Agricultural Land Trust

Dear Unitholder

2008 Annual Report

Please find enclosed a copy of the Annual Report for the Agricultural Land Trust for the financial year ended 30 June 2008.

As detailed in the Annual Report, the Trust made significant progress during the 2008 financial year highlighted by the following:

- Successful transformation into an agricultural land trust;
- Acquisition of 17 rural properties for $90.25 million on 30 June 2008 with revenues to commence in the 2009 financial year;
- Divestment of residual hospitality assets;
- Increase in Net Profit attributable to Unitholders to $1 million (2007: $0.2million); and
- Distribution of 2.05 cents per unit in relation to the 2008 financial year (2007: 9.7 cents per unit due predominately to one off capital gains).

The Responsible Entity of the Trust remains dedicated to advancing its strategy of transforming the Trust into a significant agricultural land trust through the acquisition of additional rural properties should suitable opportunities arise. In this regard an additional rural property was acquired by the Trust on 12 September 2008 for $9.86 million.

In light of the Unitholders' Meeting held on 9 June 2008, the Responsible Entity has resolved that an Annual General Meeting of Unitholders will not be held for the Trust in relation to the 2008 financial year.

Anthony Davies
Chairman
Agricultural Land Management Ltd

30 September 2008

Agricultural Land Trust

Agricultural Land Trust

(Formerly Westralia Property Trust)

ARSN 096 588 046

Annual Report
30 June 2008

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Corporate Directory

Responsible Entity	Agricultural Land Management Limited (formerly Westralia Property Management Limited) ACN 072 899 060
	Level 9, 121 King William Street Adelaide SA 5000 Phone: (08) 8425 5100 Facsimile: (08) 8425 6088
	Australian Financial Services Licence Number: 225064
Postal Address	GPO Box 2716 Adelaide SA 5001
Registered Address	Level 9, 121 King William Street Adelaide SA 5000
Directors	Anthony Davies Peter Zachert Matthew Ellis
Company Secretaries	Simon Olesen Ian Wigg
Compliance Committee	Ross Kestel Neil MacKenzie Ian Wigg
Registry	Computershare Investor Services Pty Ltd 45 St George's Terrace Perth WA 6000 Phone: (08) 9323 2000 Facsimile: (08) 9323 2033
Auditor	Ernst & Young Ernst & Young Building 121 King William Street Adelaide SA 5000
ASX code	AGJ

Manager's Report

The Directors of Agricultural Land Management Limited (formerly Westralia Property Management Limited), the Responsible Entity of the Agricultural Land Trust (formerly Westralia Property Trust) (the Trust), present the financial results of the Trust for the year ended 30 June 2008.

Overview

Headline financial results and achievements for the 2008 financial year include the following:

(i). Net profit attributable to unitholders of $1.0 million up from $0.2 million in 2007

(ii). Successful transformation into an agricultural land trust

(iii). Acquisition of 17 rural properties for $90.25 million on 30 June 2008 with revenues to commence in 2009 financial year

(iv). Divestment of hospitality assets

(v). Net tangible assets of $37.4 million up from $33.0 million in 2007

(vi). Net tangible assets per unit of $0.44

(vii). 2008 distribution of 2.05 cents per unit (annual distribution yield 7.6%) [a]

(viii). 77.6% of 2007 distribution of 9.7 cents per unit (annual distribution yield 21.5%) [a] reinvested by unitholders pursuant to the Distribution Reinvestment Plan

(ix). $100 million debt facility obtained from syndicate of leading Australian banks with $44.4 million available as at 30 June 2008 to assist with future acquisitions

(x). Net debt as at 30 June 2008 of $55.7 million representing gearing of 60% [b].

The results generated by the different asset categories are summarised below:

	Continuing (Interest / Rural / Corporate) $'000	Discontinued (Commercial / retail / hospitality) $'000	Unallocated $'000	Total $'000
2008				
Interest and rental income	2,390	1,077	-	3,467
Fair value increments / (decrements)	-	(1,217)	-	(1,217)
Other expenses	(423)	(688)	-	(1,111)
EBIT	1,967	(828)	-	1,139
Interest expense	-	-	(743)	(743)
Minority interest	-	-	612	612
Profit / (loss) attributable to Trust unitholders	**1,967**	**(828)**	**(131)**	**1,008**
2007				
EBIT	(314)	3,108	-	2,794
Interest expense	-	-	(3,172)	(3,172)
Minority interest	-	-	606	606
Profit / (loss) attributable to Trust unitholders	**(314)**	**3,108**	**(2,566)**	**228**

(a) Distribution yields calculated on basis of distribution divided by unit price at 30 June.

(b) Gearing calculated on basis of net debt divided by net debt plus equity.

Manager's Report

Change in Direction

In October 2007 the board announced a change in direction of the Trust to an agricultural land trust.

The change in direction was implemented during the year through the divestment of all material hospitality assets and the acquisition of rural property assets.

Revenue and expenses

Rental income reduced from $6.2 million to $1.1 million due to property divestments during the 2007 and 2008 financial years.

Interest income increased from $0.9 million to $2.4 million due to increased cash reserves resulting from property divestments.

Net profit attributable to unitholders increased from $0.2 million to $1 million principally due to the replacement of non performing hospitality assets with interest bearing cash deposits as a result of property divestments.

The rural land acquisition had an immaterial impact on the net profit attributable to unitholders as the acquisition only occurred on 30 June 2008.

Divestment of Hospitality Assets

Kalgoorlie Apartment Hotel Syndicate (KAHS) (100% owned by the Trust)

On 21 June 2007, Agricultural Land Management Ltd (formerly Westralia Property Management Ltd) (ALM), as Responsible Entity for the KAHS entered into an agreement for the sale of the Broadwater Resort Hotel, Kalgoorlie to Primewest No 171 Pty Ltd for $10.15 million. The sale of the property was settled on 5 September 2007. Net sale proceeds received were in line with book values.

Dunsborough Hotel Property Syndicate (DHPS) (51.15% owned by the Trust)

TEYS Property Funds Limited (TEYS), acts as Responsible Entity for DHPS and entered into an agreement for the sale of the Broadwater Resort and Spa, Dunsborough to Wyndham Vacation Resorts for $12.7 million. The sale of the property settled on or about 26 November 2007 and resulted in net proceeds after realisation costs of $11.3 million. The Trust recorded a fair value decrement in the value of the Broadwater Resort and Spa, Dunsborough of $1.0 million as a result of the sale of the resort. 48.85% of this decrement is attributable to outside equity interests.

Pagoda Hotel Property Syndicate (PHPS) (85.67% owned by the Trust)
Pagoda Fixed Term Property Syndicate (PFTPS) (65.75% owned by PHPS)

PHPS owned 36 suites in the Broadwater Pagoda Hotel and Apartments. PFTPS owned the facilities lot in the Broadwater Pagoda Hotel and Apartments. On 13 March 2008, ALM as Responsible Entity for PHPS and PFTPS entered into contracts for the sale of the 36 suites and facilities lot for $8.7 million and $2.0 million respectively. The sale of these assets settled on 27 May 2008. The Trust recorded a fair value decrement of $0.2 million as a result of the sale of these assets which was attributable to realisation costs.

Broadwater Busselton Property Syndicate (BBPS) (14.4% owned by the Trust)

The book value of the Trust's investment in this syndicate has been maintained at its written down value of $187,000 due to the uncertainty over recovery.

Acquisition of Rural Property

On 9 June 2008 unitholders approved the acquisition of 17 timber plantation properties comprising 22,000 hectares in WA, QLD and VIC for $90.25 million from related entity ITC Timberlands Pty Ltd (ITC). The transaction was completed on 30 June 2008. The Trust has entered into long term lease agreements with entities related to ITC which are guaranteed by Futuris Corporation Ltd.

The properties are concentrated in areas recognised for reliable rainfall and productive soil profiles. The properties were independently valued by Colliers International prior to acquisition and the transaction was reviewed by independent expert, Deloitte with the conclusion that it was fair and reasonable to unitholders.

Manager's Report

Distributions to Unitholders

The Trust declared a final distribution of 2.05c per unit (yield of 7.6%) in relation to the 2008 financial year. The record date for the distribution was 30 June 2008 with a payment date of 26 September 2008.

This distribution follows a distribution of 9.7 cents per unit (yield of 21.5%) paid in relation to the 2007 financial year. Approximately 89% of this distribution was attributable to a one off capital gain made on the sale of the City Central property at 166 Murray Street Mall, Perth in February 2007.

Outlook

The Responsible Entity is dedicated to advancing its strategy of transforming the Trust into a significant agricultural land trust through the acquisition of additional rural properties should suitable opportunities arise.

Revenue flows resulting from the acquisition of rural properties on 30 June 2008 will commence during the 2009 financial year

The Directors

The Board of Agricultural Land Management Limited are:

Tony Davies BA FCA (Chairman)

Mr Davies is a Chartered Accountant and a Director of Amcom Telecommunications Limited and ITC Limited. He was appointed a Director of Agricultural Land Management Ltd on 14 April 2005.

Peter Zachert B.Bus M.Com M.Geoscience FCA FAIM

Mr Zachert is the Chief Financial Officer of Futuris Corporation Limited. He was appointed a Director of Agricultural Land Management Ltd on 2 July 2007.

Matthew Ellis LLB (Hons)

Mr Ellis is a Partner of the law firm Hammond Worthington in Perth. Mr Ellis practices primarily in the area of Commercial, Corporate & Property Law. He was appointed Director of Agricultural Land Management Ltd on 9 June 2008.

A. C. G. Davies
Director
Agricultural Land Management Limited
30 September 2008

Corporate Governance

The Agricultural Land Trust (formerly Westralia Property Trust) ("Trust") is a registered managed investment scheme under the Corporations Act 2001 ("Corporations Act"). Agricultural Land Management Limited (formerly Westralia Property Management Limited) ("Responsible Entity") is the Responsible Entity for the Trust and establishes the corporate governance policies of the Trust. The Responsible Entity holds an Australian Financial Services Licence authorising it to operate the Trust and has a duty to act in the best interests of unitholders of the Trust.

The Australian Stock Exchange Limited ("ASX") Corporate Governance Council's Principles of Good Corporate Governance and Best Practice Recommendations ("ASX Principles"), in conjunction with the ASX listing rules, require the Trust to disclose in its annual report the extent to which its corporate governance practices follow the ASX Principles and to give reasons why any recommendations have not been followed.

The Responsible Entity complies with a majority of the ASX Principles. Where it does not, it is largely in respect of matters where the nature of the regulation of the Trust or of the Trust's business is such that the board of the Responsible Entity considers that compliance is not appropriate or required and that there is no detriment to unitholders of the Trust from non-compliance.

The Responsible Entity's key corporate governance principles and practices adopted by the board of the Responsible Entity follow.

Principle 1 - Lay solid foundations for management and oversight

Recommendation 1.1 - Formalise and disclose the functions reserved to the board of the Responsible Entity and those delegated to management.

