

27 April 2012

National Stock Exchange of Australia
Level 2, 117 Scott Street
Newcastle NSW 2300

By E-Lodgement

Chairman's Statement at Vertua Limited AGM

As you will have seen from the Managing Director's Review in the Annual Report, the Company's focus this year has been on the marketing of our properties in Toowoomba following the development approval we received for the construction of 86 units and 1,100 m² of commercial space. The Board decided that the best course of action for the Company was to sell the properties with the Development Application in order to provide cash to undertake shorter term profitable redevelopment opportunities in the Sydney market.

The Company initially engaged Colliers to undertake the marketing of the Toowoomba properties and later also engaged Jones Lang LaSalle in the process. The marketing activity to date has not delivered a buyer for the site. However, we have received an indication that a major national company, that manages a number of apartment blocks, is prepared to enter into an agreement to commit to a lease of about 65% of our proposed development upon its completion. We hope that an indication such as this will inspire developers to make an offer for the properties and then undertake development of the site.

However, in October 2012 Grant Thornton stated in their publication *Real Estate & Construction Industry Insights Report* "From the conversations we had with both public corporations and privately owned groups, we established that there are currently a large number of development projects planned and ready, but are being held up due to limited or prohibitively costly funding options." Therefore the market is uncertain so consequently this will not help the selling price of our project nor consequently improve the position for shareholders.

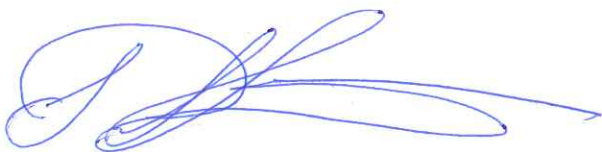
The Company will continue to seek opportunities to maximise the return from the sale of the Toowoomba properties but has indicated to the selling agents that it is committed to selling the properties within the current financial year, which may not result in the properties being sold in one-line.

To reduce the operating costs of the Company going forward, from 1 December 2012 and until the Toowoomba properties are sold, the directors have agreed to the following measures:

- No further director fees to be paid;
- The directors will take on the company secretarial role for no fee – this is presently being outsourced;
- The directors will abate contract fees being paid to operate and administer the Company.

This will reduce by over 70% the costs relating to those functions.

If and when the Toowoomba properties are sold the Company should have sufficient cash to reinvest in smaller projects in Sydney and be debt free. We had hoped that a sale of the Toowoomba site would have eventuated by the time of this Annual General Meeting. However, we are hopeful we will be able to report a sale shortly, which will provide the funds necessary to reinvest into smaller projects in Sydney. If this is achieved it will put the Company on a more sound financial footing with profit potential.

A handwritten signature in blue ink, appearing to read "Peter Spann", with a long horizontal flourish extending to the right.

Peter Spann
Chairman