during the year with the majority of the production occurring at Cassegrain Wines at Port Macquarie.

The PHW winery and the remainder of the vineyards at Mudgee, NSW are subject to a Heads of Agreement dated 18 August 2008 for \$5.5m (inclusive of GST).

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Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

10. NON-CURRENT - PROPERTY PLANT & EQUIPMENT	Freehold land	Improve - ments	Plant & equipment	Total
CONSOLIDATED	\$	\$	\$	\$
At 1 July 2006				
Cost or fair value	5,937,272	513,952	-	6,451,224
Depreciation	-	(8,810)	-	(8,810)
Net book amount at 30 June 2006	<u>5,937,272</u>	<u>505,142</u>	<u>-</u>	<u>6,442,414</u>
Year ended 30 June 2007				
Additions	-	-	-	-
Acquired by acquisition of subsidiary	815,000	1,983,844	4,221,057	7,019,901
Reclassification to biological assets	(2,994,632)	-	-	(2,994,632)
Depreciation charge	-	(45,712)	(32,940)	(78,652)
Reclassification to non-current assets classified as held for sale	(815,000)	(1,965,643)	(2,923,531)	(5,704,174)
Net movement in the year	<u>(2,994,632)</u>	<u>(27,511)</u>	<u>1,264,586</u>	<u>(1,757,557)</u>
At 30 June 2007				
Cost or fair value	2,942,640	532,153	1,297,526	4,772,319
Depreciation	-	(54,522)	(32,940)	(87,462)
Net book amount at 30 June 2007	<u>2,942,640</u>	<u>477,631</u>	<u>1,264,586</u>	<u>4,684,857</u>
Year ended 30 June 2008				
Additions	-	116,825	319,355	436,180
Acquired by acquisition of subsidiary	1,100,000	356,957	-	1,456,957
Revaluations to market value	(50,000)	-	-	(50,000)
Disposed through sale of subsidiary	-	-	(1,282,418)	(1,282,418)
Depreciation charge	-	(78,323)	(160,262)	(238,585)
Net movement in the year	<u>1,050,000</u>	<u>395,459</u>	<u>(1,123,325)</u>	<u>322,134</u>
At 30 June 2008				
Cost or fair value	3,992,640	1,005,935	334,463	5,333,038
Depreciation	-	(132,845)	(193,202)	(326,047)
Net book amount at 30 June 2008	<u>3,992,640</u>	<u>873,090</u>	<u>141,261</u>	<u>5,006,991</u>

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Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

10. NON-CURRENT - PROPERTY PLANT & EQUIPMENT (continued)	Freehold land	Improve - ments	Plant & equipment	Total
	\$	\$	\$	\$
PARENT ENTITY				
At 1 July 2006				
Cost or fair value	5,937,272	513,952	-	6,451,224
Depreciation	-	(8,810)	-	(8,810)
Net book amount at 30 June 2006	<u>5,937,272</u>	<u>505,142</u>	<u>-</u>	<u>6,442,414</u>
Year ended 30 June 2007				
Additions	-	-	-	-
Reclassification to biological assets	(2,994,632)	-	-	(2,994,632)
Revaluations to market value	-	-	-	-
Depreciation charge	-	(27,511)	-	(27,511)
Net movement in the year	<u>(2,994,632)</u>	<u>(27,511)</u>	<u>-</u>	<u>(3,022,143)</u>
At 30 June 2007				
Cost or fair value	2,942,640	513,952	-	3,456,592
Depreciation	-	(36,321)	-	(36,321)
Net book amount at 30 June 2007	<u>2,942,640</u>	<u>477,631</u>	<u>-</u>	<u>3,420,271</u>
Year ended 30 June 2008				
Additions	-	86,490	-	86,490
Depreciation charge	-	(29,673)	-	(29,673)
Net movement in the year	<u>-</u>	<u>56,817</u>	<u>-</u>	<u>56,817</u>
At 30 June 2008				
Cost or fair value	2,942,640	600,442	-	3,543,082
Depreciation	-	(65,994)	-	(65,994)
Net book amount at 30 June 2008	<u>2,942,640</u>	<u>534,448</u>	<u>-</u>	<u>3,477,088</u>

The carrying amount of land and buildings had they been recognised under the cost model is as follows:

	Consolidated Group		Parent entity	
	2008	2007	2008	2007
	\$	\$	\$	\$
Freehold land				
Cost	3,460,030	3,460,030	2,460,030	2,460,030
Accumulated depreciation	-	-	-	-
Net book amount	<u>3,460,030</u>	<u>3,460,030</u>	<u>2,460,030</u>	<u>2,460,030</u>
Buildings				
Cost	5,981,311	5,981,311	234,043	234,043
Accumulated depreciation	(1,655,232)	(1,655,232)	(45,997)	(45,997)
Net book amount	<u>4,326,079</u>	<u>4,326,079</u>	<u>188,046</u>	<u>188,046</u>