The Chief Operating Officer is responsible to the board for the day-to-day management of the Responsible Entity.

The relationship between the board and management is a partnership that is crucial to the long-term success of both the Responsible Entity and the Trust. The separation of responsibilities between the board and management is clearly understood.

The respective roles of the board and management of the Responsible Entity are set out in the compliance plan which is available to unitholders. The Trust's compliance plan sets out the key processes, systems and measures the Responsible Entity will apply to ensure compliance with the Corporations Act and the constitution of the Trust.

In addition, the board of the Responsible Entity has adopted a board charter designed to emphasise the responsibilities of the board in managing the Trust in a manner which protects and builds wealth for the unitholders, taking into account other stakeholders such as employees, customers, suppliers, lenders and the wider community.

Principle 2 - Structure the board of the Responsible Entity to add value

Recommendation 2.1 - A majority of the board of the Responsible Entity should be independent directors.

The board of the Responsible Entity now comprises two independent directors together with an executive of its ultimate parent company, Futuris Corporation Limited. Most of the directors are therefore independent, and have been nominated on the basis of expertise in the Trust's core business. Details of the directors are set out on page 4 of this Report.

The board has established a Compliance Committee. The role of the Compliance Committee is to monitor the extent of the Responsible Entity's compliance with the Trust's constitution, compliance plan and the Corporations Act, to ensure that the Responsible Entity acts in the best interests of the unitholders.

The Compliance Committee comprises three members, two of whom are external and independent of the Responsible Entity, and any party related to the Responsible Entity, and satisfy both the external member tests in the Corporations Act and the independence tests set out in the ASX Principles. The Compliance Committee meets on a regular basis and may report to the board on any matters of compliance in relation to the Trust.

The board therefore considers that the additional overseeing of the Trust's activities by the Compliance Committee and the procedures set out in the compliance plan relating to the operation of the Trust provide sufficient independent overseeing and transparency in the management of the Trust. For the reasons noted above and due to the relative size and nature of the Trust's activities the board does not consider it necessary to adopt the remaining recommendations under Principle 2.

Corporate Governance

Principle 3 - Promote ethical and responsible decision making

Recommendation 3.1- Establish a code of conduct to guide the directors of the Responsible Entity, the chief executive officer (or equivalent), the chief financial officer (or equivalent) and any other key executives as to:
3.1.1 - the practices necessary to maintain confidence in the Trust's integrity
3.1.2 - the responsibility and accountability of individuals for reporting and investigating reports of unethical practices.

The Trust's compliance plan sets out the arrangements the Responsible Entity has to ensure that breaches of the Corporations Act, constitution of the Trust, Australian Financial Services Licence conditions, industry or internal standards are identified, reported and rectified if necessary.

The external auditor of the Trust's compliance plan has completed the annual audit for the year. No material breaches of the plan were identified as a result of this audit.

Recommendation 3.2 - Disclose the policy concerning trading in units in the Trust by directors, officers and employees

The director's Code of Conduct sets out those directors of the Responsible Entity and other parties associated with the Trust, including employees and officers who possess inside information, must not trade in the Trust's units.

Principle 4 - Safeguard integrity in financial reporting

Recommendation 4.1 - Require the chief executive officer (or equivalent) and the chief financial officer (or equivalent) to state in writing to the board of the Responsible Entity that the Trust's financial reports present a true and fair view, in all material respects, of the Trust's financial condition and operational results and are in accordance with relevant accounting standards.

The Responsible Entity's financial report preparation and approval process requires the Chief Operating Officer to provide a written declaration to the board that, to the best of their knowledge and belief, the Trust's financial report presents a true and fair view in all material respects of the Trust's financial condition and operating results and is in accordance with applicable accounting standards. The board received this declaration for the financial year.

Recommendation 4.2 - The board of the Responsible Entity should establish an audit committee.

The Trust's current external auditors are Ernst & Young. The Board reviews the effectiveness, performance and independence of the external auditors.

The ASX listing rules do not require the Trust to establish an audit committee. The relative size of the board and expertise of each director allows the full board to more efficiently and effectively perform an audit committee function. Accordingly, the board does not consider it necessary to establish a separate committee for this purpose.

The board monitors the independence of the external auditor who is required to confirm such independence on a semi-annual basis. The board monitors the performance and terms of the audit engagement on an annual basis. The auditor and the audit firm are prohibited from providing any non-audit services that may impinge on their independence.

The board charter establishes the functions of the board as they relate to the financial management of the Trust, including those functions reserved to the board. Recommendations 4.3 and 4.4 dealing with the structure and charter of an audit committee are not applicable.

Principle 5 - Make timely and balanced disclosure

Recommendation 5.1 - Establish written policies and procedures designed to ensure compliance with ASX Listing Rule disclosure requirements and to ensure accountability at a senior management level for that compliance.

The Responsible Entity is committed to complying with the continuous disclosure obligations of the Corporations Act and the ASX listing rules and has systems in place to ensure timely disclosure of price sensitive information to the market.

Corporate Governance

The Responsible Entity has established a continuous disclosure policy designed to ensure timely and full disclosure to unitholders and the market in general, and to ensure that all stakeholders have an equal opportunity to receive and obtain information issued by the Trust.

Principle 6 - Respect the rights of unitholders

Recommendation 6.1 - Design and disclose a communications strategy to promote effective communication with unitholders and encourage effective participation at general meetings.

The Trust is not required to hold an Annual General Meeting. The Trust did however hold an extraordinary meeting of unitholders on 9 June 2008.

All important announcements are available on the Australian Stock Exchange (ASX) announcement platform on the ASX website

The auditor and the compliance plan auditor are entitled to attend any meeting of unitholders of the Trust and be heard on any item of business that concerns the auditor.

Principle 7 - Recognise and manage risk

Recommendation 7.1 - The board of the Responsible Entity or appropriate board committee should establish policies on risk oversight and management.

As discussed under Principle 2 the Responsible Entity has established a Compliance Committee whose duties include monitoring compliance with the compliance plan.

Operation of the Trust in accordance with the compliance plan ensures that the rights and interests of unitholders are protected and that business risks are identified and properly managed.

Principal areas of risk to the Trust are identified and assessed in the compliance plan, as well as measures to monitor and manage each risk. Operation of the Trust in accordance with the compliance plan is intended to protect the rights and interests of unitholders and to enable the board of the Responsible Entity to identify and manage business risk. In particular, the compliance plan establishes processes and contains policies relating to:

- Monitoring compliance with the Responsible Entity's Australian Financial Services Licence conditions and ASX listing rules
- Proper acquisition and disposals of Trust property
- Regular valuation of Trust property
- Maintenance of financial and scheme records
- Management of investment risks
- Management of conflicts of interest
- Maintenance of adequate insurance cover for Trust assets
- Borrowings within limits and conditions
- Handling of complaints

The Compliance Officer regularly reports to the Compliance Committee on compliance with the compliance plan

Recommendation 7.2 of the ASX Principles requires, in summary, that the chief executive officer (or equivalent) and chief financial officer (or equivalent) should; make statements in writing to the board of the Responsible Entity of the Trust that the statements given in accordance with Recommendation 4.1 are founded on a sound system of risk management and internal compliance and control which implements the policies adopted by the board and; that those systems are operating efficiently and effectively.

These statements are incorporated in the declaration by the Chief Operating Officer required under Recommendation 4.1 which were received by the board for the financial year.

Corporate Governance

Principle 8 - Fairly reviews and actively encourages enhanced board and management effectiveness

Recommendation 8.1 - Disclose the process for performance evaluation of the board, its committees and individual directors and key executives.

Performance of the directors and key executives of the Responsible Entity is regularly reviewed in accordance with Futuris Corporation Limited's group policy and includes a review by its Nomination & Prudential Committee. In relation to the boards of subsidiaries, which include the Responsible Entity of the Trust, the Nomination & Prudential Committee will review duties and responsibilities of those boards and the recommendations of the Futuris Chief Executive Officer on appointees to those boards. The Committee's charter can be found on the corporate governance section of the Futuris website at www.futuris.com.au.

The board does not consider it necessary to conduct formal performance evaluations on each director of the Responsible Entity as this would duplicate the performance assessments conducted by Futuris as part of its executive performance evaluation procedures. The board assesses the performance of any director who is not an employee of Futuris on an ongoing basis

Principle 9 - Remunerate fairly and responsibly

Recommendation 9.1 - Provide disclosure in relation to remuneration policies to enable investors to understand (i) the costs and benefits of those policies and (ii) the link between remuneration paid to directors and key Executives of the Responsible Entity and corporate performance.

Remuneration expenses of the Responsible Entity are not borne by the Trust. Directors of the Responsible Entity are remunerated by the Responsible Entity or their related parties. As directors and employees of the Responsible Entity are not remunerated by the Trust, unitholders have no direct exposure to those remuneration expenses.

In accordance with the Corporations Act, the right of the Responsible Entity to be remunerated and indemnified by the Trust is set out in the constitution of the Trust. The Responsible Entity's fee is prescribed in the constitution of the Trust and any change to that fee would require the approval of unitholders. The constitution is available from the Responsible Entity free of charge and is also available from ASIC.

There are no equity incentive schemes in relation to the Trust.

The nature of the regulation of the Trust and the Trust's business is such that the board of the Responsible Entity considers that there is no detriment to unitholders of the Trust from non-compliance with the recommendations under ASX Principle 9.

Principle 10 - Recognise the legitimate interests of stakeholders

Recommendation 10.1 - Establish and disclose a code of conduct to guide compliance with legal and other obligations to legitimate stakeholders.

The board of the Responsible Entity considers that unitholders are adequately protected and the principle is complied with by virtue of the obligations imposed on the Responsible Entity by the Corporations Act, the Trust's constitution and compliance plan and the Compliance Committee.

