

QUANTUM PROPERTY TRUST NO. 9

ARSN: 103 861 721

half-year financial report

FOR THE HALF-YEAR 31 DECEMBER 2003

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Responsible Entity

Quantum Syndicate Management Ltd

ABN: 37 086 965 684

Level 9

49-51 York Street

SYDNEY NSW 2000

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Facsimile: (02) 9262 2071

Internet: www.quantumgroup.com.au

Custodian

JPMorgan Trust Australia Ltd

ABN: 49 050 294 052

Level 35

AAP Centre

259 George Street

SYDNEY NSW 2000

Auditor

Pascoe Whittle

Level 8

191 Clarence Street

SYDNEY NSW 2000

Share Registry

Newcastle Capital Markets

10 Murray Street

HAMILTON NSW 2303

**QUANTUM SYNDICATE MANAGEMENT LTD
MANAGED INVESTMENT SCHEME REPORT**

The Responsible Entity presents its report together with the financial report of Quantum Property Trust No.9 ("the Scheme") a Managed Investment Scheme established under a Constitution dated, 22 May 2003, for the half-year ended 31st December 2003 and the auditor's report thereon.

The Responsible Entity of the Quantum Property Trust No.9 is Quantum Syndicate Management Ltd (ABN: 37-086-965-684) (the "Manager").

The Directors of Quantum Syndicate Management Ltd, the Responsible Entity, in office during the half-year and until the date of this report are as below:

Geoffrey Hodgkinson
Peter Gribble
Jonathan Martin
James Maitland

The Directors have been in office since the start of the financial year to the date of this report unless otherwise stated.

OPERATING RESULTS

The Managed Investment Scheme made a net profit for the half-year that amounted to \$483,549.

REVIEW OF OPERATIONS

The Scheme continued to hold its interest in Quantum Property Syndicate No.9. This investment has been performing in line with forecasts, and is expected to distribute income to the Scheme annually.

Signed in accordance with a resolution of the Manager



Geoffrey Hodgkinson
Chairman
Quantum Syndicate Management Ltd

Sydney, 9th March 2004

STATEMENT OF FINANCIAL POSITION
HALF-YEAR ENDED 31 DECEMBER 2003

	Note	31 December 2003	30 June 2003
CURRENT ASSETS			
Cash		\$150,845	\$179,214
Receivables	4	\$369,844	\$0
Other		\$0	\$0
		\$520,689	\$179,214
NON CURRENT ASSETS			
Investments	5	\$6,489,034	\$6,567,685
Other		\$0	\$0
		\$6,489,034	\$6,567,685
TOTAL ASSETS		\$7,009,723	\$6,746,898
CURRENT LIABILITIES			
Payables		\$4,818	\$0
Provisions		\$0	\$0
Other		(\$435)	\$179,150
		\$4,383	\$179,150
NON CURRENT LIABILITIES			
Interest Bearing Liabilities		\$0	\$0
		\$0	\$0
TOTAL LIABILITIES		\$4,383	\$179,150
NET ASSETS		\$7,005,340	\$6,567,748
UNITHOLDERS' FUNDS			
Unit on Issue		\$6,575,016	\$6,575,016
Reserves		(\$54,475)	\$0
Undistributed Income	6	\$484,799	(\$7,268)
TOTAL UNITHOLDERS' FUNDS		\$7,005,340	\$6,567,748

**STATEMENT OF FINANCIAL PERFORMANCE
AND DISTRIBUTION**
FOR THE HALF-YEAR ENDED 31 DECEMBER 2003

Note	31 December 2003
STATEMENT OF FINANCIAL PERFORMANCE	
REVENUE AND EXPENSES FROM ORDINARY ACTIVITIES	
Gross Investment Income	\$485,801
Recovery of Investment Expenses	\$0
Interest Income	\$2,226
Total Operating Revenue	\$488,026
Less: Direct Investment Related Expenses	\$0
Net Income Before Other Expenses 2	\$488,026
Borrowing Costs	\$0
Audit and Accounting Fees	\$2,100
Managers Service Fee	\$0
Other Expenses	\$2,378
Total Other Expenses 2	\$4,478
NET PROFIT 2	\$483,549
TOTAL CHANGE IN EQUITY EXCLUDING DISTRIBUTIONS AND UNIT ISSUES	
	\$483,549
STATEMENT OF DISTRIBUTION	
Net Profit	\$483,549
Undistributed Income Bought forward 6	\$1,250
Total Available for Distribution	\$484,799
Distribution Paid or Payable 3	\$0
UNDISTRIBUTED INCOME AS AT YEAR END	\$484,799
Basic Earnings Per Unit (cents per share)	7.4
Diluted Earnings Per Unit (cents per share)	7.4

