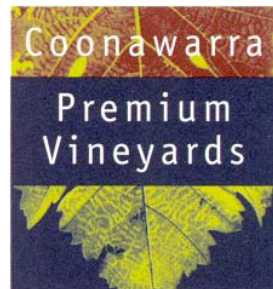


Coonawarra Australia Property Trust

ABN 37 529 164 940

ARSN 104 335 159



Half-Year Report for the half-year ended 31 December 2003

Responsible Entity:

Coonawarra Premium Vineyards Limited

ABN 58 086 944 265

AFS Licence No. 226243

Coonawarra Australia Property Trust

Half-year Report for the half-year ended 31 December 2003

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Corporate Information

Responsible Entity:	Coonawarra Premium Vineyards Limited ABN 58 086 944 265 AFS Licence No. 226243
Registered office and principal place of business	Level 1, 7 Greenhill Road, Wayville, South Australia 5034
Phone:	+61 8 8299 9455
Fax:	+61 8 8299 9355
Email:	inquiries@coonawarravineyard.com.au
Trust ASX Code:	CNR
Trust Registry	Computershare Investor Services Pty Ltd, Adelaide
Custodian	Tower Trust (SA) Limited, Adelaide
Auditors	Deloitte Touche Tohmatsu, Adelaide
Bankers	Commonwealth Bank of Australia, Adelaide

Coonawarra Australia Property Trust

ASX Disclosure Information

Results for announcement to the market

Result				\$A'000
Revenues from ordinary activities	up	57%	to	1,405
Profit (loss) from ordinary activities after tax attributable to members	up	41%	to	1,196
Net profit (loss) for the period attributable to members	up	41%	to	1,196

Distributions	<u>Amount per security</u>	<u>Franked amount per security</u>
Interim distribution paid 24 February 2004	2.0¢	-
Interim distribution paid 18 November 2003	2.2¢	-
Previous corresponding period	-	-
Record date for determining entitlements to the distribution	5 January 2004	
Date the distribution was paid	24 February 2004	

Coonawarra Australia Property Trust

Directors' Report

The directors of Coonawarra Premium Vineyards Limited ABN 58 086 944 265 (RE), as Responsible Entity and trustee for the Coonawarra Australia Property Trust ABN 37 529 164 940 (Trust), present their report on the Trust for the half-year ended 31 December 2003. In order to comply with the provisions of the Corporations Act 2001, the directors report as follows:

Directors

The names and particulars of the directors of the RE during or since the end of the half-year are:

Name	Particulars
Mr Richard P. Beck	FVLE, FAID, FAIM Non-executive Chairman with extensive experience on many public company boards and has established a highly successful funds management business.
Mr Rex L. Watson	Executive Director. Founder in 1991 and Managing Director of a company providing diversified services to the Australian and New Zealand Wine Industry until acquisition by Brambles Limited in 1998. More recently, the driving force behind the development of approximately 1,000 acres of vineyard in Australia's premium wine grape growing region – Coonawarra.
Mr Paul H. Miller	B Ag Sci. Executive Director and Compliance Officer. Has over 20 years experience as a research scientist, a consulting horticulturalist, and since 1997 in commercial viticulture.

Review Of Operations

The Trust is a registered listed managed investment scheme domiciled in Australia.

The Trust's principal activity in the course of the half-year was to make land available to licensees under a 13 year licence agreement to grow wine grapes as members of the Coonawarra Premium Vineyards Project. Upon the expiry of the licences, ownership of improvements to the land vests in the trustee. The Trust has no employees.

During the half-year there were no significant changes in the nature of those activities.

A summary of the revenue and results for the half-year is set out below.

	2003	2002
	\$	\$
Grant of use (licence) fees	887,600	183,400
Net increments in the value of grape vines	512,866	705,895
Expenses	209,448	46,545
Net profit	1,195,763	845,719

The Trust is continuing to pursue its investment strategy to create a specialist wine industry trust that invests in premium vineyards and other wine infrastructure investments to generate mainly fixed income returns for investors.

This report is made in accordance with a resolution of the directors.