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Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

10. NON-CURRENT – PROPERTY, PLANT & EQUIPMENT (continued)

Notes regarding the property assets

(i) Coonawarra Vineyard Property, South Australia

Coonawarra Australia Property Trust has 227 hectares of grapevines planted in the premium grape growing area of the Coonawarra, South Australia. Under the terms of a 13-year license agreement, the members of the Coonawarra Premium Vineyards Project (Growers) are entitled to a grant of use to establish and grow wine grapes on the land held by the Trust, which for this purpose is divided into 2,800 vineyard lots. Upon expiry of the licence, ownership of improvements to the land vests in the Trust.

The overall property is a vineyard comprised of land, water licences, vines, trellising, irrigation equipment and other buildings & improvements. The development of the property was carried out in 1999 as part of a Managed Investment Scheme (the Scheme) under the then Corporations Law. The structure of the Scheme resulted in the Trust being the legal and beneficial owner of the land. The development of the land into a vineyard was funded by the grower participants in the Scheme (the Growers) as part of a prospectus issued in June 1999. The Growers beneficially own the grapevines but they are legally part of the land and therefore owned by the Trust. A lease agreement between the Growers and the Trust provides income to the Trust for a Grant of Use rental for the property.

Where any Grower has had their grant of use of their vineyard lot terminated due to failure to adhere to the management conditions (generally non-payment of fees due), the vineyard lot reverts to the Trust as the owner of the land. The Trust has entered into a management agreement with the vineyard manager for that vineyard lot to be managed on behalf of the Trust so that the vineyard asset is maintained. The Trust receives the grapes, which are sold where possible.

The constitution provides for the following:

Land - the land is held for the benefit of the Unit-holders. The value of the land includes the value of the water licences.

Irrigation Equipment - the irrigation equipment and other improvements are owned by the Growers until expiry or termination of the Grant to Use between the Growers and the Trust. On termination or expiry the Grower is not entitled to remove from the Land or claim any compensation or reimbursement for such items. The Lease and Underlease also contemplates that irrigation equipment will revert to the landowner at the end of the lease.

Trellising - the trellising is presently owned by the Growers and on termination or expiry of the Grant of Use between the Growers and the Trust the Growers may remove the trellising provided no damage is caused in the removal. Given that the trellising is effectively integral with the vines and irrigation system it is considered that it is highly unlikely that the trellising can be removed without damage being caused to the irrigation system or the vines and in any event the costs of removal would far outweigh any benefits.

11. ASSETS PLEDGED AS SECURITY

In accordance with the security arrangements of borrowings, as disclosed in note 18 to the financial statements, all non-current assets of the consolidated entity have been pledged as security.

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

12. VALUATION OF PROPERTY ASSETS

(i) Coonawarra Vineyard Property, South Australia

The directors of the RE have determined that the valuation of the Trust's Coonawarra vineyard property (land, improvements and vines) for the purpose of this financial report is \$16,000,000 (2007: \$16,200,000) on the basis of the value of the rental income stream plus a residual sale value at the end of the Project in 2012. This basis is consistent with the prior year.

Land and grapevines are recorded at net market value. The carrying amount of valuation improvements to non-current assets is initially recorded at the previous year's fair value less depreciation and any impairment, which is compared to market value at the end of the financial year and a revaluation to market value is made. The grapevines are biological assets, measured on a net market value basis.

The RE's valuation separated the assets between biological assets and non-biological assets for the purposes of Accounting Standard AASB 141.

To assist the directors of the RE in making their determination a formal valuation of the Trust property conducted in July 2008 has been provided by an independent valuer Colin Pickett, Certified Practising Valuer, Associate Australian Property Institute, Gaetjens Pickett Valuers, that states the current market value of the property to the Trust, including the benefits and obligations attaching to the leases with the Growers, is \$16,000,000 (2007: \$16,200,000). The directors of the RE have considered this latest valuation in conjunction with other pertinent facts in the present wine industry environment to determine the fair value at 30 June 2008 at \$16,000,000 (2007: \$16,200,000).

The independent valuation also states the current market value of the property on an unencumbered freehold basis to be \$13,000,000 (2007: \$12,000,000), ignoring the benefits and obligations of the leases with the Growers. This unencumbered valuation is regarded by the directors of the RE as a current valuation that is not reflective of the long term holding value of the vineyard. The vineyard is tied to the Project and cannot be independently sold while the Project lease is in place.