STATEMENT OF CASH FLOWS
FOR THE HALF-YEAR ENDED 31 DECEMBER 2003

	31 December 2003
CASH FLOWS FROM OPERATING ACTIVITIES	
Investment Income Received	\$0
Interest Received	\$2,226
Payment for Investment and Other Expenses	\$406
Net Cash Flows from Operating Activities	\$2,631
CASH FLOWS FROM INVESTING ACTIVITIES	
Acquisition of Investments	\$0
Capital Additions to Investments	\$0
Net Cash Flows from Investing Activities	\$0
CASH FLOWS FROM FINANCING ACTIVITIES	
Proceeds from Interest Bearing Liabilities	\$0
Repayment of Interest Bearing Liabilities	\$0
Payments for Debt Raising Costs	\$0
Proceeds from Equity Raising	(\$31,000)
Payments for Equity Raising Costs	\$0
Distributions Paid to Unitholders	\$0
Net Cash Flows from Financing Activities	(\$31,000)
NET (DECREASE)/INCREASE IN CASH	(\$28,369)
Opening Cash	\$179,214
CLOSING CASH	\$150,845

NOTES TO THE FINANCIAL STATEMENTS
FOR THE HALF-YEAR ENDED 31 DECEMBER 2003

1 BASIS OF PREPARATION OF THE HALF-YEAR FINANCIAL REPORT

The half-year financial report does not include all notes of the type normally included within the annual financial report and therefore cannot be expected to provide as full an understanding of the financial performance, financial position and financing and investing activities of the scheme as the full financial report.

The half-year financial report should be read in conjunction with the annual financial report of Quantum Property Trust No.9 as at 30th June 2003. It is also recommended that the half-year financial report be considered together with any public announcements made by Quantum Property Trust No.9 during the half-year ended 31st December 2003 in accordance with the continuous disclosure obligations arising under the Corporations Act 2001.

(a) BASIS OF ACCOUNTING

The half-year financial report is a general purpose financial report which has been prepared in accordance with the requirements of the Corporations Act 2001, applicable Accounting Standards including AASB 1029 "Interim Financial Reporting" and other mandatory professional reporting requirements (Urgent Issues Group Consensus Views).

The half-year financial report has been prepared on an accruals basis and is based on historical costs and does not take into account changing money values or, except where stated, current valuations of non-current assets. Cost is based on the fair values of the consideration given in exchange for assets.

The accounting policies have been consistently applied by the Scheme and are consistent with those applied in the 30th June 2003 financial report. For the purpose of preparing the half-year financial report, the half-year has been treated as a discrete reporting period.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE HALF-YEAR ENDED 31 DECEMBER 2003

2 PROFIT FROM ORDINARY ACTIVITIES

Profit from ordinary activities includes the following revenues and expenses where disclosure is relevant in explaining the financial performance of the Scheme.

	31 December 2003
Revenues from ordinary activities	
-Syndicate Distributions	\$115,957
-Guarantee Fees	\$369,844
-Interest	\$2,226
	\$488,026
Expenses	
-Audit Fees	\$2,100
-Registry Fees	\$2,250
-Other	\$128
	\$4,478
	\$483,549

3 DISTRIBUTIONS PAID OR PROVIDED FOR ON ORDINARY UNITS

Distributions proposed and recognised as a liability	
-Taxable distributions	-
Distributions paid during the half year	
-Taxable distributions	-
Distributions proposed and not recognised as a liability	
-Taxable distributions	\$100,000
	\$100,000

NOTES TO THE FINANCIAL STATEMENTS
FOR THE HALF-YEAR ENDED 31 DECEMBER 2003

4 RECEIVABLES

Receivables represent the Guarantee fee charged by the Scheme, in consideration of the Scheme having to provide the Scheme's Assets as security to the financier for the benefit of the other interest holders in Quantum Property Syndicate No.9. This is accounted for every six months and is not payable till the end of each financial year.