R L Watson
Director

Adelaide, 26 February 2004

Coonawarra Australia Property Trust

Statement of Financial Performance for the half-year ended 31 December 2003

	Half-year 2003 \$	Half-year 2002 \$
Operating revenue		
Grant of use (licence) fees	887,600	183,400
Interest income	4,745	2,969
Non-operating revenue		
Net increments arising from the valuation of non-current assets - grape vines	512,866	705,895
Revenue from ordinary activities	1,405,211	892,264
Occupancy expenses	(6,269)	(6,020)
Management expenses	(103,377)	-
Corporate expenses	(70,444)	(40,196)
External due diligence expenses	(23,165)	-
Borrowing costs	(6,192)	(329)
Profit from ordinary activities before related income tax expense	1,195,763	845,719
Income tax expense relating to ordinary activities	-	-
Profit from ordinary activities after related income tax expense	1,195,763	845,719
Net profit	1,195,763	845,719
Increase in revaluation reserve relating to value of land	98,546	-
Total changes in equity other than those resulting from transactions with owners as owners	1,195,763	845,719
Distributions of net profit		
Net profit	1,195,763	845,719
Net amount available for distribution	1,195,763	845,719
Distributions paid and payable	(735,000)	(183,400)
Undistributed profit transferred to retained profits	460,763	662,319
	cents	cents
Basic earnings per security	6.83	4.83

Notes to the financial statements are included on page 8

Coonawarra Australia Property Trust

Statement of Financial Position as at 31 December 2003

	31 December 2003 \$	30 June 2003 \$
Current assets		
Cash assets	183,695	227
Receivables	560,162	293,560
Other financial assets	80,461	77,900
TOTAL CURRENT ASSETS	824,317	371,687
Non-current assets		
Property, plant & equipment	8,338,261	8,243,776
Grape vines	9,688,047	9,175,181
TOTAL NON-CURRENT ASSETS	18,026,308	17,418,957
TOTAL ASSETS	18,850,625	17,790,644
Current liabilities		
Payables	450,011	318,469
Interest bearing liabilities	369,130	-
TOTAL CURRENT LIABILITIES	819,141	318,469
TOTAL LIABILITIES	819,141	318,469
NET ASSETS	18,031,484	17,472,175
EQUITY		
Issued units	1,831,200	1,831,200
Settled sum	10	10
Asset revaluation reserve	5,606,887	5,508,341
Retained profits	10,593,387	10,132,624
PARENT ENTITY INTEREST & TOTAL EQUITY	18,031,484	17,472,175
Net tangible asset backing per ordinary security	\$ 1.030	\$ 0.998

Notes to the financial statements are included on page 8

Coonawarra Australia Property Trust

Statement of Cash Flows for the half-year ended 31 December 2003

	Half-year 2003 \$	Half-year 2002 \$
Cash flows from operating activities		
Receipts from customers	698,898	207,774
Payments to suppliers	(211,568)	(48,218)
Interest received	4,745	2,969
Interest and other costs of finance paid	(80,529)	(329)
Net cash provided by / (used in) operating activities	411,545	162,196
Cash flows from investing activities		
Payments for property, plant & equipment	(2,208)	-
Net cash provided by / (used in) investing activities	(2,208)	-
Cash flows from financing activities		
Distributions paid	(595,000)	(183,400)
Net cash provided by / (used in) financing activities	(595,000)	(183,400)
NET INCREASE / (DECREASE) IN CASH HELD	(185,663)	(21,204)
Cash at the beginning of the half-year	227	101,972
CASH (OVERDRAFT) AT THE END OF THE HALF-YEAR	(185,436)	80,768
Reconciliation of cash		
Cash at bank	183,695	80,768
Bank overdraft	(369,130)	-
Net cash/(overdraft) at bank	(185,436)	80,768

Notes to the financial statements are included on page 8

Coonawarra Australia Property Trust

Notes to the Financial Statements for the half-year ended 31 December 2003

1. Basis of preparation of half-year report

Financial Reporting Framework

The half-year financial report is a general purpose financial report. It has been prepared in accordance with Accounting Standard AASB1029 "Interim Financial Reporting", other mandatory professional reporting requirements (Urgent Issues Consensus Views), other pronouncements of the Australian Accounting Standards Board and the Corporations Act 2001.