Income Statement

For the year ended 30 June 2008

	Notes	Consolidated 2008 $'000	Consolidated 2007 $'000	Agricultural Land Trust 2008 $'000	Agricultural Land Trust 2007 $'000
Continuing operations					
Interest income from other persons/corporations		**2,390**	914	**389**	12
Distributions received from controlled entities	16(b)	**-**	-	**1,788**	7,230
Revenue		**2,390**	914	**2,177**	7,242
Other expenses		**(423)**	(1,228)	**(399)**	(145)
Net fair value decrement of investment		**-**	-	**-**	(3,754)
Net profit/(loss) attributable to unitholders of the Trust from continuing operations		**1,967**	(314)	**1,778**	3,343
Discontinuing operations					
Rental and other property income		**1,077**	6,233	**-**	-
Net fair value increment on investment properties		**-**	930	**-**	-
Revenue		**1,077**	7,163	**-**	-
Other expenses		**(688)**	(4,055)	**-**	-
Net fair value decrement of investment properties		**(1,217)**	-	**-**	-
Net profit/(loss) attributable to unitholders of the Trust from discontinued operations		**(828)**	3,108	**-**	-
Net profit/(loss) before minority interests and finance costs attributable to unitholders		**1,139**	2,794	**1,778**	3,343
Net loss attributable to minority interests		**612**	606	**-**	-
Finance costs	3	**(743)**	(3,172)	**-**	-
Net profit/(loss) attributable to unitholders of the Trust		**1,008**	228	**1,778**	3,343
Finance costs attributable to unitholders of the Trust		**(1,729)**	(6,589)	**-**	(6,589)
Changes in net assets attributable to unitholders of the Trust		**(721)**	(6,361)	**1,778**	(3,246)

The accompanying notes form part of the financial statements

Balance Sheet

As at 30 June 2008

	Notes	Consolidated 2008 $'000	Consolidated 2007 $'000	Agricultural Land Trust 2008 $'000	Agricultural Land Trust 2007 $'000
Current Assets					
Cash and cash equivalents	4	**6,602**	28,473	**2,959**	190
Trade and other receivables	5	**284**	464	**2**	6,914
		6,886	28,937	**2,961**	7,104
Investment properties held for sale	6	-	33,179	-	-
Total Current Assets		**6,886**	62,116	**2,961**	7,104
Non Current Assets					
Investment properties	7	**95,861**	-	-	-
Other financial assets	8	**187**	187	**37,881**	33,889
Total Non Current Assets		**96,048**	187	**37,881**	33,889
Total Assets		**102,934**	62,303	**40,842**	40,993
Current Liabilities					
Trade and other payables	9	**2,891**	9,114	**2,543**	7,855
Interest bearing loans and borrowings	10	**247**	16,587	**-**	-
Total Current Liabilities		**3,138**	25,701	**2,543**	7,855
Non Current Liabilities					
Interest bearing loans and borrowings	10	**62,004**	-	**-**	-
Total Non Current Liabilities		**62,004**	-	**-**	-
Total Liabilities Excluding Net Assets attributable to Unitholders and Minority Interests		**65,142**	25,701	**2,543**	7,855
Net Assets Attributable to Unitholders and Minority Interests		**37,792**	36,602	**38,299**	33,138
Represented By					
Unitholder interest liabilities		**37,427**	33,036	**38,299**	33,138
Minority interest liabilities		**365**	3,566	**-**	-
Total Unitholders and Minority Interest Liabilities		**37,792**	36,602	**38,299**	33,138

Statement of Changes in Equity

Due to the finite life clause contained within the constitution of the Trust and its subsidiaries, upon adoption of AASB 132 on 1 July 2004, the amount previously representing unitholder and minority interest funds are now classified as liabilities. As a result, there was no equity at the start or end of the period.

The accompanying notes form part of the financial statements.

Statement Of Changes In Net Assets

For the year ended 30 June 2008

	Profit / (loss)	Units	Minority interests	Net assets attributable to unit holders
	$'000	$'000	$'000	$'000
Consolidated				
At 1 July 2006	(11,129)	50,526	4,172	43,569
Net profit attributable to unitholders before finance costs attributable to unitholders	228	-	(606)	(378)
Distributions	(6,589)	-	-	(6,589)
At 30 June 2007	(17,490)	50,526	3,566	36,602
At 1 July 2007	**(17,490)**	**50,526**	**3,566**	**36,602**
Net profit attributable to unitholders before finance costs attributable to unitholders	**1,008**	**-**	**(612)**	**396**
Units issued in Trust during period	**-**	**5,112**	**-**	**5,112**
Minority interest portion of distribution from subsidiary	**-**	**-**	**(2,589)**	**(2,589)**
Distributions	**(1,729)**	**-**	**-**	**(1,729)**
At 30 June 2008	**(18,211)**	**55,638**	**365**	**37,792**
Agricultural Land Trust				
At 1 July 2006	(14,142)	50,526	-	36,384
Net loss attributable to unitholders before finance costs attributable to unitholders	3,343	-	-	3,343
Distributions	(6,589)	-	-	(6,589)
At 30 June 2007	(17,388)	50,526	-	33,138
At 1 July 2007	**(17,388)**	**50,526**	**-**	**33,138**
Net profit attributable to unitholders before finance costs attributable to unitholders	**1,778**	**-**	**-**	**1,778**
Units issued from Dividend Reinvestment Plan		**5,112**		**5,112**
Distributions	**(1,729)**	**-**	**-**	**(1,729)**
At 30 June 2008	**(17,339)**	**55,638**	**-**	**38,299**

The accompanying notes form part of the financial statements.

Cash Flow Statement

For the year ended 30 June 2008

	Notes	Consolidated 2008 $'000	Consolidated 2007 $'000	Agricultural Land Trust 2008 $'000	Agricultural Land Trust 2007 $'000
Cash Flows From Operating Activities					
Rent received		**1,289**	6,219	**-**	-
Interest received		**2,390**	914	**389**	12
Distributions received		-	-	**1,788**	607
Borrowing costs paid		**(743)**	(2,596)	**-**	-
Payments for property expense		**(54)**	(2,977)	**-**	-
GST (paid) / received (net)		**(71)**	(89)	**(13)**	(28)
Fees and other expenses paid		**(2,382)**	(756)	**(796)**	(506)
Net Operating Cash Flow	12(a)	**429**	715	**1,368**	85
Cash Flows From Investing Activities					
Payments for investment properties		**(95,861)**	-	**-**	-
Payment for investment in other financial assets		**-**	-	**(33,822)**	-
Proceeds from sale of investment properties		**31,962**	70,821	**-**	-
Proceeds from realisation of investment in other financial assets	16(b)	**-**	-	**29,830**	-
Repayment of advances from related parties		**-**	610	**-**	-
Advances to related parties		**-**	(450)	**-**	-
Net Investing Cash Flow		**(63,899)**	70,981	**(3,992)**	-
Cash Flows From Financing Activities					
Distributions paid to unit holders		**(1,477)**	-	**(1,481)**	-
Distributions to minority interests		**(2,589)**	-	**-**	-
Proceeds from loans and borrowings		**55,504**	-	**-**	-
Proceeds from related party loans and borrowings		**6,500**	-	**-**	-
Repayment of loans and borrowings		**(16,212)**	(44,088)	**6,874**	-
Net Financing Cash Flow		**41,726**	(44,088)	**5,393**	-
Net Increase / (Decrease) In Cash and Cash Equivalents		**(21,744)**	27,608	**2,769**	85
Cash and cash equivalents at beginning of period		**28,346**	738	**190**	105
Cash And Cash Equivalents At End Of Period	12(b)	**6,602**	28,346	**2,959**	190

The accompanying notes form part of the financial statements

Notes To The Financial Statements

For the year ended 30 June 2008

1. Trust Information

Agricultural Land Trust (formerly Westralia Property Trust) is an Australian registered scheme. Agricultural Land Management Limited (formerly Westralia Property Management Limited), the Responsible Entity of the Trust, is incorporated and domiciled in Australia.

The financial report of Agricultural Land Trust for the year ended 30 June 2008 was authorised for issue in accordance with a resolution of the Directors of the Responsible Entity as at the date of signing the Director's Declaration.

The registered office and principal place of business of the Responsible Entity is located at Level 9, 121 King William Street, Adelaide SA 5000.

The nature of the operations and principal activities of the Trust are described in the Directors' Report.

2. Summary Of Significant Accounting Policies

a) Basis of preparation

The financial report is a general-purpose financial report, which has been prepared in accordance with the Constitution of the Agricultural Land Trust (formerly Westralia Property Trust) and the Corporations Act 2001, including applicable Australian Accounting Standards and other mandatory professional reporting requirements.

The financial report has been prepared on a historical cost convention except for investment properties and other financial assets which have been measured at fair value based upon Directors' valuations. Independent valuations are conducted at intervals of not more than three years and are considered by the Directors of the Responsible Entity when determining fair values.

The financial report is presented in Australian dollars and all values have been rounded to the nearest thousand dollars ($'000) unless otherwise stated under the option available to the Trust in accordance with ASIC Class Order 98/0100.

b) Statement of compliance

The financial report complies with Australian Accounting Standards, as issued by the Australian Accounting Standards Board and International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board.

Statement of compliance:

Australian Accounting Standards and Interpretations that have recently been issued or amended, but are not yet effective, have not been adopted by the Group for the annual reporting period ending 30 June 2008. These are outlined in the table below.

Reference	Title	Summary	Application date of standard	Impact on Group financial report	Application date for Group
AASB 8 and AASB 2007-3	Operating Segments and consequential amendments to other Australian Accounting Standards	New standard replacing AASB 114 *Segment Reporting*, which adopts a management reporting approach to segment reporting.	1 January 2009	AASB 8 is a disclosure standard so will have no direct impact on the amounts included in the Group's financial statements, although it may indirectly impact the level at which goodwill is tested for impairment. In addition, the amendments may have an impact on the Group's segment disclosures.	1 July 2009
AASB 123 (Revised) and AASB 2007-6	Borrowing Costs and consequential amendments to other Australian Accounting Standards	The amendments to AASB 123 require that all borrowing costs associated with a qualifying asset be capitalised.	1 January 2009	These amendments to AASB 123 require that all borrowing costs associated with a qualifying asset be capitalised. The Group has previously elected to capitalise borrowing costs associated with qualifying assets.	1 July 2009

Notes To The Financial Statements

For the year ended 30 June 2008

2. Summary Of Significant Accounting Policies (Cont.)

Reference	Title	Summary	Application date of standard	Impact on Group financial report	Application date for Group
				and as such the amendments are not expected to have any impact.	
AASB 101 (Revised) and AASB 2007-8	Presentation of Financial Statements and consequential amendments to other Australian Accounting Standards	Introduces a statement of comprehensive income. Other revisions include impacts on the presentation of items in the statement of changes in equity, new presentation requirements for restatements or reclassifications of items in the financial statements, changes in the presentation requirements for dividends and changes to the titles of the financial statements.	1 January 2009	These amendments are only expected to affect the presentation of the Group's financial report and will not have a direct impact on the measurement and recognition of amounts disclosed in the financial report. The Group has not determined at this stage whether to present a single statement of comprehensive income or two separate statements.	1 July 2009
AASB 2008-2	Amendments to Australian Accounting Standards – Puttable Financial Instruments and Obligations arising on Liquidation	The amendments provide a limited exception to the definition of a liability so as to allow an entity that issues puttable financial instruments with certain specified features, to classify those instruments as equity rather than financial liabilities.	1 January 2009	These amendments are not expected to have any impact on the Group's financial report as the Group does not have on issue or expect to issue any puttable financial instruments as defined by the amendments.	1 July 2009
AASB 127 (Revised)	Consolidated and Separate Financial Statements	Under the revised standard, a change in the ownership interest of a subsidiary (that does not result in loss of control) will be accounted for as an equity transaction.	1 July 2009	If the Group changes its ownership interest in existing subsidiaries in the future, the change will be accounted for as an equity transaction. This will have no impact on goodwill, nor will it give rise to a gain or a loss in the Group's income statement.	1 July 2009
AASB 2008-3	Amendments to Australian Accounting Standards arising from AASB 3 and AASB 127	Amending standard issued as a consequence of revisions to AASB 3 and AASB 127.	1 July 2009	Refer to AASB 3 (Revised) and AASB 127 (Revised) above.	1 July 2009