	31 December 2003	31 December 2002
Receivables	\$369,844	\$0
	\$369,844	\$0

5 INVESTMENTS

Reconciliation of the movement in book value for the half-year is as follows

Book value at beginning of the year	\$6,567,685	\$0
Net increase in asset revaluation	\$0	\$0
Taxable distributions recorded	\$70,000	(\$7,315)
Distributions paid	(\$148,650)	\$0
Investment acquisitions	\$0	\$6,575,000
Balance at year end	\$6,489,034	\$6,567,685

The Schemes purchased 6,575,000 Interest at \$1 each in a registered Managed Investment Scheme called Quantum Property Syndicate No.9 on 27/06/2003.

6 UNDISTRIBUTED INCOME

Balance at beginning of year	(\$7,268)	\$0
Net profit/(loss) for period	\$483,549	(\$7,268)
Adjustment for tax free/deferred income recorded	\$8,518	\$0
Distributions paid	\$0	\$0
Balance at year end	\$484,799	(\$7,268)

7 CHANGE IN COMPOSITION OF ENTITY

There has been no change in the composition of the Scheme during the half-year ended 31st December 2003

8 CONTINGENT ASSETS AND LIABILITIES

Since the last reporting date, there has been no material change of any contingent liabilities or contingent assets.

9 SUBSEQUENT EVENTS

On 25th February 2004, the Directors of the Manager declared an interim distribution on ordinary units in respect of the December 2003 half year. The total amount of the distribution was \$100,000, which represents a taxable distribution of 1.52 cents per unit. The distribution had not been provided for in the 31st December 2003 half-year financial statements.

The financial effect of the above event has not been recognised.


RESPONSIBLE ENTITIES DECLARATION

RESPONSIBLE ENTITIES DECLARATION

In the opinion of the Directors of Quantum Syndicate Management Ltd, the Responsible Entity of Quantum Property Trust No.9;

- a) The Financial Statements and notes of the Scheme:
 - i) give a true and fair view of the financial position as at 31st December 2003 and the performance for the half-year ended on that date of the Scheme; and
 - ii) comply with Accounting Standard AASB 1029 "Interim Financial Reporting" and the Corporations Act 2001; and
- b) there are reasonable grounds to believe that the Scheme will be able to pay its debts as and when they become due and payable.

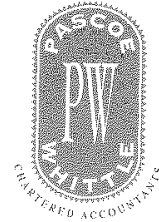
Signed in accordance with a resolution of the Manager



Geoffrey Hodgkinson
Chairman
Quantum Syndicate Management Ltd

Sydney, 9th March 2004

INDEPENDENT REVIEW REPORT



PASCOE WHITTLE

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SYDNEY NSW 2000

GPO Box 5269
SYDNEY NSW 2001

TELEPHONE (02) 9299 2444
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INDEPENDENT REVIEW REPORT TO THE OWNERS OF QUANTUM PROPERTY TRUST NO. 9

Scope

We have reviewed the financial report of Quantum Property Trust No 9, a Managed Investment Scheme for the half-year ended 31 December 2003, consisting of the statement of financial position, statement of financial performance and distribution, statement of cash flows, accompanying notes and the responsible entity's declaration set out in this report. The responsible entity, Quantum Syndicate Management Ltd is 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 and statutory requirements, so as to present a view which is consistent with our understanding of the company's financial position, and performance as represented by the results of its operations and its cash flows, and in order for the company to lodge the financial report with the Australian Securities and Investments Commission/Australian Stock Exchange Limited

Our review has been conducted in accordance with Australian Auditing Standards applicable to review engagements. A review is limited primarily to inquiries of company 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 Quantum Property Trust No 9 is not in accordance with:

- (a) The Corporations Act 2001, including:
 - (i) Giving a true and fair view of the 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 Standards AASB 1029: Interim Financial Reporting and the Corporations Regulation 2001; and
- (b) Other mandatory professional reporting requirements; and
- (c) With the provisions of the Constitution dated **22 May 2003** (as amended).

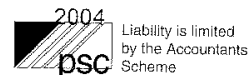
PASCOE WHITTLE

A handwritten signature in black ink, appearing to read 'John Pascoe', is written over a horizontal line.

JOHN PASCOE
Partner

Sydney

12 March



APPENDIX 3

Preliminary Announcement

Half-Yearly Report

Name of *issuer*

QUANTUM PROPERTY TRUST NO.9

ASRN

Half yearly
(tick)

Preliminary
final (tick)

Half year/financial year ended
('Current period')

103 861 721

X

31 DECEMBER 2003

For announcement to the market

Extracts from this statement for announcement to the market (see note 1).