This half-year financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual financial report for the year ended 30 June 2003 and any public announcements made by Coonawarra Australia Property Trust and its trustee Coonawarra Premium Vineyards Limited during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

Significant Accounting Policies

The accounting policies adopted in the preparation of the half-year financial report are consistent with those adopted and disclosed in the 2003 annual financial report.

2. Earnings per unit

The number of units on issue was increased by a reconstruction in May 2003 whereby each existing unit was converted into 6,250 units. That resulted in 17,500,000 units being on issue. Earnings per unit in both the current and the corresponding half-year are based on the post-reconstruction number of units on issue, being 17,500,000.

3. Distributions Paid

Distributions paid and payable are as follows.

Distribution relating to:	Date paid/payable	Half-year December 2003 \$	Half-year December 2002 \$
Half-year ended 31 December 2002	Paid 14 Oct 2002	-	183,400
Half-year ended 30 June 2003	Paid 25 Aug 2003	210,000	-
Quarter ended 30 September 2003	Paid 18 Nov 2003	385,000	-
Quarter ended 31 December 2003	Paid 24 Feb 2004	350,000	-

4. Segment Information

The Trust operates solely in South-Eastern Australia and solely within the primary production land owning (wine-grape growing) industry.

5. Contingent Assets and Liabilities

The Trust had no contingent assets or liabilities as at the last reporting date of 30 June 2003. No contingent assets or liabilities have arisen since that date.

6. 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 Trustee, there are no employees of the Scheme.

Coonawarra Australia Property Trust

Directors' Declaration

The financial statements and notes thereto of the Coonawarra Australia Property Trust (Trust) for the half-year ended 31 December 2003 have been prepared by Coonawarra Premium Vineyards Limited (Responsible Entity) in accordance with the Corporations Act 2001.

The directors of the Responsible Entity declare that the financial statements and notes set out on pages 5 to 8:

- a) comply with Accounting Standards, the Corporations Regulations 2001 and other mandatory professional reporting requirements; and
- b) give a true and fair view of the Trust's financial position as at 31 December 2003 and of its performance, as represented by the results of its operations and its cash flows, for the half-year ended on that date.

In the directors' opinion:

- a) the financial statements and notes are in accordance with the Corporations Act 2001; and
- b) there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the directors.



R L Watson
Director

Adelaide, 26 February 2004

INDEPENDENT REVIEW REPORT TO THE MEMBERS OF COONAWARRA AUSTRALIA PROPERTY TRUST

Scope

We have reviewed the financial report of Coonawarra Australia Property Trust for the half-year ended 31 December 2003 as set out on pages 5 to 9. The directors' of the Responsible Entity, Coonawarra Premium Vineyard Ltd are responsible for the financial report. We have performed an independent review of the financial report in order to state whether, on the basis of the procedures described, anything has come to our attention that would indicate that the financial report is not presented fairly in accordance with Accounting Standard AASB 1029 "Interim Financial Reporting" and other mandatory professional reporting requirements in Australia and statutory requirements, so as to present a view which is consistent with our understanding of the registered scheme's financial position, and performance as represented by the results of its operations and its cash flows, and in order for the registered scheme to lodge the financial report with the Australian Securities and Investments Commission.

Our review has been conducted in accordance with Australian Auditing Standards applicable to review engagements. A review is limited primarily to inquiries of the entity's personnel and analytical procedures applied to the financial data. These procedures do not provide all the evidence that would be required in an audit, thus the level of assurance provided is less than given in an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.

Statement

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Coonawarra Australia Property Trust is not in accordance with:

- (a) the Corporations Act 2001, including:
 - (i) giving a true and fair view of the registered scheme's financial position as at 31 December 2003 and of its performance for the half-year ended on that date; and
 - (ii) complying with Accounting Standard AASB 1029 "Interim Financial Reporting" and the Corporations Regulations 2001; and
- (b) other mandatory professional reporting requirements in Australia.



DELOITTE TOUCHE TOHMATSU



Stephen Harvey
Partner
Chartered Accountants

Adelaide, 26 February 2004

Member of
Deloitte Touche Tohmatsu