Notes To The Financial Statements

For the year ended 30 June 2008

2. Summary Of Significant Accounting Policies (Cont.)

Reference	Title	Summary	Application date of standard	Impact on Group financial report	Application date for Group
AASB 2008-7	Amendments to Australian Accounting Standards - Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate	The main amendments of relevance to Australian entities are those made to AASB 127 deleting the 'cost method' and requiring all dividends from a subsidiary, jointly controlled entity or associate to be recognised in profit or loss in an entity's separate financial statements (i.e., parent company accounts). The distinction between pre- and post-acquisition profits is no longer required. However, the payment of such dividends requires the entity to consider whether there is an indicator of impairment. AASB 127 has also been amended to effectively allow the cost of an investment in a subsidiary, in limited reorganisations, to be based on the previous carrying amount of the subsidiary (that is, share of equity) rather than its fair value.	1 January 2009	Recognising all dividends received from subsidiaries, jointly controlled entities and associates as income will likely give rise to greater income being recognised by the parent entity after adoption of these amendments. In addition, if the Group enters into any group reorganisation establishing new parent entities, an assessment will need to be made to determine if the reorganisation meets the conditions imposed to be effectively accounted for on a 'carry-over basis' rather than at fair value.	1 July 2009
AASB 2008-5 and AASB 2008-6	Amendments to Australian Accounting Standards arising from the Annual Improvements Project Further Amendments to Australian Accounting Standards arising from the Annual Improvements Project.	The improvements project is an annual project that provides a mechanism for making non-urgent, but necessary, amendments to IFRSs. The IASB has separated the amendments into two parts: Part 1 deals with changes the IASB identified resulting in accounting changes; Part II deals with either terminology or editorial amendments that the IASB believes will have minimal impact.	1 January 2009 1 July 2009	The Group has not yet determined the extent of the impact of the amendments, if any.	1 July 2009

Adoption of new accounting standard
The Group has adopted AASB 7 Financial Instruments; Disclosures and all consequential amendments which became applicable on 1 January 2007. The adoption of this standard has only affected the disclosure in these financial statements. There has been no affect on profit and loss or the financial position of the equity.

Notes To The Financial Statements

For the year ended 30 June 2008

2. Summary Of Significant Accounting Policies (Cont.)

c) Basis of consolidation

The consolidated financial statements of the Trust comprise the financial statements of Agricultural Land Trust (formerly Westralia Property Trust) and its subsidiaries as at 30 June each year.

The financial statements of subsidiaries are prepared for the same reporting period as Agricultural Land Trust using consistent accounting policies.

All intercompany balances and transactions, including unrealised profits arising from intra-group transactions, have been eliminated in full. Unrealised losses are eliminated unless costs cannot be recovered.

Subsidiaries are consolidated from the date on which control is transferred to the Trust and cease to be consolidated from the date on which control is transferred out of the Trust.

Where there is loss of control of a subsidiary, the consolidated financial statements include the results for the part of the reporting period during which Agricultural Land Trust has control.

Minority interests represent the interests in Dunsborough Hotel Property Syndicate, Pagoda Hotel Property Syndicate and Pagoda Fixed Term Property Syndicate not held by the Trust.

d) Significant accounting judgements, estimates and assumptions

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenues and expenses. Management bases its judgements ad estimates on historical experience and on the various factors it believes to be reasonable under the circumstances, the result of which form the basis of the carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ fro these estimates under different assumptions and conditions.

Management has identified the following critical accounting policies from which significant judgements, estimates and assumptions are made. Actual results may differ from these estimates under different assumptions and conditions and may materially affect financial results or the financial position reported in future periods.

Further details of the nature of these assumptions and conditions may be found in the relevant notes to the financial statements.

(i) *Significant accounting judgements*

In the process of applying the Trust's accounting policies, management has made the following judgements, apart from those involving estimations, which have the most significant effect on the amounts recognised in the financial statements:

Operating Lease Commitments – Trust as Lessor

Certain investment properties owned by the Trust are leased to a related party of the Responsible Entity. The Trust has determined that it retains all the significant risks and rewards of ownership of this property and has thus classified the lease as an operating lease.

(ii) *Significant accounting estimates and assumptions*

The carrying amounts of certain assets and liabilities are often determined based on estimates and assumptions of future events. There are no key estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of certain assets and liabilities within the next annual reporting period other than investment properties, refer to notes 6 & 7.

Notes To The Financial Statements

For the year ended 30 June 2008

2. Summary Of Significant Accounting Policies (Cont.)

e) Cash and cash equivalents

Cash at bank and short-term deposits in the balance sheet comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less. They are stated at their nominal values.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above.

f) Trade and other receivables

Trade receivables, which generally have 30-90 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less an allowance for impairment.

Collectability of trade receivables is reviewed on an ongoing basis at an operating level. Individual debts that are known to be uncollectable are written off when identified. An impairment provision is recognised when there is objective evidence that the Group will not be able to collect the receivable. Financial difficulties of the debtor, default payments or debts more than 60 days overdue are considered objective evidence of impairment. The amount of the impairment loss is the receivable carrying amount compared to the present value of estimated future cash flows, discounted at the original effective interest rate.

g) Investment properties

Investment properties are measured initially at cost, including transaction costs. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met, and excludes the costs of day to day servicing of an investment property. Subsequent to initial recognition, investment properties are stated at fair value, which is based on active market prices, adjusted if necessary, for any difference in the nature, location or condition of the specific asset at the balance sheet date. Gains or losses arising from changes in fair values of investment properties are recognised in profit and loss in the year in which they arise.

Investment properties are derecognised either when they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognised in profit and loss in the year of retirement or disposal.

Transfers are made to investment property when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment property when, and only when, there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale.

For a transfer from investment property to owner-occupied property or inventories, the deemed cost of property for subsequent accounting is its fair value at the date of change in use. If the property occupied by the Group as an owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under Property, Plant and Equipment up to the date of change in use. For a transfer from inventories to investment property, any difference between the fair value of the property at that date and its previous carrying amount is recognised in profit and loss. When the Group completes the construction or development of a self-constructed investment property, any difference between the fair value of the property at that date and its previous carrying amount is recognised in profit or loss.

h) Non-current assets and disposal groups held for sale and discontinued operations

Non-current assets and disposal groups are classified as held for sale if their carrying amount will be recovered principally through a sale transaction. For an asset or disposal group to be classified as held for sale it must be available for immediate sale in its present condition and its sale must be highly probable within one year.

A discontinued operation is a component of the entity that has been disposed of or is classified as held for sale and that represents a separate major line of business or is part of a single coordinated plan to dispose of such a line of business. The results of discontinued operations are presented separately on the face of the income statement.

Notes To The Financial Statements

For the year ended 30 June 2008

2. Summary Of Significant Accounting Policies (Cont.)

i) Investments and other financial assets

Financial assets in the scope of AASB 139 "Financial Instruments: Recognition and Measurement" are classified as either financial assets at fair value through profit or loss, loans and receivables, held to maturity investments, or available for sale investments, as appropriate. When financial assets are recognised initially, they are measured at fair value. The Trust determines the classification of its financial assets after initial recognition and, when allowed and appropriate, re-evaluates this designation at each financial year end.

Gains and losses on available for sale investments are recognised as a separate component of equity until the investment is sold, collected or otherwise disposed of, or until the investment is determined to be impaired, at which time the cumulative gain or loss previously reported in equity is included in the income statement.

The Trust's direct investment in its subsidiary is carried at cost less any provision for impairment. Balances and transactions between the Trust and the subsidiaries have been eliminated in preparing the consolidated financial report

j) Impairment of assets

The Trust assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indicators exist, or when annual impairment testing for an asset is required, the Trust makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of its fair value less costs to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets and the asset's value in use cannot be estimated to be close to its fair value. In such cases the asset is tested for impairment as part of the cash generating unit to which it belongs. When the carrying amount of an asset or cash generating unit exceeds its recoverable amount, the asset or cash generating unit is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Impairment losses relating to continuing operations are recognised in those expense categories consistent with the function of the impaired asset unless the asset is carried at revalued amount (in which case the impairment loss is treated as a revaluation decrease).

An assessment is also made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indications exist, the recoverable amount is estimated. A previously recognised impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. If that is the case the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in profit or loss unless the asset is carried at revalued amount through equity in which case the reversal is treated as a revaluation increase. After such a reversal the depreciation charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

k) Trade and other payables

Trade payables and other payables are carried at amortised cost and represent liabilities for goods and services provided to the Trust prior to the end of the financial year that are unpaid and arise when the Trust becomes obliged to make future payments in respect of the purchase of these goods and services.

Payables to related parties are recognised and carried at the nominal amount due. These amounts are interest free and payable on 30 day terms.

Notes To The Financial Statements

For the year ended 30 June 2008

2. Summary Of Significant Accounting Policies (Cont.)

l) Interest-bearing loans and borrowings

All loans and borrowings are initially recognised at cost, being fair value of the consideration received net of issue costs associated with the borrowings.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method including any issue costs, and any discount or premium on settlement.

Gains and losses are recognised in the income statement when the liabilities are derecognised and as well as through the amortisation process.

m) Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred except for borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for its intended use or sale. Such borrowing costs are capitalised as part of the cost of that asset. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after balance date.

n) Leases

Leases are classified at their inception as either operating or finance leases based on the economic substance of the agreements so as to reflect the risks and benefits incidental to ownership.

Operating Leases

The minimum rental revenues of operating leases, where the lessor effectively retains substantially all of the risks and benefits of ownership of the leased item, are included in the determination of the net profit in equal instalments over the lease term.

o) Leasing fees and leasing incentives

Leasing fees in relation to the initial leasing of the property after a redevelopment are capitalised to the carrying value of the property and amortised on a straight line basis over the period to which the lease relates.

Costs that are directly associated with negotiating and executing the on-going renewal of tenant lease agreements (including commissions, legal fees and costs of preparing and processing documentation for new leases) are also capitalised as part of the carrying value of the property and amortised on a straight line basis over the lease term on the same basis as the lease income.

Lease incentives which may take the form of up front payments, contributions to certain lessee costs, relocation costs and fit outs and improvements are recognised as part of the carrying value of the investment properties. The aggregate cost of incentives is recognised on a straight line basis over the lease term as a reduction of rental income.

Notes To The Financial Statements

For the year ended 30 June 2008

2. Summary Of Significant Accounting Policies (Cont.)

p) Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Trust and the revenue can be reliably measured. Revenue brought to account but not received at balance date is recognised as a receivable. The following specific recognition criteria must also be met before revenue is recognised:

Rental income:

Rental and other property income is recognised as income when receivable under the terms of the rental agreement. Contingent rentals are recognised as revenue in the period in which they are earned.