The independent valuation was determined by the valuer on the following basis:

- Data derived from comparable market transactions adjusted for attributes of the subject vineyard;
- Discounted cash flow analysis of likely future income;
- A discount rate of 13% has been used;
- It was noted that the rental value would be in the order of 10% p.a. of capital value.
- For the unencumbered freehold basis valuation, the blocks with on-going grape supply contracts are taken to have a value of \$57,500 (2007: \$57,500) per hectare.

The vineyard assets are carried at fair value and no impairment charges have been incurred. Costs to realise the assets at the end of the Project in 2012 are immaterial after discounting.

The water licences have been included in the valuation of the biological assets. These water licences are not valued separately given there is no active market in the Coonawarra.

(ii) PHW Winery and Vineyards, Mudgee, New South Wales

The directors of the Company determined that the fair value of PHW's winery and vineyard property at Mudgee (land, improvements, plant & equipment and vines) was \$4,773,842 at 30 June 2008. The values have been determined by reference to subsequent sale values and a Heads of Agreement dated 18 August 2008 for \$5.5 million (inclusive of GST).

Land and grapevines are recorded at net market value. The carrying amount of improvements to non-current assets is initially recorded at the fair value on acquisition less depreciation and any impairment, which is compared to market value at the end of the financial year and a revaluation to market value is made. The grapevines are biological assets, measured on a net market value basis.

The directors of the Company separated the assets between biological assets and non-biological assets for the purposes of Accounting Standard AASB 141.

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

13. NON-CURRENT - BIOLOGICAL ASSETS	Consolidated Group		Parent entity	
	2008	2007	2008	2007
Net market value of vines	\$	\$	\$	\$
At beginning of year	12,779,729	9,932,007	12,779,729	9,932,007
Additions through acquisition	3,175,071	295,000	-	2,994,632
Reclassification from freehold land	-	2,994,632	-	-
Improvements	213,695	-	-	-
Reclassification to assets classified as held for sale	-	(295,000)	-	-
Revaluations to net market value	(642,467)	(146,910)	(256,817)	(146,910)
At end of year	15,526,028	12,779,729	12,522,912	9,932,007

(a) Impact on Income Statement

The profit / (loss) before tax included in the Income Statement resulting from the movement in market value of biological assets is	(642,467)	(146,910)	(256,817)	(146,910)
Value of grapes picked and sold or processed	888,172	240,673	261,773	240,673
Vineyard management costs	(830,249)	(251,992)	(254,848)	(249,585)

(b) Physical quantity of vines

Number of vines owned	484,322	513,162	434,332	434,332
Hectares of vineyards owned (including improvements)	312	286	245	245

(c) Nature of assets

Coonawarra Australia Property Trust owns a vineyard in the Coonawarra district of South Australia.
Prince Hill Wine Services Pty Ltd owns a vineyard in the Central Ranges district of New South Wales.

(d) Significant assumptions

Significant assumptions made in determining the net market value of the vines are:

- (i) 100% of the vines are currently mature and will be productive for periods up to 100 years per vine;
- (ii) the expected price of the vines is constant in real terms, based on average prices throughout the current year;
- (iii) the costs expected to arise throughout the life of the vines are constant in real terms, based on average costs throughout the year; and
- (iv) inflation will continue at the current rate.

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

14. TAX	Consolidated Group		Parent entity	
	2008	2007	2008	2007
	\$	\$	\$	\$
CURRENT LIABILITIES				
Income Tax	58,241	-	255,007	-
Consolidated Entity				
	Opening Balance	Charged to Equity	Charged to income	Closing Balance
NON CURRENT LIABILITIES				
Deferred tax liability	-	3,833,919	56,462	3,890,381
Provisions	-	4,961	-	4,961
Balance at 30 June 2008	-	3,838,880	56,462	3,895,342
Deferred tax assets				
Fair value gain adjustment	-	-	58,241	58,241
Balance at 30 June 2008	-	-	58,241	58,241
Parent Entity				
	Opening Balance	Charged to Equity	Charged to income	Closing Balance
NON CURRENT LIABILITIES				
Deferred tax liability	-	3,833,919	(367)	3,833,552
Provisions	-	4,961	-	4,961
Provision	-	-	-	-
Balance at 30 June 2008	-	3,838,880	(367)	3,838,513
Deferred tax assets				
Provisions	-	-	-	-
Fair value gain adjustment	-	-	255,007	255,007
Balance at 30 June 2008	-	-	255,007	255,007

