

Kareelya Investments Limited

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25 February 2005

Company Announcements Platform
Australian Stock Exchange Ltd
Exchange Centre
20 Bridge Street
Sydney NSW 2000

Dear Sir

Westralia Property Trust- Results for Half-Year 31 December 2004

The period under review has been a period of consolidation, undertaking and completing improvements to properties and pursuing acquisition opportunities.

The revenue for the period has increased over the previous corresponding period due to the full period impact of the contribution of rental income from the Commercial investment property known as the City Central Building located at 166 Murray Street Perth CBD.

For the six months to 31 December 2004 the Trust earned 64% of its revenue from Commercial investment properties and 30% from Tourism investment properties, in the previous corresponding period 80% of revenue was generated from Tourism investment properties.

The property portfolio now stands at \$112.9m of which 54% is Commercial and 46% is Tourism based. During the period under review the property portfolio was increased by \$1.3m, the main addition was the completion of a day spa at the Broadwater Resort & Spa, Dunsborough. The completion of the Escape Day Spa is unique to the region and enhances the already extensive facilities of the property.

A highlight of the period was the City Central Building becoming fully tenanted.

Outlook for year

The Directors have reviewed the property investments of the Trust and it is anticipated that, in the absence of a material acquisition or disposal of assets the Trust will generate a similar underlying profit for the second half of the year.

Please contact either Brett Jackson or David Hinton on 08 9368 8200 for further information.

Yours sincerely

On behalf of the Board



Graeme Goff
Company Secretary

WESTRALIA PROPERTY TRUST AND ITS CONTROLLED ENTITIES

ARSN 096 588 046

Half-year ended 31 December 2004

RESULTS FOR ANNOUNCEMENT TO THE MARKET

25 February 2005

The Directors of Kareelya Investments Limited, the responsible entity of the Trust, have pleasure in announcing the results of the Westralia Property Trust (WPT) for the half-year ended 31 December 2004.

		Consolidated	
	% change	31 December 2004	31 December 2003
		\$'000	\$'000
Revenue from ordinary activities	110%	3,114	1,479
Profit from ordinary activities after tax attributable to members	96%	446	227
Net profit attributable to members	96%	446	227
Distribution to unitholders paid or payable			
Total amount	Note 8	1,945	614
Cents per unit	Note 8	3.00 cents	3.22 cents
Basic earnings per unit	Note 7	0.69 cents	1.17 cents
Diluted earnings per unit	Note 7	0.69 cents	N/a

Record date for determining entitlements to the distribution - 31 December 2004

WESTRALIA PROPERTY TRUST AND ITS CONTROLLED ENTITIES

ARSN 096 588 046

Half-year ended 31 December 2004

Commentary

Results

The profit for the half-year ended was \$446,000 (2003: \$227,000).

The revenue for the half-year increased by 110% to \$3,114,000 with rental revenue increasing 158% to \$2,921,000 reflecting a full six months rent contribution from 166 Murray Street Mall.

Financial position

Non-current assets of the Trust increased to \$113,706,000 from \$112,464,000. The increase relates predominantly to improvements made to the Broadwater Resort & Spa at Dunsborough.

The gearing ratio (debt divided by total tangible assets) has increased 1% from 30 June 2004 to 52%.

Distributions to unitholders

During the period the Trust paid quarterly distributions on 21 July 2004 and 21 October 2004 at a rate of 1.50 cents per unit. The distribution for the quarter ending 31 December 2004 of 1.50 cents per unit was paid on 21 January 2005. All distributions paid or payable are 100% tax advantaged.

Significant events after balance date

Subsequent to balance date the consolidated entity received \$1,550,000 as net part proceeds upon the settlement of the sub-divided land at Dunsborough. These proceeds were used to reduce net debt by \$1,308,000 including bank overdraft of \$500,000 and payables by \$242,000.

Future developments

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 investment strategy of the Trust will be maintained in accordance with its Constitution and investment objectives.

WESTRALIA PROPERTY TRUST AND ITS CONTROLLED ENTITIES

CONDENSED STATEMENT OF FINANCIAL PERFORMANCE For the half-year ended 31 December 2004