Interest:

Revenue is recognised as the interest accrues using the effective interest method.

Distributions:

Revenue is recognised when the Trust's right to receive payment is established.

q) Provision for distribution

In accordance with the Trust's Constitution, the Trust fully distributes its distributable income to unitholders. Distributable income includes capital gains, where applicable, arising from the disposal of investments.

r) Taxation

Under current Australian income tax legislation, the Trust is not liable for income tax provided that its taxable income (including taxable capital gains, if any) is fully distributed to unitholders each year.

Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST except:

(i). where the GST incurred on a purchase of goods and services is not recoverable from the taxation authority, in which case the GST is recognised as part of the cost of acquisition of the asset or as part of the expense item as applicable; and

(ii). receivables and payables are stated with the amount of GST included.

The net amount of GST recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

Cash flows are included in the Cash Flow Statement on a gross basis and the GST component of cash flows arising from investing and financing activities, which is recoverable from, or payable to, the taxation authority are classified as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the taxation authority.

s) Terms and conditions on units

Each unit issued confers upon the unitholder an equal interest in the Trust. A unit does not confer any interest in any particular asset or investment of ALT. Unitholders have various rights under the Constitution and the Corporations Act 2001, including the right to:

(i). receive income distributions.

(ii). attend and vote at meetings of unitholders.

(iii). participate in the termination and winding up of the Trust.

The rights, obligations and restrictions attached to each unitholder are identical in all respects.

Notes To The Financial Statements

For the year ended 30 June 2008

2. Summary Of Significant Accounting Policies (Cont.)

t) Unitholder interest liabilities

The units of the Trust are classified as liabilities as the Trust has a finite life, being 80 years less one day from the date of registration of the Trust. The reclassification under Australian Accounting Standards from unitholders' funds to liabilities is for reporting purposes only and does not change the underlying nature, rights or obligations associated with the units.

Unitholders interest liabilities comprise the fair value of the consideration received by the Trust for the issue of its units less any transaction costs arising on the issue of those units, plus or minus changes in net assets attributable to unitholders of the Trust

u) Minority interest liabilities

Minority interest liabilities comprise the fair value of the interests held by parties other than the Trust in partially owned, but controlled subsidiaries of the Trust.

v) Earnings per unit (EPU)

Basic EPU is calculated as net profit / (loss) attributable to unitholders of the Trust divided by the weighted average number of ordinary units. Diluted EPU is calculated as net profit / (loss) attributable to unitholders of the Trust divided by the weighted average number of ordinary units adjusted for the effects of all dilutive potential ordinary units.

w) Segment Reporting

A business segment is a distinguishable component of the entity that is engaged in providing products or services that are subject to risks and returns that are different to those of other operating business segments. Management has assessed the reportable business segments under AASB 114 Segment Reporting and have determined that on adoption of AASB 8 Segment Reporting (applicable from 1 January 2009); additional operating segments will most likely not be required to be reported.
A geographical segment is a distinguishable component of the entity that is engaged in providing products or services within a particular economic environment and is subject to risks and returns that are different than those of segments operating in other economic environments.

Notes To The Financial Statements

For the year ended 30 June 2008

	Notes	Consolidated 2008 $'000	Consolidated 2007 $'000	Agricultural Land Trust 2008 $'000	Agricultural Land Trust 2007 $'000
3. Finance Costs					
Finance costs expensed					
Interest expense					
- Other persons / corporations		**743**	3,172	**-**	-
Total finance costs expensed		**743**	3,172	**-**	-

4. Cash And Cash Equivalents

	Notes	Consolidated 2008 $'000	Consolidated 2007 $'000	Agricultural Land Trust 2008 $'000	Agricultural Land Trust 2007 $'000
Cash at bank and in hand		**4,114**	739	**2,959**	190
Deposits at call		**2,328**	27,574	**-**	-
Short term deposits		**160**	160	**-**	-
	12(b)	**6,602**	28,473	**2,959**	190

Cash at bank and in hand earns interest at floating rates based on daily bank deposit rates

Deposits at call are at a fixed rate of 7.35% and have an average maturity of 30 days.
Short term deposits are made for varying periods of between one to three months and earn interest at the respective short term deposit rates.

The fair value of cash and cash equivalents is $6,602,002 (2007: $28,473,000).

5. Trade And Other Receivables

	Notes	Consolidated 2008 $'000	Consolidated 2007 $'000	Agricultural Land Trust 2008 $'000	Agricultural Land Trust 2007 $'000
Rent receivable		**164**	464	-	-
Related party receivables					
- receivable from controlled syndicate		**-**	-	-	6,874
Other receivables					
- sundry debtors		**120**	-	**2**	40
		284	464	**2**	6,914

Terms and conditions relating to the above financial instruments:

Rent receivable is non interest bearing and generally has 30 – 90 day terms. A balance of $29,042 was overdue as at 30 June 2008.
Sundry debtors are non interest bearing and generally have 30 - 90 day terms. A balance of $49,226 was overdue as at 30 June 2008.
The collectability of overdue balances is being monitored and it has been concluded that a provision is not required in relation to same.

6. Investment Properties Held For Sale

	Notes	Consolidated 2008 $'000	Consolidated 2007 $'000	Agricultural Land Trust 2008 $'000	Agricultural Land Trust 2007 $'000
Investment properties held for sale at fair value:					
Broadwater Resort Hotel Kalgoorlie		**-**	10,150	**-**	-
Broadwater Pagoda Resort Hotel		**-**	10,679	**-**	-
Broadwater Resort & Spa, Dunsborough		**-**	12,350	**-**	-
		-	33,179	**-**	-

Notes To The Financial Statements

For the year ended 30 June 2008

	Consolidated 2008 $'000	Consolidated 2007 $'000	Agricultural Land Trust 2008 $'000	Agricultural Land Trust 2007 $'000
7. Investment Properties				
(a) Property investments				
Investment properties held by controlled entities at cost:				
Rural Properties – Note i)	**95,861**	**-**	**-**	-
	95,861	**-**	**-**	-

(b) Reconciliation of carrying amounts	Held for sale from 2007 $'000	Investment property additions $'000	Held for sale Disposals $'000	Increment/ (decrement) from fair value adjustments $'000	Carrying amount at end of year $'000
2008					
Rural Properties	-	95,861	-	-	95,861
Broadwater Resort Hotel Kalgoorlie	10,150	-	(10,150)	-	-
Broadwater Pagoda Resort Hotel	10,679	-	(10,517)	(162)	-
Broadwater Resort & Spa, Dunsborough	12,350	-	(11,295)	(1,055)	-
	33,179	95,861	(31,962)	(1,217)	95,861

	Carrying amount at start of the year $'000	Additions/ (Disposals) $'000	Increment/ (decrement) from fair value adjustments $'000	Reclassified as held for sale $'000	Carrying amount at end of year $'000
2007					
166 Murray Street Mall	67,300	(71,300)	4,000	-	-
Broadwater Resort Hotel Kalgoorlie	12,325	-	(2,175)	(10,150)	-
Broadwater Pagoda Resort Hotel	12,024	-	(1,345)	(10,679)	-
Broadwater Resort & Spa, Dunsborough	11,900	-	450	(12,350)	-
	103,549	(71,300)	930	(33,179)	-

Fair value of investment properties is determined by reference to either independent or Directors' valuations (Refer note 2). The properties are pledged as security to secure interest bearing loans and borrowings (see note 10).

The valuations undertaken were based on an open market value, supported by market evidence in which assets could be exchanged between a knowledgeable willing buyer and a knowledgeable willing seller in an arm's length transaction at the date of the valuation.

Note i) At an extraordinary general meeting of the Trust held on 9 June 2008, the unitholders of the Trust approved the acquisition of 17 rural properties from related entity ITC Timberlands Pty Ltd for $90,250,000. The acquisition of the properties was completed on 30 June 2008. Acquisition costs, comprising predominately stamp duty ($4,663,075), have been capitalised in the cost base of the asset. The properties were purchased by ALT No 1 Trust, a wholly owned trust of Agricultural Land Trust.

Notes To The Financial Statements

For the year ended 30 June 2008

	Notes	Consolidated 2008 $'000	Consolidated 2007 $'000	Agricultural Land Trust 2008 $'000	Agricultural Land Trust 2007 $'000
8. Other Financial Assets					
Investment in controlled entities net of impairment	16(b)	-	-	**37,694**	33,702
Available for sale financial assets - Note i)		**187**	187	**187**	187
		187	187	**37,881**	33,889

i). Other investment is in the Broadwater Busselton Property Syndicate. The Trust has reduced the carrying amount of this investment to $0.10/unit (2007: $0.10/unit) due to the uncertainty of its recoverability.

	Consolidated 2008 $'000	Consolidated 2007 $'000	Agricultural Land Trust 2008 $'000	Agricultural Land Trust 2007 $'000
9. Trade And Other Payables				
Trade creditors	**427**	404	**63**	**30**
Distributions payable – Note i)	**1,729**	6,589	**1,725**	**6,589**
Amounts payable to related parties:				
- controlled entities	**-**	-	**644**	**1,116**
- associated entities	**446**	434	**-**	**-**
Other payables:				
- unearned income	**-**	39	**-**	**-**
- accruals	**289**	1,510	**111**	**108**
- other payables	**-**	138	**-**	**12**
	2,891	9,114	**2,543**	**7,855**

Terms and conditions relating to the above financial instruments:

- Trade creditors are non interest bearing and generally on 30 day terms.
- Details of the terms and conditions of related party payables are set out in note 16.

i). The Trust has declared a final distribution of 2.05 cents per unit. The record date for the distribution is 30 June 2008; the distribution will be paid on 26 September 2008.

Notes To The Financial Statements

For the year ended 30 June 2008

	Notes	Consolidated 2008 $'000	Consolidated 2007 $'000	Agricultural Land Trust 2008 $'000	Agricultural Land Trust 2007 $'000
10. Interest Bearing Loans And Borrowings					
Current					
Secured:					
- bills of exchange -Note i)		**-**	16,133	**-**	-
- bank overdraft	12(b)	**-**	127	**-**	-
Unsecured:					
- notes		**-**	49	**-**	-
- loan from Responsible Entity		**-**	31	**-**	-
- other loans - Note ii)		**247**	247	**-**	-
		247	16,587	**-**	-
Non Current					
Secured:					
- Term Loans - Note iii)		**55,504**	-	**-**	-
Unsecured:					
- Related Party Loan - Note iv)		**6,500**	-	**-**	-
		62,004	-	**-**	-
Financing Facilities					
Total facilities used – Bills of Exchange		**55,504**	16,133	**-**	-
Total facilities unused – Bills of Exchange		**44,496**	55	**-**	-
Total facilities used – Related party loan		**6,500**	-	**-**	-
Total facilities unused – Related party loan		**3,500**	-	**-**	-
Total facilities used – prepaid interest		**-**	62	**-**	-
Total facilities		**110,000**	16,250	**-**	-

(i). Bills of exchange and overdraft accounts in relation to KAHS, DHPS, PHPS and PFTPS were paid out in full during the year from the settlement proceeds received from the sale of the assets owed by those syndicates.