Extracts from this statement for announcement to the market (see note 1).						\$A,000
Sales (or equivalent) operating revenue (item 1.1)					to	486
Operating profit (loss) before abnormal items and tax (item 1.4)					to	484
Abnormal items before tax (item 1.5)					to	0
Operating profit (loss) after tax but before outside equity interests (item 1.8)					to	484
Extraordinary items after tax attributable to security holders (item 1.13)					to	0
Operating profit (loss) and extraordinary items after tax attributable to security holders (item 1.16)					to	484
Exploration and evaluation expenditure incurred (item 5.2)					to	0
Exploration and evaluation expenditure written off (item 5.3)					to	0
Income Distributions						
Current	period	N/A	N/A	N/A	N/A	N/A
Previous corresponding period		N/A	N/A	N/A	N/A	N/A
Record date for determining entitlements to the dividend, (in the case of a trust distribution) (see item 15.2)				N/A		
Short details of any bonus or cash issue or other items(s) of importance not previously released to the market:						

Consolidated profit and loss account

(The figures are not equity accounted)

	Current period \$A'000	Previous corresponding period \$A'000
1.1 Sales (or equivalent operating) revenue	486	N/A
1.2 Other revenue	2	N/A
1.3 Total revenue	488	N/A
1.4 Operating profit (loss) before abnormal items and tax	484	N/A
1.5 Abnormal items before tax (detail in item 2.1)	0	N/A
1.6 Operating profit (loss) before tax (items 1.4 + 1.5)	484	N/A
1.7 Less tax	0	N/A
1.8 Operating profit (loss) after tax but before outside equity interests	484	N/A
1.9 Less outside equity interests	0	N/A
1.10 Operating profit (loss) after tax attributable to security holders	484	N/A
1.11 Extraordinary items after tax (detail in item 2.3)	0	N/A
1.12 Less outside equity interests	0	N/A
1.13 Extraordinary items after tax attributable to security holders	0	N/A
1.14 Total operating profit (loss) and extraordinary items after tax (items 1.8 1.11)	484	N/A
1.15 Operating profit (loss) and extraordinary items after tax attributable to outside equity interests (items 1.9 .112)	0	N/A
1.16 Operating profit (loss and extraordinary items after tax attributable to security holders (items 1.10 +1.13)	484	N/A
1.17 Retained profits (accumulated losses) at beginning of financial period	1	N/A
1.18 Aggregate of amounts transferred from reserves	0	N/A
1.19 Total available for appropriation (carried forward	485	N/A
1.20 Total available for appropriation (brought forward	1	N/A

Consolidated profit and loss account continued

1.21	Dividends provided for or paid	0	N/A
1.22	Aggregate of amounts transferred to reserves	0	N/A
1.23	Retained profits (accumulated losses) at end of financial period	485	N/A

Abnormal and extraordinary items

		Consolidated - current period		
		Before tax \$A'000	Related tax \$A'000	After tax \$A'000
2.1	Abnormal items	N/A	N/A	N/A
2.2	Total abnormal items	N/A	N/A	N/A
2.3	Extraordinary items	N/A	N/A	N/A
2.4	Total extraordinary items	N/A	N/A	N/A

Consolidated balance sheet

(See note 5)

Current assets		At end of current period \$A'000	As shown in last annual report \$A'000	As in last ½ year statement \$A'000
4.1	Cash	151	179	N/A
4.2	Receivables	370	0	N/A
4.3	Investments	0	0	N/A
4.4	Inventories	0	0	N/A
4.5	Other (provide details if material)	0	0	N/A
4.6	Total current assets	521	179	N/A
Non-current assets				
4.7	Receivables	0	0	N/A
4.8	Investments	6,489	6,568	N/A
4.9	Inventories	0	0	N/A
4.10	Exploration and evaluation expenditure capitalised (see para .71 of AASB 1022)	0	0	N/A
4.11	Development properties (mining entities)	0	0	N/A
4.12	Other property, plant and equipment (net)	0	0	N/A
4.13	Intangibles (net)	0	0	N/A
4.14	Other (provide details if material)	0	0	N/A
4.15	Total non-current assets	6,489	6,568	N/A
4.16	Total assets	7,010	6,747	N/A
Current liabilities				
4.17	Accounts payable	5	0	N/A
4.18	Borrowings	0	0	N/A
4.19	Provisions	0	0	N/A
4.20	Other (provide details if material)	(0.4)	179	N/A
4.21	Total current liabilities	4	179	N/A
Non-current liabilities				
4.22	Accounts payable	0	0	N/A
4.23	Borrowings	0	0	N/A
4.24	Provisions	0	0	N/A
4.25	Other (provide details if material)	0	0	N/A
4.26	Total non-current liabilities	0	0	N/A
4.27	Total liabilities	4	179	N/A
4.28	Net assets	7,005	6,568	N/A