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

15. NON-CURRENT - CONTROLLED ENTITIES	Note	Consolidated Group		Parent entity	
		2008	2007	2008	2007
(a) Listed securities - shares & options in Prince Hill Wines Limited		\$	\$	\$	\$
At beginning of year		-	-	2,558,389	-
Transferred from available-for-sale financial assets (i)	9	-	-	-	777,961
Adjustment of values (v)	20	-	-	(655,936)	49,831
Additions - shares (ii)	6	-	-	500,000	1,715,597
Sub Total Listed shares and options				2,402,453	2,543,389
Additions - unlisted securities - CPV Wines shares (iv)	6	-	-	1,232,572	-
Additions - unlisted securities - Options (iii)		-	-	-	15,000
At end of year	6	-	-	3,635,025	2,558,389

(i) Transferred from assets held for sale upon becoming a subsidiary of the Trust

(ii) Shares subscribed pursuant to rights issue underwritten by the Trust

(iii) Fair value of options issued to the Trust as part of underwriting fee

(iv) Off market share purchase

(v) The investment in PHW limited is not valued at the market price at the 30 June 2008, \$1,412,517 (56,500,685 shares @ \$0.025), as the current share price is not a true representation on the carrying value of the investment. The directors have agreed to value the asset at the percentage owned of the net tangible assets.

(b) Controlled entities consolidated:

	Country of incorporation	Percentage Owned (%)				Disposed / Acquired
		CNR group 2008	PH 2008	CNR group 2007	PH 2007	
Parent entity						
Coonawarra Australia Property Trust (ASX: CNR)	Australia					
Subsidiary of Coonawarra Australia Property Trust:						
Prince Hill Wines Limited (ASX: PHW)	Australia	45.3%	-	37.4%	-	-
CPV Wines Limited	Australia	62.8%	-	-	-	31-Aug-08
Subsidiaries of Prince Hill Wines Limited (formerly known as Simon Gilbert Wines Limited):						
Prince Hill Wine Services Pty Ltd (formerly known as Simon Gilbert Wine Services Pty Ltd)	Australia	45.3%	100%	37.4%	100%	-
Cassegrain Wines Pty Ltd	Australia	-	-	26.2%	70.0%	31-Mar-08
Vinone Pty Ltd	Australia	-	-	37.4%	100%	10-Dec-07
Vintoo Pty Ltd	Australia	-	-	37.4%	100%	10-Dec-07
Vintree Pty Ltd	Australia	-	-	37.4%	100%	10-Dec-07
Vinfor Pty Ltd	Australia	-	-	37.4%	100%	10-Dec-07
The Wine List Pty Ltd *	Australia	24.9%	66.7%	24.9%	66.7%	-

* The Wine List Pty Ltd is owned two third each by Prince Hill Wines Limited and one third by Watson Wine Group Pty Ltd (a related entity of the Trust).

(c) Acquisition of controlled entities

On the 30 August 2007 the Trust completed the acquisition of a takeover bid for all the ordinary shares in CPV Wines Limited (CPV Wines). The acceptances represented 62.8% of the issued capital of CPV Wines.

In June 2006 the Trust acquired 19.1% of PHW through on-market purchases and a share placement. In April and May 2007 the Trust underwrote a one for two renounceable rights issue of PHW, which resulted in the Trust's shareholding rising to 37.4%. At 30 June 2006 the investment was held as current assets available for sale. At 30 June 2007 this investment has been transferred to non-current assets – controlled entities. During May 2008, CAPT purchased an additional 16,666,667 PHW shares in a renounceable rights issue for \$0.03. This increased ownership from 37.4% to 45.3%.

(d) Controlled entities with ownership interest of less than 50%

Although the Trust's shareholding in PHW is only 45.3% (2007: 37.4%), the Trust has appointed 2 of the 3 directors of Prince Hill Wines Limited, including the managing director, and effectively controls the financial and operational policies of Prince Hill Wines Limited. As a consequence of common directors, management control and no other party holding a controlling interest in Prince Hill Wines Limited, Prince Hill Wines Limited and its controlled entities have been consolidated in the preparation of this report.

Prince Hill Wines Limited group's operations have been consolidated into the accounts of the Trust from 11 May 2007, being the date of effective control over Prince Hill Wines Limited.

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

	Notes	Consolidated Group		Parent entity	
		2008	2007	2008	2007
		\$	\$	\$	\$
16. CURRENT - TRADE AND OTHER PAYABLES					
Trade payables: director-related entity	26	759,657	174,488	-	74,488
Trade payables: other entities (a)		1,399,005	2,382,953	55,705	25,175
Other payables - other entities		115,974	16,631	25,367	11,046
Unitholder distributions payable		319,698	227,500	157,828	227,500
		<u>2,594,334</u>	<u>2,801,572</u>	<u>238,900</u>	<u>338,209</u>

(a) the average credit period is 30 days. No interest is charged on trade payables.