(ii). Unsecured loans have no fixed repayment date and incur 7% interest payable monthly in arrears.

(iii). The Trust entered into a $100 million loan facility agreement with a syndicate of leading Australian banks in May 2008. The facility is a 3 year facility with average funding costs of 1.22% above the Bank Bill Swap Bid Rate. Loan to Value ratios of 60% - 65% currently apply to rural properties acquired by the Trust on 30 June 2008.

(iv). The Trust entered into a subordinated and unsecured $10 million loan facility agreement with related entity Futuris Administration Pty Ltd in June 2008. The facility is a 2 year facility with a funding cost of 1.5% above the Bank Bill Swap Bid Rate.

Notes To The Financial Statements

For the year ended 30 June 2008

11. Units On Issue

	Notes	Consolidated 2008 Number $'000	Consolidated 2007 Number $'000	Agricultural Land Trust 2008 Number $'000	Agricultural Land Trust 2007 Number $'000
Units on issue at beginning of the year		**68,141**	68,141	**68,141**	68,141
Units issued during the year					
- distribution reinvestment plan - Note i)		**15,975**	-	**15,975**	-
Units on issue as at the reporting date		**84,116**	68,141	**84,116**	68,141

Rights and restrictions over Ordinary units

Each unit ranks equally with all other ordinary units for the purpose of distributions and on termination of the Trust. Ordinary units entitle the holder to one vote, either in person or by proxy, at a meeting of the Trust.

i). The distribution reinvestment plan ("DRP") allows unitholders to elect to reinvest their distribution into new units of the Trust. The issue price of units under the DRP is the average trading price (weighted by volume) of the Trust's units traded on the Australian Stock Exchange during the 10 trading days from, and including the date on which the Trust's units trade ex-distribution, less a discount of up to 10% as determined by the Directors at their absolute discretion. The value of distributions reinvested relating to the year to 30 June 2008 was $5,112,205 (2007: $nil) which resulted in the issue of 15,975,645 units (2007: nil units). The latest date for receipt of an election notice for participation in the DRP is the record date for each distribution.

12. Statement Of Cash Flows

	Notes	Consolidated 2008 $'000	Consolidated 2007 $'000	Agricultural Land Trust 2008 $'000	Agricultural Land Trust 2007 $'000
(a) Reconciliation of net profit/(loss) before minority interest and finance costs attributable to unitholders to net cash flow from operations:					
Net profit / (loss)		**396**	(378)	**1,778**	55
Non cash finance costs		**-**	210	**-**	-
Property selling costs classified as investing activities		**-**	479	**-**	-
Net decrement / (increment) in the fair value of investment properties		**1,217**	(930)	**-**	-
Decrease / (Increase) in receivables		**180**	3	**40**	(28)
Decrease in prepayments		**-**	274	**-**	-
(Decrease) / Increase in payables		**(1,364)**	1,057	**(450)**	58
Net operating cash flow		**429**	715	**1,368**	85
(b) Reconciliation of cash					
Cash and cash equivalents	4	**4,114**	899	**2,959**	190
Deposits at call		**2,488**	27,574	**-**	-
Bank overdraft	10	**-**	(127)	**-**	-
		6,602	28,346	**2,959**	190

13. Auditor's Remuneration

	Notes	Consolidated 2008 $'000	Consolidated 2007 $'000	Agricultural Land Trust 2008 $'000	Agricultural Land Trust 2007 $'000
Amounts received or due and receivable by Ernst & Young for:					
- an audit or review of the financial report of the entity and any other entity in the consolidated entity		**88**	116	**60**	9
- other services in relation to the entity and any other entity in the consolidated entity:					
- compliance plan audit		**29**	39	**15**	8
- tax services		**157**	21	**83**	11
		274	176	**158**	114

Notes To The Financial Statements

For the year ended 30 June 2008

	Consolidated 2008	Consolidated 2007
14. Earnings Per Unit		
Earnings per unit from continuing operations attributable to ordinary unitholders		
Basic profit / (loss) per unit (cents)	**2.51**	(1.34)
Diluted profit / (loss) per unit (cents)	**2.51**	(1.34)
Earnings per unit from discontinued operations attributable to ordinary unitholders		
Basic profit / (loss) per unit (cents)	**(1.22)**	(1.67)
Diluted profit / (loss) per unit (cents)	**(1.22)**	(1.67)
Earnings per unit attributable to ordinary unitholders		
Basic profit per unit (cents)	**1.29**	0.33
Diluted profit per unit (cents)	**1.29**	0.33

Profit per unit and diluted profit per unit is calculated by dividing the net profit attributable to members of the Trust by the weighted average number of ordinary units on issue during the year. The weighted number of units in the calculation of earnings per unit is 78,136,309 (2007: 68,140,619).

15. Net Asset Backing Per Unit

	Consolidated 2008	Consolidated 2007
Basic net asset backing per unit ($)	**0.44**	0.48

Basic net asset backing per unit is calculated by dividing the unitholder interest liability by the number of units on issue at the year end.

16. Related Party Disclosures

(a) Responsible Entity

The Responsible Entity of Agricultural Land Trust is Agricultural Land Management Limited, whose immediate parent entity is Prestige Property Holdings Pty Ltd and its ultimate parent entity is Futuris Corporation Limited.

(b) Related party transactions

The consolidated financial statements include the financial statements of Agricultural Land Trust and the subsidiaries listed in the following table:

Name	**Equity interest held by consolidated entity 2008 %**	**2007 %**	**Agricultural Land Trust 2008 $'000**	**Agricultural Land Trust 2007 $'000**
Dunsborough Hotel Property Syndicate	**51.15**	51.15	**4,743**	7,453
Kalgoorlie Apartment Hotel Syndicate	**100.00**	100.00	**9,650**	9,650
Pagoda Hotel Property Syndicate	**85.67**	85.67	**5,433**	5,433
WPT Finance Pty Ltd - Note i)	**100.00**	100.00	-	-
Murray Street Mall Property Trust	**100.00**	100.00	**880**	28,000
ALT No 1 Trust	**100.00**	N/A	**33,822**	-
Provision for impairments			**(16,834)**	(16,834)
			37,694	33,702

i) Carrying amount of investment is $2.

The above subsidiaries are all domiciled in Australia and have balance dates of 30 June, consistent with the Trust.

All related party transactions are conducted on normal commercial terms and conditions. Related party receivables and payables, unless otherwise stated, are unsecured, receivable or payable within 30 days and do not bear interest.

Notes To The Financial Statements

For the year ended 30 June 2008

Advances

The Trust advanced $nil (2007: $5,000,000) to a wholly owned controlled entity. The advance was repaid during the year. The Balance outstanding as at 30 June 2008 was $nil.

Management Fees Payable

At 30 June 2008 there were responsible entity fees of $338,535 due to the Responsible Entity from controlled entities (2007: $354,000).

Rental income

During the year controlled entities of Agricultural Land Trust were entitled to rental income and reimbursement of outgoings of $1,077,486 (2007: $1,261,072) which was received or receivable from Broadwater Hospitality Management Pty Ltd, the operator of the tourism properties, an entity wholly owned by Prestige Property Holdings Pty Ltd (a wholly owned entity of Futuris Corporation Limited). This rental is receivable under lease agreements between the parties.

Realisation of Other Financial Assets

During the financial year the Trust received capital distributions in respect of its investments in other financial assets to the extent of $29,829,512.

Those entities from which capital distributions were received were Murray Street Property Mall Trust (a capital distribution of $27,119,512) and Dunsborough Hotel Property Syndicate (a capital distribution of $2,710,000). As disclosed by Note 16 (b) the effect of these receipts is to reduce the value of the investment in each entity.

Acquisition of Investment - Controlled entity

The Trust acquired a 100% interest, as disclosed by Note 16 (b), in the related entity of ALT No 1 Trust; the cost of the investment was $33,821,728.

Acquisition of Properties

On 9 June 2008 unitholders approved the acquisition of 17 timber plantation properties comprising 22,000 hectares in WA, QLD and VIC for $90.25 million from related entity ITC Timberlands Pty Ltd (ITC). The transaction was completed on 30 June 2008. The Trust has entered into long term lease agreements with entities related to ITC which are guaranteed by Futuris Corporation Ltd.

Subsequent to balance date the trust has acquired, on 12 September 2008, a 1,801 hectare property approximately 120 km north of Townsville, Queensland for $9.86 million. The property will be leased to ITC Project Management Limited (a related entity) and will be used to establish approximately 1,000 hectares of Teak plantations.

Distributions received or receivable

The following distributions were received or receivable by Agricultural Land Trust:

	2008 $'000	2007 $'000
Controlled entities:		
Income:		
Murray Street Mall Property Trust – Income (from Rents received / receivable)	**1,788**	7,230
Capital:		
Murray Street Mall Property Trust – Capital distribution	**27,120**	-
Dunsborough Hotel Property Syndicate – Capital distribution	**2,710**	-
	29,830	-

Notes To The Financial Statements

For the year ended 30 June 2008

(c) Details of Key Management Personnel

Directors

The Directors of Agricultural Land Management Limited, the Responsible Entity of the Agricultural Land Trust are considered to be key management personnel of the Trust:

The names of the Directors of the Responsible Entity in office during the financial period and until the date of this report are:

A.C.G. Davies	Director	
L.P. Wozniczka	Director	(resigned 2 July 2007)
P. Zachert	Director	(appointed 2 July 2007)
P.A.R. Hall	Director	(resigned 9 June 2008)
M. Ellis	Director	(appointed 9 June 2008)

Other key management personnel of the Responsible Entity:

I. Wigg, BEc (Acc) CA SA Fin, - Chief Operating Officer, Joint Company Secretary and Compliance Committee Member.
S. Olesen, BComm LLB (Hons) CA FTIA, - Joint Company Secretary.

(d) Compensation of Key Management Personnel

No amounts are paid by the Trust directly to key management personnel of the Trust.

The Directors of the Responsible Entity receive remuneration in their capacity as Directors of the Responsible Entity. These amounts are paid directly from the ultimate holding company of the Responsible Entity, Futuris Corporation Limited. Consequently, no compensation as defined in AASB 124: Related Party Disclosures is paid by the Trust to its key management personnel.

Agricultural Land Management Limited, as Responsible Entity of the Trust, is deemed to be a key management personnel of the Trust. Compensation is paid to the Responsible Entity in the form of fees disclosed in Note 16(f) which are not paid in reference to costs incurred by the Responsible Entity.

(e) Wholly-owned group transactions

Loans made by Agricultural Land Trust, or the Responsible Entity of the Trust, to wholly owned entities are interest free, unsecured and repayable on demand.

(f) Fees

Transactions between the consolidated entity and Agricultural Land Management Limited result from normal dealings with that company as Responsible Entity.