Consolidated balance sheet continued

	Equity			
4.29	Capital	6,575	6,575	N/A
4.30	Reserves	(54)	0	N/A
4.31	Retained profits (accumulated losses)	485	(7)	N/A
4.32	Equity attributable to security holders of the parent entity	7,005	6,568	N/A
4.33	Outside equity interests in controlled entities	0	0	N/A
4.34	Total equity	7,005	6,568	N/A
4.35	Preference capital and related premium included as part of 4.31	0	0	N/A

Consolidated statement of cash flows

(See note 6)

	Current period \$A'000	Previous corresponding period \$A'000
Cash flows related to operating activities		
7.1 Receipts from customers	0	N/A
7.2 Payments to suppliers and employees	0.4	N/A
7.3 Dividends received	0	N/A
7.4 Interest and other items of similar nature received	2	N/A
7.5 Interest and other costs of finance paid	0	N/A
7.6 Income taxes paid	0	N/A
7.7 Other (provide details if material)	0	N/A
7.8 Net operating cash flows	3	N/A
Cash flows related to investing activities		
7.9 Payments for purchases of property, plant and equipment	0	N/A
7.10 Proceeds from sale of property, plant and equipment	0	N/A
7.11 Payment for purchases of equity investments	0	N/A
7.12 Proceeds from sale of equity investments	0	N/A
7.13 Loans to other entities	0	N/A
7.14 Loans repaid by other entities	0	N/A
7.15 Other (provide details if material)	0	N/A
7.16 Net investing cash flows	0	N/A

	Cash flows related to financing activities		
7.17	Proceeds from issues of securities (securities, options, etc.)	(31)	N/A
7.18	Proceeds from borrowings	0	N/A
7.19	Repayment of borrowings	0	N/A
7.20	Dividends paid	0	N/A
7.21	Other (provide details if material)	0	N/A
7.22	Net financing cash flows	(31)	N/A
	Net increase (decrease) in cash held	(28)	N/A
7.23	Cash at beginning of period (see <i>Reconciliations of cash</i>)	179	N/A
7.24	Exchange rate adjustments to item 7.23	0	N/A
7.25	Cash at end of period (see <i>Reconciliations of cash</i>)	151	N/A

Non-cash financing and investing activities

Details of financing and investing transactions which have had a material effect on consolidated assets and liabilities but did not involve cash flows are as follows. If an amount is quantified, show comparative amount.

N/A

Reconciliation of cash

Reconciliation of cash at the end of the period (as shown in the consolidated statement of cash flows) to the related items in the accounts is as follows.

	Current period \$A'000	Previous corresponding period \$A'000
8.1 Cash on hand and at bank	151	179
8.2 Deposits at call	0	0
8.3 Bank overdraft	0	0
8.4 Other (provide details)	0	0
8.5 Total cash at end of period (item 7.25)	151	179

Ratios**Profit before abnormals and tax/sales**

	Current period	Previous corresponding period
9.1 Consolidated operating profit (loss) before abnormal items and tax (items 1.4) as a percentage of sales revenue (items 1.1)	99.59%	N/A
Profit after tax/equity interests		
9.2 Consolidated operating profit (loss) after tax attributable to security holders (item 1.10) as a percentage of equity (similarly attributable) at the end of the period (item 4.31)	99.79%	N/A

Earnings per security (EPS)

10.1 Calculation of basic, and fully diluted, EPS in accordance with AASB 1027: Earnings per Share		
(a) Basic EPS	7.4¢	N/A
(b) Diluted EPS (if materially differ from (a))	7.4¢	N/A

NTA backing
(see note 7)

		Current period	Previous corresponding period
11.1	Net tangible asset backing per ordinary security	\$1.07	N/A

