

28 October 2009

Company Announcements Office
ASX Limited
20 Bridge Street
SYDNEY NSW 2000

**FOREST PLACE GROUP LIMITED
ANNUAL GENERAL MEETING**

Chairman's Address

The results for the year ended 30 June 2009 are clearly set out in the Annual Report to shareholders and I will take them as read.

The over-riding and immediate issue for your Company is the establishment of new banking facilities. Our present bankers, Suncorp have decided to exit corporate lending and consequently Forest Place is in need of a new banker. Management is in discussion with two banking groups and we are confident that new facilities will be in place by the time the present facilities expire (15 December 2009).

Outlook

The new financial year has started on a positive note with unit sales exceeding budget in the first three months. Cash flow has also been strong despite the need to continue to redeem put options for the Clayfield Syndicate.

Whilst your Directors are hopeful that the 2010 financial year will show an improvement over 2009 there are many factors that are difficult, if not impossible, to predict e.g. interest rate movements and the availability of finance for property developments etc. Consequently your Directors have decided not to give any market guidance for the year ahead.

In closing I would like to thank all our employees and service providers for their dedication and support during the past twelve months.

I L Fraser
Chairman