17. CURRENT - BORROWINGS

Secured

	Notes	2008	2007	2008	2007
Bank overdrafts and loans	18	2,791,089	1,196,443	1,624,405	1,046,407
Hire purchase liabilities		28,293	36,876	-	-
Loans from other entities		-	1,250,000	-	-
		<u>2,819,382</u>	<u>2,483,319</u>	<u>1,624,405</u>	<u>1,046,407</u>

18. NON-CURRENT - BORROWINGS

Secured

Loan from director related entity		180,000	-	-	-
Bank bills		7,497,862	7,675,000	5,000,000	3,675,000
Equipment finance		165,251	255,444	-	-
Hire Purchase liabilities		-	-	-	-
Loans from other entities		-	116,393	-	-
		<u>7,843,113</u>	<u>8,046,837</u>	<u>5,000,000</u>	<u>3,675,000</u>

(a) Total secured liabilities

The total secured liabilities (current and non-current) are as follows:

Bank overdrafts, loans and bills		10,288,951	8,871,443	6,624,405	4,721,407
Equipment finance		165,251	292,320	-	-
Hire Purchase finance		28,293	-	-	-
Loans from other entities		180,000	1,366,393	-	-
		<u>10,662,495</u>	<u>10,530,156</u>	<u>6,624,405</u>	<u>4,721,407</u>

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Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

	Consolidated Group		Parent entity	
	2008	2007	2008	2007
	\$	\$	\$	\$
19. ISSUED CAPITAL				
17,500,000 Trust units fully paid (2007: 17,500,000)	1,831,200	1,831,200	1,831,200	1,831,200
Settled sum	10	10	10	10
	<u>1,831,210</u>	<u>1,831,210</u>	<u>1,831,210</u>	<u>1,831,210</u>

There were no units issued or redeemed during the current or previous financial year.

Rights of Unitholders

All issued units are fully paid, carry one vote per unit and carry the right to receive distributions.

20. RESERVES

a. Asset Revaluation Reserve

The asset revaluation reserve arises on the revaluation of non-current assets. Where a revalued asset is subsequently revalued downwards, the portion of the asset revaluation reserve which relates to the original revaluation is deducted from the reserve.

b. Financial Asset Reserve

The available for sale reserve arose on the revaluation of available for sale financial assets. When the asset to which it relates was transferred to investment in controlled entity in the current year the carrying value of the asset reverted to cost.

21. CONTINGENT ASSETS AND LIABILITIES

The consolidated group has no contingent assets or liabilities.

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

23. AUDITORS REMUNERATION	Consolidated Group		Parent entity	
	2008	2007	2008	2007
(i) Remuneration of the auditor of the parent entity for:	\$	\$	\$	\$
Auditing and reviewing the financial report	94,000	79,950	16,500	17,000
Auditing the compliance plan	2,500	2,500	2,500	2,500
Taxation services	2,000	1,000	2,000	1,000
	<u>98,500</u>	<u>83,450</u>	<u>21,000</u>	<u>20,500</u>

24. RECONCILIATION OF CASH PROVIDED BY OPERATING ACTIVITIES WITH OPERATING PROFIT

	Consolidated Group		Parent entity	
	2008	2007	2008	2007
	\$	\$	\$	\$
Operating profit after income tax	(2,117,720)	768,595	435,998	941,814
Depreciation expense	204,346	78,652	29,673	27,511
Decrease (Increase) in market value of biological assets	642,467	146,910	256,817	146,910
(Decrease) Increase in allowance for doubtful debts	(142,083)	(16,544)	(47,117)	(16,544)
Income tax expense / (benefit)	(48,789)	-	197,413	(15,000)
<u>Changes in net assets and liabilities (net of acquisitions):</u>				
(Increase) Decrease in trade and term receivables	(7,457)	1,312,289	(316,930)	(159,009)
(Increase) Decrease in inventories	(913,887)	125,811	-	-
(Increase) Decrease in trade payables and accruals	1,082,766	(1,831,732)	(30,005)	(8,396)
Cashflow from Operations	<u>(1,300,358)</u>	<u>583,981</u>	<u>525,849</u>	<u>917,286</u>

Finance facilities

Secured 2-year rolling bank overdraft facility, reviewed annually and payable at call *

Amount used	2,791,089	1,196,443	1,624,405	1,046,407
Amount unused	375,595	803,557	375,595	953,593
	<u>3,166,684</u>	<u>2,000,000</u>	<u>2,000,000</u>	<u>2,000,000</u>