	Consolidated 2008 $	Consolidated 2007 $	Agricultural Land Trust 2008 $	Agricultural Land Trust 2007 $
The following fees were paid or payable to the Responsible Entity during the year:				
Management fee – Note i)	**210,158**	860,767	**60,000**	60,000
Management fee - Note ii)	**321,000**	-	-	-
Accounting fee for preparation of financial statements and taxation matters	-	25,300	-	18,000
Total	**531,158**	886,067	**60,000**	78,000

(i). Management fees are charged in accordance with the constitution of individual Syndicates or Trusts based on a percentage of the gross value of assets under management and a percentage of annual net income.

(ii). A Management fee of 3% of sale proceeds has been charged in accordance with the constitutions of the Pagoda Hotel Property Syndicate and the Pagoda Fixed Term Property Syndicate in relation the sale of those schemes' interests in the Pagoda Resort Hotel in May 2008.

Notes To The Financial Statements

For the year ended 30 June 2008

(g) Units in the Trust held by Key Management Personnel

Key management personnel do not hold any units in the Trust at year end, nor have they held any units in the Trust during the reporting period.

17. Financial Instruments

The remaining contractual maturities of the Group's financial assets and liabilities are

(a) Liquidity Risk

	< 12 months 2008 $'000	1 – 5 years 2008 $'000	> 5 years 2008 $'000	Total 2008 $'000	Total < 12 months 2007 $'000
Consolidated Financial Assets					
Cash and cash equivalents	4,114	-	-	4,114	739
Deposits at call	2,488	-	-	2,488	27,734
Trade and other receivables	284	-	-	284	464
Other financial assets – available for sale	187	-	-	187	187
	7,073	**-**	**-**	**7,073**	**29,124**
Consolidated Financial Liabilities					
Trade and other payables	2,891	-	-	2,891	9,114
Interest bearing loans and borrowings	5,247	72,004	-	77,251	16,587
	8,138	**72,004**	**-**	**80,142**	**25,701**
Net maturity	**(1,065)**	**(72,004)**	**-**	**(73,069)**	**3,423**

The remaining contractual maturities of the Parent's financial assets and liabilities are

	< 12 months 2008 $'000	1 – 5 years 2008 $'000	> 5 years 2008 $'000	Total 2008 $'000	Total < 12 months 2007 $'000
Financial Assets					
Cash and cash equivalents	2,959	-	-	2,959	190
Deposits at call	-	-	-	-	-
Trade and other receivables	2	-	-	2	6,914
Other financial assets	4,059	-	33,822	37,881	33,889
	7,020	**-**	**33,822**	**40,842**	**40,993**
Financial Liabilities					
Trade and other payables	2,543	-	-	2,543	7,855
Interest bearing loans and borrowings	-	-	-	-	-
	2,543	**-**	**-**	**2,543**	**7,855**
Net maturity	**4,477**	**-**	**33,822**	**38,299**	**33,138**

Management's expectations are that the above contractual maturity profile approximates the likely actual maturity profile of the Group's and parent entity's financial assets and liabilities.

(b) Fair values

The carrying values of the Trust's financial assets and liabilities included in the Balance Sheet approximate their fair values. Refer to note 2 for the methods and assumptions adopted in determining fair values of investments.

Notes To The Financial Statements

For the year ended 30 June 2008

(c) Credit risk exposure

The consolidated entity's maximum exposure to credit risk at balance date in relation to each class of recognised financial assets is the carrying amount of those assets as indicated in the Balance Sheet. Credit risk arises from the potential failure of counterparties to meet their obligations under the contract or arrangement.

18. Leases

All Investment properties owned by the Trust are leased to a related party of the Responsible Entity being ITC Project Management Limited (refer Note 16 (b)) under operating leases at 30 June 2008.

All lease agreements with ITC Project Management Ltd contain the following key lease terms:

(i). Rental income is based on the bank bill swap (bid) rate plus a margin of 1.47%

(ii). All obligations pursuant to the lease agreements are guaranteed by Futuris Corporation Ltd.

19. Capital Commitments

There is $nil (2007: $nil) estimated capital expenditure contracted for at 30 June but not provided for.

20. Financial Risk Management Objectives And Policies

The Trust's principal financial instruments comprise bills of exchange, cash and short term deposits. The main purpose of these financial instruments is to raise finance to acquire investment properties. The Trust has various other financial instruments such as trade debtors and trade creditors, which arise directly from its operations.

It is, and has been throughout the year, the Trust's policy that no trading in financial instruments shall be undertaken.

The main risks from the Trust's financial instruments are interest rate risk and credit risk. The Board reviews and agrees policies for managing each of these risks and they are summarized below.

Interest rate risk

The Trust's exposure to market risk for changes in interest rates relates primarily to the Trust's long term debt obligations.

The Trust's policy is for the Board to review the Trust's banking facilities on a regular basis to ensure an efficient and effective mix of fixed and variable debt.

The Trust has minimised its exposure to interest rate risk by linking rental income to interest rates as described in note 18 above.

Credit risk

The Trust negotiates to provide leases only to tenants who are considered creditworthy parties. In addition, rent receivable balances are monitored on an ongoing basis with the result that the Trust's exposure to bad debts is not significant.

The Trust has minimised its exposure to credit risk by ensuring that all lease obligations are guaranteed by Futuris Corporation Ltd as described in note 18 above.

With respect to credit risk arising from the other financial assets of the Trust, which comprise cash and cash equivalents, the Trust's exposure to credit risk arises from default of the counter party, with a maximum exposure equal to the carrying amount of these instruments.

Liquidity risk

The Trust's objective is to maintain a balance between continuity of funding and flexibility through the use of bank overdrafts, bills of exchange, debentures and other loans. At 30 June 2008, 4% of the Trust's debts will mature in less than one year (2007: 100%).

Notes To The Financial Statements

For the year ended 30 June 2008

Risk Exposures and Responses

At balance date the Trust has a mix of financial assets and liabilities exposed to Australian variable interest rate risk. The mix of financial assets and liabilities is summarised in notes 10 and 17.

At balance date, if interest rates had moved with all other variables held constant, the impact on profit and equity for the financial year ended 30 June 2008 would have been negligible and or unrepresentative of likely future impacts for the following reasons:

(i). The Trust's funding arrangements were put in place on 30 June 2008 to acquire all of its investment properties on 30 June 2008. No rental income or interest expense has been recorded in relation to the investment properties acquired on 30 June 2008.

(ii). From 30 June 2008 the Trust's rental income will be linked to interest rates as detailed in note 18.

21. Segment Reporting

Segment products and locations

The Trust's operations involve investment in real property for the purpose of deriving income from rentals and capital appreciation.

The Trust previously operated in two business segments, being commercial / retail investment property and tourism investment property activities.

The Trust has divested all commercial / retail and tourism investment properties and now operates solely in the rural investment property segment.

Geographically, the Trust operates in one segment, being Australia.

For the purposes of the segment reporting analysis below, continuing operations include the following:

(i). Rural property investment (with revenue flows to commence in 2009 financial year)
(ii). Interest income derived from net sale proceeds of discontinued operations, and
(iii). Ongoing trust / corporate costs including listing fees, audit and taxation fees, responsible entity fees and Compliance fees

For the purposes of the segment reporting analysis above, discontinued operations include the following:

(i). Commercial / retail property investment , and
(ii). Tourism property investment.

Notes To The Financial Statements

For the year ended 30 June 2008

Business Segments

	Continuing Operations Interest, Rural, Corporate $'000	Discontinued Operations Commercial, Retail, Hospitality $'000	Consolidated $'000
2008			
Revenue	2,390	1,077	3,467
EBIT before fair value adjustments	1,968	388	2,356
Fair value increment / (decrement) of investment property	-	(1,217)	(1,217)
Segment EBIT	1,968	(828)	1,139
Net interest expense			(743)
Net loss attributable to minority interests			612
Net profit attributable to unitholders of the Trust			1,008
Segment assets	99,706	3,228	102,934
Segment liabilities	(64,433)	(709)	(65,142)
Other segment information			
Acquisition of investment properties	95,861	-	95,861
2007			
Revenue	914	6,223	7,137
EBIT before fair value adjustments	(314)	2,178	1,864
Fair value increment / (decrement) of investment property	-	930	930
Segment EBIT	(314)	3,108	2,794
Net interest expense			(3,172)
Net loss attributable to minority interests			606
Net profit attributable to unitholders of the Trust			228
Segment assets	28,915	33,388	62,303
Segment liabilities	(9,423)	(16,278)	(25,701)
Other segment information			
Acquisition of investment properties	-	-	-

Notes To The Financial Statements

For the year ended 30 June 2008

Cash flows from discontinuing operations

Consolidated	**2008 $'000**	**2007 $'000**
Cash (outflow) / inflow from operating activities	**(1,358)**	646
Cash inflow from investing activities	**31,962**	70,821
Cash outflow from financing activities	**(16,213)**	(44,167)
Net cash inflow	**14,391**	27,300

22. Subsequent Events

Subsequent to balance date, the trust has acquired, on 12 September 2008, a 1,801 hectare property approximately 120 km north of Townsville, Queensland for $9.86 million. The property will be leased to ITC Project Management Limited and will be used to establish approximately 1,000 hectares of Teak plantations.

Other than the above matter, no other matter or circumstance has arisen since the end of the financial period which is not otherwise dealt with in this report or in the consolidated financial statements, that has significantly affected or may significantly affect the operations of the Trust, the results of those operations or the state of affairs of the Trust in the subsequent financial period.

23. Contingent Liabilities

As at balance date there were no contingent liabilities.

Directors' Declaration

In accordance with a resolution of the Directors of the Responsible Entity, Agricultural Land Management Limited, I state that:

(1) In the opinion of the Directors:

(a) The financial statements and notes of the Trust and of the consolidated entity are in accordance with the Corporations Act 2001, including:

(i) giving a true and fair view of the Trust's and consolidated entity's financial position as at 30 June 2008 and of their performance for the year ended on that date; and

(ii) complying with Accounting Standards and the Corporations Regulations 2001 and the provisions of the Trust's constitution; 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; and

(2) This declaration has been made after receiving the declarations required to be made to the Directors of the Responsible Entity in accordance with section 295A of the Corporations Act 2001 for the financial year ended 30 June 2008.

On behalf of the Board of Agricultural Land Management Limited.

A. C. G. Davies
Director
Agricultural Land Management Limited

Perth, 30 September 2008

Directors' Report

The Directors of Agricultural Land Management Limited (formerly Westralia Property Management Limited) (ABN 16 072 899 060), the Responsible Entity of the Agricultural Land Trust (formerly Westralia Property Trust) ("the Trust"), submit their report, for Agricultural Land Trust and its controlled entities for the year ended 30 June 2008.

