

Appendix 4D

Preliminary Half-Yearly Report

Results for Announcement to the Market

1. Company Details and Reporting Period

Name of Entity and ABN: FOREST PLACE GROUP LIMITED
ABN 75 061 421 565

Reporting Period: 31 December 2007

Previous Corresponding Period: 31 December 2006

2. Results for Announcement to the Market

Revenue from ordinary activities	Down	12%	To	\$'000
Net profit / (loss) for the period attributable to members	Up	7%	To	4,700
				13,459

Dividends (Distributions)	Amount Per Security	Franked Amount Per Security
Interim dividend	0.00 c	0.00 c
Previous corresponding period	0.00 c	0.00 c
Record date for determining entitlements to the dividends (if any)	N/A	

Brief explanation of any of the figures reported above necessary to enable the figures to be understood: The "Revenue from ordinary activities" figure above excludes (in \$'000): Change in fair value of investment properties of \$17,501 (2006: \$16,903) and Share of net profits of associates using the equity method of \$2,236 (2006: \$2,137).

3. Income Statement with Notes to the Statement

Refer to Page 4 of the Financial Report for the Half-Year Ended 31 December 2007 and Accompanying Notes.

4. Balance Sheet with Notes to the Statement

Refer to Page 5 of the Financial Report for the Half-Year Ended 31 December 2007 and Accompanying Notes.

5. Cash Flow Statement with Notes to the Statement

Refer to Page 7 of the Financial Report for the Half-Year Ended 31 December 2007 and Accompanying Notes.

6. Dividends

Nil.

7. Dividend / Distribution Reinvestment Plan (DRP)

Nil.

8. Net Tangible Assets (NTA) Per Security

	31 December 2007	31 December 2006
NTA per share	\$2.1576	\$1.6153

9. Entities Over Which Control has Been Gained or Lost During the Period

Nil.

10. Associates and Joint Venture Entities

Name of Entity	Percentage of Ownership Interest Held at End of Period		Contribution to Net Profit (Loss)	
	Current period %	Previous corresponding period %	Current period \$A'000	Previous corresponding period \$A'000
Equity accounted associates and joint venture entities				
Forest Place Cleveland Syndicate	62.50%	62.50%	1,535	1,654
Forest Place Clayfield Syndicate	43.60%	41.20%	701	483
Total			2,236	2,137

11. Other Significant Information

Not applicable.

12. Accounting Standards used for Foreign Entities

Not applicable.

13. Commentary on the Results for the Period

Refer to Page 1 of the Financial Report for the Half-Year Ended 31 December 2007.

14. Status of Audit / Review

The attached Financial Report for the Half-Year Ended 31 December 2007 has been reviewed.

15. Dispute or Qualifications if Not Yet Audited


Not applicable.

16. Dispute or Qualifications if Audited

Not applicable.

Sign Here:

Print Name:


Company Secretary
Michael Pearson

28 February 2008
Date