Secured bank multi-option facilities

Amount used	8,664,546	7,825,036	5,000,000	3,675,000
Amount unused (held for acquisition of CPV Wines Ltd shares)	3,630,000	2,510,000	2,000,000	2,000,000
	<u>12,294,546</u>	<u>10,335,036</u>	<u>7,000,000</u>	<u>5,675,000</u>

Secured vendor finance facility for the purchase of Cassegrain Wines assets

Amount used	-	1,250,000	-	-
Amount unused	-	-	-	-
	<u>-</u>	<u>1,250,000</u>	<u>-</u>	<u>-</u>

Commercial hire purchase facility for equipment purchases

Amount used	292,320	292,320	-	-
Amount unused	-	-	-	-
	<u>292,320</u>	<u>292,320</u>	<u>-</u>	<u>-</u>

At 30 June 2008 the Trust had a multi-option facility from Commonwealth Bank of Australia of \$7,000,000, including an overdraft sub-limit of \$2,000,000 for working capital. They are secured by a fixed and floating charge over the Trust's property assets. CPV Wines includes a bank loan for \$2,497,862 and an overdraft of \$123,683. The bank loan is secured by a mortgage over the company's two freehold land titles, is interest only and scheduled for review in December 2008.

The remainder of the finance facilities are in the PHW Group and are secured on the assets of that group. There are no cross guarantees between the assets and the borrowings of PHW and the Trust.

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

25. FINANCIAL INSTRUMENTS

(a) Financial risk management objectives

The Trust's RE provides treasury services to the business, co-ordinates access to domestic and international financial markets, and manages the financial risks relating to the operations of the consolidated group. The Trust does not enter into or trade financial instruments, including derivative financial instruments, for speculative purposes. The use of financial derivatives is governed by the Trust's policies approved by the board of directors of the RE, which provide written principles on the use of financial derivatives. Compliance with policies and exposure limits is reviewed by the Compliance Committee on a continuous basis. The Trust's activities expose it primarily to the financial risks of changes in interest rates. The Trust does not enter into derivative financial instruments to manage its exposure to interest rate risk.

(b) Significant accounting policies

Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which revenues and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument are disclosed in Note 1 to the financial statements.

(c) Credit risk

Credit risk refers to the risk that a counter party will default on its contractual obligations resulting in financial loss to the Trust. The Trust does not have any significant credit risk exposure to any single counter party or any group of counter parties having similar characteristics, other than Growers in the Coonawarra Premium Vineyards Project. Growers who default on payment of their Grant of Use fees are liable to have that Grant of Use terminated. In the event of termination, the relevant vineyard lots revert to the Trust. Any arrears of Grant of Use fees are collected from Growers by withholding grape proceeds in the first instance, then by recovery action against the Grower or terminated Grower.

The carrying amount of financial assets recorded in the financial statements, net of any allowances for losses, represents the entity's maximum exposure to credit risk.

(d) Fair value of financial instruments

The directors consider that the carrying amount of financial assets and financial liabilities recorded in the financial statements approximates their fair values.

The fair values and net fair values of financial assets and financial liabilities are determined as follows:

- the fair value of financial assets and financial liabilities with standard terms and conditions and traded on active liquid markets are determined with reference to quoted market prices with the exception of the investment in Prince Hill Wines Services which is based on the percentage owned on net tangible assets; and
- the fair value of other financial assets and financial liabilities are determined in accordance with generally accepted pricing models based on discounted cash flow analysis.

Transaction costs are included in the determination of net fair value.

(e) Liquidity risk management

The directors manage liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities by continuously monitoring forecast and actual cash flows and matching the maturity profiles of financial assets and liabilities.

(f) Interest rate risk management

The Group's exposure to interest rate risk and the effective weighted average interest rate by maturity periods is set out in the following table. The risk is managed by maintaining an appropriate mix between fixed and floating rate borrowings.

	Fixed interest rate	Floating interest rate	Non-interest bearing	Total
	\$	\$	\$	\$
2008				
Financial liabilities				
Bank overdrafts, loans and bills	-	10,288,951	-	10,288,951
Trade payables	-	-	2,274,637	2,274,637
Unitholder distributions payable	-	-	319,698	319,698
Equipment finance	-	165,251	-	165,251
Loans from other entities	-	180,000	-	180,000
	-	10,634,202	2,594,335	13,228,537
Weighted average interest rate		9.21%	n/a	
2007				
Financial liabilities				
Bank overdrafts, loans and bills	-	8,871,443	-	8,871,443
Trade payables	-	-	2,574,072	2,574,072
Unitholder distributions payable	-	-	227,500	227,500
Equipment finance	-	292,320	-	292,320
Loans from other entities	-	1,366,393	-	1,366,393
	-	10,530,156	2,801,572	13,331,728
Weighted average interest rate		7.69%	n/a	

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

25. FINANCIAL INSTRUMENTS (continued)

Interest Rate Risk

The group has performed sensitivity analysis relating to its exposure to interest rate risk at balance date. This sensitivity analysis demonstrates the effect on the current year results and equity which could result from a change in these risks.