Details of specific receipts/outlays, revenues/expenses

		Current period A\$'000	Previous corresponding period A\$'000
12.1	Interest revenue included in determining items 1.4	2	N/A
12.2	Interest revenue included in item 12.1 but not yet received (if material)	0	N/A
12.3	Interest expenses included in item 1.4 (include all forms of interest, lease finance charges, etc.)	0	N/A
12.4	Interest costs excluded from item 12.3 and capitalised in asset values (if material)	0	N/A
12.5	Outlays (excepts those arising from the acquisition of an existing business) capitalised in intangibles (if material)	0	N/A
12.6	Depreciation (excluding amortisation of intangibles)	0	N/A
12.7	Amortisation of intangibles	0	N/A

Control gained over entities having material effect
(See note 8)

13.1	Name of <i>issuer</i> (or <i>group</i>)	N/A
13.2	Consolidated operating profit (loss) and extraordinary items after tax of the <i>issuer</i> (or <i>group</i>) since the date in the current period on which control was acquired	N/A
13.3	Date from which such profit has been calculated	N/A
13.4	Operating profit (loss) and extraordinary items after tax of the <i>issuer</i> (or <i>group</i>) for the whole of the previous corresponding period	N/A

Loss of control of entities having material effect*(See note 8)*

14.1	Name of entity (or group)	N/A
14.2	Consolidated operating profit (loss) and extraordinary items after tax of the entity (or group) for the current period to the date of loss of control	N/A
14.3	Date from which the profit (loss) in item 14.2 has been calculated	N/A
14.4	Consolidated operating profit (loss) and extraordinary items after tax of the entity (or group) while controlled during the whole of the previous corresponding period	N/A
14.5	Contribution to consolidated operating profit (loss) and extraordinary items from sale of interest leading to loss of control	N/A

Reports for industry and geographical segments

Information on the industry and geographical segments of the entity must be reported for the current period in accordance with AASB 1005: Financial Reporting by Segments. Because of the different structures employed by entities, a pro forma is not provided. Segment information should be completed separately and attached to this statement. However, the following is the personation adopted in the Appendices to AASB 1005 and indicates which amount should agree with items included elsewhere in this statement.

Segments

Operating Revenue

Sales to customers outside the economic entity

Inter-segment sales

Unallocated revenue

Total revenue (consolidated total equal to item 1.3)

Segment result (including abnormal items where relevant)

Unallocated expenses

Consolidated operating profit after tax (before equity accounting) (equal to item 1.8)

Segment	assets)	<i>Comparative data for segment assets should be as at the end of the previous corresponding period</i>
Unallocated	assets)	
Total assets (equal to item 4.15))	
)	

Income Distributions

15.1	Date the income distribution is payable	N/A
15.2	Record date to determine entitlements to the income distribution (i.e. on the basis of registrable transfers received up to 5.00 pm if paper based, or by "End of Day" if a proper SCH transfer	N/A

Amount per security

	Franking rate applicable		39%	36%	33%
	(Half yearly and preliminary final statements)				
15.6	Interim income distribution: Current year	N/A	N/A	N/A	N/A
15.7	Previous year	N/A	N/A	N/A	N/A

Total dividend (distribution)

	Current period \$A'000	Previous corresponding period - \$A'000
15.10 Ordinary securities	\$0	N/A
15.11 Preference securities	\$0	N/A
15.12 Total	\$0	N/A

The *dividend or distribution plans* shown below are in operation.

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The last date(s) for receipt of election notices to the *dividend or distribution plans*

Any other disclosures in relation to dividends (distributions)

The Responsible Entity (Quantum Syndicate Management Ltd) notes that an interim distribution was recorded on the 25/02/2004 and paid on the 27/02/2004 in accordance with the announcement to the Stock Exchange of Newcastle Limited. This represented 1.52¢ per unit issued, and was not provided for in the half-year results.

Equity accounted associated entities and other material interests

Equity accounting information attributable to the economic entity's share of investments in associated entities must be disclosed in a separate notice. See AASB 1016: Disclosure of Information about Investments in Associated Companies.

Investments in associated entities		Current period A\$'000	Previous corresponding period A\$'000
16.1	Statutory carrying value of investments in associated entities (SCV)	0	N/A
16.2	Share of associated entities' retained profits and reserves not included in SCV:	0	N/A
	Retained profits	0	N/A
	Reserves	0	N/A
16.3	Equity carrying value of investments	0	N/A

Material interests in entities which are not controlled entities

The economic entity has an interest (that is material to it) in the following entities.