Directors

The names of the Directors of the Responsible Entity in office during the financial year and until the date of this report are

A.C.G. Davies	
L.P. Wozniczka	(resigned 2 July 2007)
P. Zachert	(appointed 2 July 2007)
P.A.R. Hall	(resigned 9 June 2008)
M. Ellis	(appointed 9 June 2008)

The Directors were in office from the beginning of the year until the date of this report, unless otherwise stated.

Meetings Of Directors

The number of meetings of the Responsible Entity's Directors held during the year ended 30 June 2008, and the number of meetings attended by each director, are shown in the table below:

	Full meeting of Directors	**Special purpose meetings**
Number of meetings held	12	1
Number of meetings attended by:		
A.C.G. Davies	12	1
P. Zachert	11	1
P.A.R. Hall	10	1
M. Ellis	1	1

Directors' Units

No Director has any direct interest in Trust unit holdings, nor do they have any rights or options over interests in the Trust or contracts to which the Director is a party or under which the Director is entitled to a benefit and that confer a right to call for or deliver an interest in the Trust.

As at the date of this report P. Zachert has an indirect interest in 65,573 units in the Trust.

Principal Activities

In October 2007 the Board announced a change in direction of the Trust to an agricultural land trust.

The change in direction was implemented during the financial year through the divestment of all material hospitality assets and the acquisition of rural property assets.

Trust Information

The Trust was registered as a Managed Investment Scheme on 7 May 2001.

Agricultural Land Management Limited, the Responsible Entity, is incorporated and domiciled in Australia. At balance date the Trust had no employees.

The registered office of the Responsible Entity is Level 9, 121 King William Street, Adelaide South Australia, 5000.

Directors' Report

Review Of Results And Operations

Results

The consolidated net profit before finance costs attributable to unitholders and minority interests is presented in the Income Statement. Changes in net assets attributable to unitholders of the Trust was a profit of $1,008,000 (2007: profit $228,000). Further details are included in the Manager's Report.

Distributions

The Trust has declared a final distribution of 2.05 cents per unit (2007: 9.07 cents per unit). The record date for the distribution was 30 June 2008. The final distribution was paid on 26 September 2008.

Units On Issue

At 30 June 2008 84,116,264 units of the Trust were on issue (2007: 68,140,619 units). During the year 15,975,645 units (2007: nil units) were issued pursuant to the Distribution Reinvestment Plan.

Trust Assets

At 30 June 2008, the Trust held assets with a total value of $102,934,000 (2007: $62,303,000). The basis for valuation of the assets is disclosed in Note 2 to the financial report.

Responsible Entity And Associates

Details of fees paid or payable to the Responsible Entity and its associates out of scheme property are included in Note 16(f) of the financial report.

The Responsible Entity and its associates hold 43,255,271 unit interests in the Trust as at 30 June 2008 (2007: 33,218,188)

Significant Changes In The State Of Affairs

In October 2007 the board announced a change in direction of the Trust to that of an agricultural land trust.

The change in direction was implemented during the year through the divestment of all material hospitality assets and the acquisition of rural property assets.

Significant Events After Balance Date

Subsequent to balance date, the trust has acquired, on 12 September 2008, a 1,801 hectare property approximately 120 km north of Townsville, Queensland for $9.86 million. The property will be leased to ITC Project Management Limited and will be used to establish approximately 1,000 hectares of Teak plantations.

No other matter or circumstance has arisen since the end of the financial period which is not otherwise dealt with in this report or in the consolidated financial statements, that has significantly affected or may significantly affect the operations of the Trust, the results of those operations or the state of affairs of the Trust in subsequent financial periods.

Likely Developments And Expected Results

The Responsible Entity continues to monitor the investment strategy and will direct investment funds in those areas that it considers offers the best medium term growth opportunities. Future results will depend on the performance of the market in relation to the Trusts investment strategy.

The Responsible Entity is dedicated to advancing its strategy of transforming the Trust into a significant agricultural land trust through the acquisition of additional rural properties should suitable opportunities arise.

Revenue flows from the acquisition of the Trust's rural investment properties on 30 June 2008 will commence during the 2009 financial year.

Environmental Regulation And Performance

The operations of the consolidated entity are not subject to any particular or significant environmental regulation under a law of the Commonwealth or of a State or Territory. There have been no known significant breaches of any other environmental requirements applicable to the Trust.

Directors' Report

Corporate Governance

In recognising the need for the highest standards of corporate behaviour and accountability, the Directors of Agricultural Land Management Limited support and comply with the majority of the ASX Principles of Good Corporate Governance and Best Practice Recommendations. The Responsible Entity's corporate governance statement is contained within pages 5 to 8 of this annual report.

Board Committees

The Responsible Entity does not have an audit committee as the Board fulfils this function. For full details, refer to the Corporate Governance Statement.

Insurance Of Directors And Officers

During, or since the end of the financial year, the Responsible Entity has paid, or agreed to pay, a premium in respect of a contract insuring all the directors and officers against a liability incurred in their role as directors and officers of the entity, except where the liability arises from fraudulent or dishonest conduct.

The total amount of insurance contract premiums paid has not been disclosed due to a confidentiality clause in the insurance contract.

Non Audit Services

Non audit services are disclosed on page 26. The nature and scope of each type of non-audit service means that auditor independence was not compromised.

Rounding

The amounts contained in this report and in the financial report have been rounded to the nearest $1,000 (where rounding is applicable) under the option available to the Trust under ASIC Class Order 98/0100.

Auditor's Independence Declaration

Our auditor, Ernst & Young, has provided the Board of Directors of the Responsible Entity with an independence declaration in accordance with section 307C of the Corporations Act 2001. The independence declaration forms part of the Directors' Report

Signed in accordance with a resolution of the Directors of the Responsible Entity.

A. C. G. Davies
Director
Agricultural Land Management Limited

Perth, 30 September 2008

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Independent auditor's report to the unitholders of Agricultural Land Trust

We have audited the accompanying financial report of Agricultural Land Trust, which comprises the balance sheet as at 30 June 2008, and the income statement, statement of changes in net assets and cash flow statement for the year ended on that date, a summary of significant accounting policies, other explanatory notes and the directors' declaration of the consolidated entity comprising the trust and the entities it controlled at the year's end or from time to time during the financial year.

Directors' Responsibility for the Financial Report

The directors of the responsible entity are responsible for the preparation and fair presentation of the financial report in accordance with the Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal controls relevant to the preparation and fair presentation of the financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances. In Note 2(b), the directors also state that the financial report, comprising the financial statements and notes, complies with International Financial Reporting Standards as issued by the International Accounting Standards Board.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards. These Auditing Standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on our judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, we consider internal controls relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal controls. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit we have met the independence requirements of the *Corporations Act 2001*. We have given to the directors of the responsible entity a written Auditor's Independence Declaration, a copy of which is included in the Directors' Report. In addition to our audit of the financial report, we were engaged to undertake the services disclosed in the notes to the financial statements. The provision of these services has not impaired our independence.

ERNST & YOUNG

Auditor's Opinion

In our opinion:

1. the financial report of Agricultural Land Trust is in accordance with the *Corporations Act 2001*, including:

   i giving a true and fair view of the financial position of Agricultural Land Trust and the consolidated entity at 30 June 2008 and of their performance for the year ended on that date; and

   ii complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Regulations 2001*.

2. the financial report also complies with International Financial Reporting Standards as issued by the International Accounting Standards Board.

Ernst & Young

Alan Herald
Partner
Adelaide
30 September 2008

ERNST & YOUNG

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Auditor's Independence Declaration to the Directors of Agricultural Land Management Limited, as Responsible Entity for Agricultural Land Trust

In relation to our audit of the financial report of Agricultural Land Trust for the financial year ended 30 June 2008, to the best of my knowledge and belief, there have been no contraventions of the auditor independence requirements of the Corporations Act 2001 or any applicable code of professional conduct.

Ernst & Young

Ernst & Young

Alan Herald
Partner
Adelaide
30 September 2008

ASX Additional Information

Additional information required by the Australian Stock Exchange Ltd and not shown elsewhere in this report is as follows. The information is current as at 28 August 2008.

(a) Substantial Unitholders

The names of substantial unitholders who have notified the Trust in accordance with section 671B of the Corporations Act 2001 are:

	Units		%
Futuris Administration Pty Ltd	31,206,277	)	
Agricultural Land Management Ltd (formerly Westralia Property Management Ltd)	7,922,113	)	51.42
Prestige Property Holdings Pty Ltd	4,126,881	)	
Emerald Nominees (WA) Pty Ltd	15,125,219	)	25.20
Emerald Securities Pty Ltd	6,071,972	)	

(b) Distribution of Unitholders

The number of unitholders by size of holding are:

Range of Holdings			Holders	Units	%
1	-	1,000	21	5,201	0.01
1,001	-	5,000	130	440,604	0.52
5,001	-	10,000	98	739,286	0.88
10,001	-	100,000	142	4,013,964	4.77
100,001	-	over	46	78,917,209	93.82
Total			437	84,116,264	100.00
Unitholders holding less than a marketable parcel			28	15,792	0.02

(c) Voting Rights

Each fully paid unit carries voting rights of one vote per unit. All units issued are fully paid.

(d) Twenty Largest Shareholders

The names of the 20 largest unitholders of quoted units are:

Name	Units	%
Futuris Administration Pty Ltd	31,206,277	37.10
Emerald Nominees (WA) Pty Ltd (Pourzand Family S/F A/C)	13,697,645	16.28
Agricultural Land Management Ltd (formerly Westralia Property Management Ltd)	7,922,113	9.42
Emerald Securities Pty Ltd (Emerald Investment A/C)	6,071,972	7.22
Prestige Property Holdings Pty Ltd	4,126,881	4.91
Jawp Pty Ltd (The Jawp A/C)	2,892,906	3.44
Cs Fourth Nominees Pty Ltd (Unpaid A/C)	1,813,113	2.16
HSBC Custody Nominees (Australia) Limited (A/C 3)	1,713,211	2.04
Emerald Nominees (WA) Pty Ltd (Pourzand Family S/Fund A/C)	1,427,574	1.70
Mr Sivananthan Arunasalam	660,405	0.79
Indian Ocean Capital (WA) Pty Ltd	589,848	0.70
Mr Ronald Ross Martin & Mrs Verna Ruth Martin	490,000	0.58
Jojaman Pty Ltd (Super Fund A/C)	431,550	0.51
Mr Clifford Dawson & Mrs Margaret Dawson	351,202	0.42
Mr Brian Oswald Telfer Steggall	328,570	0.39
Mr Johannes Henricus Kuyper	326,687	0.39
G T Getley Pty Ltd (Superannuation A/C)	261,821	0.31
Elsie Ronda Bana	257,028	0.31
Mr Willy Santoso	252,824	0.30
Bob Gattie & Associates Pty Ltd	245,442	0.29
Total	75,067,069	89.24

Agricultural Land Trust

Agricultural Land Trust
(Formerly Westralia Property Trust)
ARSN 096 588 046
Responsible Entity Agricultural Land Management Ltd
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