Interest Rate Sensitivity Analysis

At 30 June 2008, the effect on profit and equity as a result of changes in the interest rate, with all other variables remaining constant would be as follows:

	Consolidated Group		Parent entity	
	2008	2007	2008	2007
	\$	\$	\$	\$
Change in profit / loss				
- Increase in interest rate by 2%	(205,759)	(151,000)	(132,488)	(94,428)
- Decrease in interest rate by 2%	205,759	151,000	132,488	94,428
Change in Equity				
- Increase in interest rate by 2%	(205,759)	(151,000)	(132,488)	(94,428)
- Decrease in interest rate by 2%	205,759	151,000	132,488	94,428

26. KEY MANAGEMENT PERSONNEL DISCLOSURES & RELATED PARTY TRANSACTIONS

(a) Directors

The following persons were directors of the RE, Coonawarra Premium Vineyards Limited, during the financial year:

Paul Miller (Compliance Officer, non-executive) (Chairman)
Rex Watson (Group Managing Director, executive)
Andrew Parkinson (Company Secretary, Chief Executive Officer)

(b) Other key management personnel

The following persons also had authority and responsibility for planning, directing and controlling the activities of the RE and the Trust, directly or indirectly, during the financial year:

Charlie Latham (Company Secretary & Chief Financial Officer) (employed by related party Essential Project Administration Pty Ltd), resigned 31 July 2008.

All the above persons were also key management personnel during the year ended 30 June 2008.

(c) Key management personnel compensation policy

The board of directors of the RE reviews the remuneration packages of all directors and senior executives of the RE on an annual basis and makes recommendations to the board. Remuneration packages are reviewed and determined with due regard to current market, comparable industry salaries, performance of the Trust and the related Managed Investment Scheme Coonawarra Premium Vineyards Project and other relevant factors. All director and senior executive compensation is paid by the RE, and passed onto the Trust through a management fee.

None of the key management personnel of the RE is employed under a contract or entitled to any performance-related bonus or remuneration of any kind, except for Andrew Parkinson whose contract with Prince Hill Wines Ltd to act as managing director of that company includes the ability to earn a cash bonus of up to \$20,000 per year provided certain targets agreed with the board of directors of that company are met. The targets were not met for the year and no bonus was payable.

None of the key management personnel of the RE is entitled to be granted any options over shares in the RE or unissued units in the Trust.

(d) Key management personnel compensation

The aggregate compensation of the key management personnel attributable to the Trust is set out in the directors report.

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

26. KEY MANAGEMENT PERSONNEL DISCLOSURES & RELATED PARTY TRANSACTIONS (continued)

(e) Equity instrument disclosures relating to key management personnel

Equity holdings

The numbers of units in the Trust held during the financial year by each director of the Trustee and other key management personnel, including their personally-related parties, are set out below. There were no units granted during the financial year as compensation. All issued units are fully paid.

	At the beginning of the year	Bought / sold during the year	At the end of the year
2008			
<u>Directors of the Trustee</u>			
Rex Watson (#)	2,287,285	-	2,287,285
Paul Miller	-	-	-
Andrew Parkinson	50,000	(50,000)	-
	<u>2,337,285</u>	<u>(50,000)</u>	<u>2,287,285</u>
<u>Other key management personnel of the Trustee</u>			
Charlie Latham	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
2007			
<u>Directors of the Trustee</u>			
Rex Watson (#)	2,287,285	-	2,287,285
Paul Miller	-	-	-
Andrew Parkinson	50,000	-	50,000
Richard Beck	-	-	-
	<u>2,337,285</u>	<u>-</u>	<u>2,337,285</u>
<u>Other key management personnel of the Trustee</u>			
Charlie Latham	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>

Units all held by related party Coonawarra Vineyard Management Services Pty Ltd.

(f) Other transactions with key management personnel

Aggregate amounts receivable from other related parties are disclosed in note 7 to the financial statements.

Details of interest revenue from other related parties are disclosed in note 3 to the financial statements. This interest is receivable from the RE. The Trust also loaned \$750,000 to CPV Wines Limited on normal commercial terms and conditions, including interest of 10% per annum payable monthly. CPV Wines has since become a controlled entity of the Trust (see note 25).