		Percentage of ownership interest (ordinary securities, units etc) held at end of period		Contributing to operating profits (loss) and extraordinary items after tax	
17.1	Equity accounted associated entities	Current period	Previous corresponding period	Current period	Previous correspondin g period
				Equity accounted	
17.2	Other material interests			Not equity accounted (ie part of item 1.14)	

Issued and listed securities

Description includes rate of interest and any redemption or conversion rights together with prices and rates.

Category of securities		Number issued	Number listed	Par value (cents)	Paid-up value (cents)
18.1	Preference securities (description)	N/A	N/A	N/A	N/A
18.2	Issued during current period	N/A	N/A	N/A	N/A
18.3	Ordinary securities	6,575,016	6,575,016	100	100
18.4	Issued during current period	0	0	N/A	N/A
18.5	Convertible debt securities (description and conversion factor)	N/A	N/A	N/A	N/A
18.6	issued during current period	N/A	N/A	N/A	N/A
18.7	Options (description and conversion factor)			Exercise price	Expiry date
				N/A	N/A
18.8	Issued during current period	N/A	N/A	N/A	N/A
18.9	Exercised during current period	N/A	N/A	N/A	N/A
18.10	Expired during current period	N/A	N/A	N/A	N/A
18.11	Debentures (totals only)	N/A	N/A		
18.12	Unsecured Notes (totals only)	N/A	N/A		

Comments by directors

Comments on the following matters are required by the Exchange or, in relation to the half yearly statement, by AASB 1029: Half-Year Accounts and Consolidated Accounts. The comments do not take the place of the directors' report and statement (as required by the Corporations Act) and may be incorporated into the directors' report and statement. For both half yearly and preliminary final statements, if there are no comments in a section, state NIL. If there is insufficient space in comment, attach notes to this statement.

Basis of accounts preparation

If this statement is a half yearly statement, it is a general purpose financial report prepared in accordance with the listing rules and AASB 1029: Half-Year Accounts and Consolidated Accounts. It should be read in conjunction with the last annual report and any announcements to the market made by the issuer during the period. [Delete if in applicable.]

Material factors affecting the revenues and expenses of the issuer for the current period

Nil

A description of each event since the end of the current period which has had a material effect and is not related to matters already reported, with financial effect quantified (if possible)

Nil

Franking credits available and prospects for paying fully or partly franked dividends for at least the next year

Nil

Changes in accounting policies since the last annual report are disclosed as follows.

(Disclose changes in the half yearly statement in accordance with paragraph 15(c) of AASB 1029: Half-Year Accounts and Consolidated Accounts. Disclose changes in the preliminary final statement in accordance with AASB 101: Accounting Policies-Disclosure.)

Nil

Compliance statement

- 1 This statement has been prepared under accounting policies, which comply with accounting standards as defined in the Corporations Act or other standards acceptable to the Exchange (see note 13).

Identify other standards used

N/A

- 2 This statement, and the financial statements under the Corporations Act (if separate), use the same accounting policies.
- 3 This statement does give a true and fair view of the matters disclosed (see note 2).
- 4 This statement is based on financial statements to which one of the following applies:

The financial statements have been audited. ☒

The financial statements have been subject to review by a registered auditor (or overseas equivalent).

The financial statements are in the process of being audited or subject to review.

The financial statements have *not* yet been audited or reviewed.

- 5 If the accounts have been or are being audited or subject to review and the audit report is not attached, details of any qualifications are attached (*Half yearly statement only - the audit report must be attached to this statement if the statement is to satisfy the requirements of the Corporations Act.*)
- 6 The *issuer* does not have a formally constituted audit committee.

Sign here:

(Director)

Date: 15th March 2004

Print name: Jonathan Martin

Notes

1. **For announcement to the market** The percentage changes referred to in this section are the percentage changes calculated by comparing the current period's figures with those for the previous corresponding period. Do not show percentage changes if the change is from profit to loss or loss to profit, but still show the amount of the change up or down.
2. **True and fair view** If this statement does not give a true and fair view of a matter (for example, because compliance with an Accounting Standard is required) the *issuer* must attach a note providing additional information and explanations to give a true and fair view.
3. **Consolidated profit and loss account**

Item 1.1 The definition of "operating revenue" and an explanation of "sales revenue" (or its equivalent) and "other revenue" are set out in AASB 1004: *Disclosure of Operating Revenue*.