During the financial year the Trust paid fees to the RE for management, administration and property management totalling \$259,657 (2007: \$218,506) pursuant to the arms length terms and conditions of a contract that was approved by the unitholders in December 2002 as part of the restructuring of the Project in 2003. In June 2008 the Trust paid fees of \$328,773 (2007: \$254,848) in advance to the Project Manager in respect of management of the terminated vineyard lots for the 2008/9 financial year.

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

27. CAPITAL AND HIRE PURCHASE COMMITMENTS

(a) Finance lease and hire purchase commitments	Consolidated Group		Parent entity	
	2008	2007	2008	2007
Property, plant & equipment payable:	\$	\$	\$	\$
w ithin one year	43,398	37,716	-	-
later than one year but not later than five years	194,552	336,462	-	-
later than five years	-	-	-	-
	<u>237,950</u>	<u>374,177</u>	<u>-</u>	<u>-</u>
Less future finance charges	(44,406)	(81,857)	-	-
Recognised as liabilities	<u>193,544</u>	<u>292,320</u>	<u>-</u>	<u>-</u>
Representing lease & hire purchase liabilities				
current	28,293	36,876	-	-
non-current	165,251	255,444	-	-
	<u>193,544</u>	<u>292,320</u>	<u>-</u>	<u>-</u>

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Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

28. SEGMENT INFORMATION

The Group comprises of the following business segments, which is Coonawarra Australia Property Trust's primary basis of segmentation:

- Property
- Wine distribution

2008	Wine Distribution	Property	TOTAL	Eliminations / unallocated	Consolidated
Revenue					
Sales to external customers	5,738,047	2,649,069	8,387,116	-	8,387,116
Inter-segment sales	-	-	-	-	-
Total Sales revenue	5,738,047	2,649,069	8,387,116	-	8,387,116
Other income (excluding interest)	34,537	13,057	47,594	-	-
	5,772,584	2,662,126	8,434,710	-	8,387,116
Interest Income					138,429
Total Consolidated Revenue					8,525,545
Results					
Segment Result	(2,405,693)	(138,474)	(2,544,167)	426,447	(2,117,720)
Net Interest Income / (expenses)	-	-	-	-	(938,915)
Profit before income tax benefit	-	-	-	-	(2,166,509)
Income tax benefit	-	-	-	-	48,789
Asset and Liabilities					
Segment Asset	8,878,157	27,017,753	35,895,910	(4,539,027)	31,356,883
Unallocated assets	-	-	-	-	-
Total assets	8,878,157	27,017,753	35,895,910	(4,539,027)	31,356,883
Segment Liabilities					
Other Segment information	3,684,076	14,572,744	18,256,820	(848,994)	17,407,826
Depreciation expense	126,023	29,673	155,696	-	155,696
2007					
	Wine Distribution	Property	TOTAL	Eliminations / unallocated	Consolidated
Revenue					
Sales to external customers	675,161	1,943,897	2,619,058	-	2,619,058
Inter-segment sales	-	-	-	-	-
Total Sales revenue	675,161	1,943,897	2,619,058	-	2,619,058
Other income (excluding interest)	-	130,433	130,433	-	130,433
	675,161	2,074,330	2,749,491	-	2,749,491
Interest Income					95,550
Total Consolidated Revenue					2,845,041
Results					
Segment Result	(173,219)	941,814	768,595	-	768,595
Net Interest Income / (expenses)	-	-	-	-	(237,284)
Profit before income tax benefit	-	-	-	-	531,311
Income tax benefit	-	-	-	-	-
Asset and Liabilities					
Segment Asset	16,246,078	20,938,745	37,184,823	(3,827,940)	33,356,883
Unallocated assets	-	-	-	-	-
Total assets	16,246,078	20,938,745	37,184,823	(3,827,940)	33,356,883
Segment Liabilities					
Other Segment information	4,347,914	5,059,616	9,407,530	3,924,198	13,331,728
Depreciation expense	51,141	27,511	78,652	-	78,652

Coonawarra Australia Property Trust

Notes to the Financial Statements (continued) for the year ended 30 June 2008

29. ADDITIONAL INFORMATION

Coonawarra Australia Property Trust is a registered Managed Investment Scheme operating in Australia and listed as a public Unit Trust on the Australian Stock Exchange. Other than the directors of the RE, there are no employees of the Scheme.

The registered office and principal place of business is located at:

235 Glen Osmond Road, Frewville, South Australia 5063

Phone: +61 8 8338 3400 Fax: +61 8 8338 3244 email: enquiries@coonawarravineyard.com.au

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