- Item 1.4 “operating profit (loss) before abnormal items and tax” is calculated before dealing with outside equity interests and extraordinary items, but after deducting interest on borrowings, depreciation and amortisation.
- Item 1.7 This item refers to the total tax attributable to the amount shown in item 1.6. Tax includes income tax and capital gains tax (if any) but excludes taxes treated as operating expenses (eg. fringe benefits tax).
4. **Income tax** If the amount provided for income tax in this statement differs (or would differ but for compensatory items) by more than 15% from the amount of income tax *prima facie* payable on the profit before tax, the entity must explain in a note the major items responsible for the difference and their amounts.
5. **Consolidated balance sheet**
- Format** The format of the consolidate balance sheet should be followed as closely as possible. However, additional items may be added if greater clarity of exposition will be achieved, provided the disclosure still meets the requirements of AASB 1029. Banking institutions may substitute a clear liquidity ranking for the Current/Non-Current classification.
- Basis of revaluation** If there has been a material revaluation of non-current assets (including investments) since the last annual report, the *issuer* must describe the basis of revaluation adopted. The description must meet the requirements of paragraphs 19-21 of AASB 1010: *Accounting for the Revaluation of Non-Current Assets*. If the *issuer* has adopted a procedure of regular revaluation, the basis for which has been disclosed and has not changed, no additional disclosure is required. Trusts should also note paragraph 10 of AASB 1029 and paragraph 11 of AASB 1030.
6. **Statement of cash flows** For definitions of “cash” and other terms used in this statement see AASB 1026: *Statement of Cash Flows*. *Issuers* should follow the form as closely as possible, but variations are permitted if the *directors* (in the case of a trust, the management company) believe that this presentation is inappropriate. However, the presentation adopted must meet the requirements of AASB 1026. Mining exploration *issuers* may use the form of cashflow statement in Appendix 5B.
7. **Net tangible asset backing** Net tangible assets are determined by deducting from total tangible assets all claims on those assets ranking ahead of the ordinary securities (i.e. all liabilities, preference securities, outside equity interests, etc). Mining *issuers* are *not* required to state a net tangible asset backing per ordinary *security*.
8. **Gain and loss of control over entities** The gain or loss must be disclosed if it has a material effect on the consolidated financial statements. Details must include the contribution for each gain or loss that increased or decreased the *issuer's* consolidated operating profit (loss) and extraordinary items after tax by more than 5% compared to the previous corresponding period.
9. **Equity accounting** If an *issuer* adopts equity accounting, no comparative equity accounting figures are required in the first period following its adoption.
10. **Rounding of figures** This statement anticipates that the information required is given to the nearest \$1,000. However, an *issuer* may report exact figures, if the \$A'000 headings are amended. If an *issuer* qualifies under an ASIC Class Order dated 17 August 1994, it may report to the nearest million dollars, or to the nearest \$100,000, if the \$A'000 headings are amended.

11. **Comparative figures** Comparative figures are normally the unadjusted figures from the previous corresponding period. However, if the previously report figures are adjusted to achieve greater comparability, a note explaining the adjustment must be included with this statement. If no adjustment is made despite a lack of comparability, a note explaining the position should be attached.
12. **Additional information** An *issuer* may disclose additional information about any matter, and must do so if the information is material to an understanding of the financial statements. The information may be an expansion of the material contained in this statement, or contained in a note attached to the statement. The requirement under the list rules for an *issuer* to complete this statement does not prevent the *issuer* issuing reports more frequently. Additional material lodged with the ASIC under the Corporations Act must also be given to the Exchange. For example, a *directors'* report and statement, if lodged with the ASIC, must be given to the Exchange.
13. **Accounting Standards** the Exchange will accept, for example, the use of International Accounting Standards for *foreign issuers*. If the standards used do not address a topic, the Australian standard on that topic (if one) must be complied with.
14. **Borrowing corporations** As at 1/7/96, this statement may be able to be used by an *issuer* required to comply with the Corporations Act as part of its half yearly financial statements if prepared in accordance with Australian Accounting Standards. However, borrowing corporations must comply with Schedule 5 of the Corporations Regulations. See regulation 3.6.02(4).