	Consolidated	
NOTE	31 December 2004 \$'000	31 December 2003 \$'000
REVENUE AND EXPENSES FROM ORDINARY ACTIVITIES		
Rental revenue	2,921	1,133
Less property related expenses	-	(88)
Net property revenue	2,921	1,045
Other trust revenue		
Net profits accounted for using the equity method	-	28
Interest revenue		
- Related parties	55	181
- Other	16	78
Other revenue from ordinary activities	122	59
Trust expenses		
Responsible entity fees	(207)	(151)
Auditors remuneration	(20)	(41)
Amortisation of intangibles	(24)	(21)
Interest and borrowing costs	(2,221)	(886)
Other expenses	(187)	(88)
NET OPERATING PROFIT FROM ORDINARY ACTIVITIES	455	204
NET (PROFIT) / LOSS ATTRIBUTABLE TO OUTSIDE EQUITY INTERESTS	(9)	23
NET PROFIT ATTRIBUTABLE TO MEMBERS OF WESTRALIA PROPERTY TRUST	446	227
TOTAL REVENUE, EXPENSES AND VALUATION ADJUSTMENTS ATTRIBUTABLE TO UNITHOLDERS AND RECOGNISED DIRECTLY IN UNITHOLDERS' FUNDS	446	227
TOTAL CHANGES IN EQUITY OTHER THAN THOSE RESULTING FROM TRANSACTIONS WITH UNITHOLDERS AS UNITHOLDERS	446	227
BASIC EARNINGS PER UNIT	7 0.69 cents	1.17 cents
DILUTED EARNINGS PER UNIT	7 0.69 cents	N/a
DISTRIBUTION STATEMENT OF THE TRUST		
Net profit	446	227
Transfer from reserve	-	387
Distribution of contributed equity	1,499	-
Distributions paid or payable	1,945	614

WESTRALIA PROPERTY TRUST AND ITS CONTROLLED ENTITIES

CONDENSED STATEMENT OF FINANCIAL POSITION As at 31 December 2004

	Note	Consolidated	
		31 December 2004 \$'000	30 June 2004 \$'000
CURRENT ASSETS			
Cash assets	5	375	1,253
Receivables		5,207	5,197
Other assets		699	363
TOTAL CURRENT ASSETS		6,281	6,813
NON CURRENT ASSETS			
Investments			
- Properties		111,140	109,813
- Managed investment schemes		1,832	1,832
Intangible assets		483	507
Other assets		251	312
TOTAL NON-CURRENT ASSETS		113,706	112,464
TOTAL ASSETS		119,987	119,277
CURRENT LIABILITIES			
Payables		2,773	2,113
Interest bearing liabilities	5 & 6	6,863	10,590
TOTAL CURRENT LIABILITIES		9,636	12,703
NON-CURRENT LIABILITIES			
Interest bearing liabilities		55,110	50,313
TOTAL NON-CURRENT LIABILITIES		55,110	50,313
TOTAL LIABILITIES		64,746	63,016
NET ASSETS		55,241	56,261
UNITHOLDERS' FUNDS			
Contributed equity		47,299	48,201
Accumulated losses		(819)	(819)
Total parent entity interest in equity		46,480	47,382
Outside equity interests		8,761	8,879
TOTAL UNITHOLDERS' FUNDS		55,241	56,261
NTA/Unit		\$0.70	\$0.73
Units on issue ('000)		65,307	64,454

WESTRALIA PROPERTY TRUST AND ITS CONTROLLED ENTITIES

CONDENSED STATEMENT OF CASHFLOWS

Half-year ended 31 December 2004

	Consolidated	
	31 December	31 December
Note	2004	2003
	\$'000	\$'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Rent received	2,737	1,038
Interest received	15	247
Other receipts	81	59
GST collected	1,169	721
GST paid	(492)	(43)
Property expenses paid	-	(88)
Responsible entity fees paid	(274)	(151)
Interest and borrowing costs paid	(2,178)	(863)
Other expenses paid	(448)	(137)
NET OPERATING CASH FLOWS	610	783
CASH FLOWS FROM INVESTING ACTIVITIES		
Payment for property	(1,111)	(6,549)
Repayment of advances from related parties	(183)	(2,572)
Advances from related parties	-	3,377
NET INVESTING CASH FLOWS	(1,294)	(5,744)
CASH FLOWS FROM FINANCING ACTIVITIES		
Unit issue costs	(486)	(4)
Distributions paid	(865)	(275)
Proceeds from borrowings	3,832	3,711
Repayment of borrowings	(3,175)	(1,701)
Equity from outside equity interests	-	170
NET FINANCING CASH FLOWS	(694)	1,901
NET DECREASE IN CASH HELD	(1,378)	(3,060)
Add opening cash brought forward	1,253	3,450
CLOSING CASH CARRIED FORWARD	5 & 9 (125)	390

WESTRALIA PROPERTY TRUST AND ITS CONTROLLED ENTITIES

NOTES TO AND FORMING PART OF THE CONDENSED FINANCIAL STATEMENTS 31 DECEMBER 2004

1. BASIS OF PREPARATION OF THE CONDENSED FINANCIAL REPORT

The half-year financial report is a general purpose financial report which has been prepared in accordance with the requirements of the Constitution of the Westralia Property Trust, the Corporations Act 2001, applicable Accounting Standards including AASB 1029: Interim Financial Reporting, and other mandatory professional reporting requirements (Urgent Issues Group Consensus Views). They have been prepared on the basis of the historical cost convention except for tourism investment property, which are carried at their fair value based upon director 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 value.

The financial report has been prepared on a going concern basis as the Directors believe that interest bearing liabilities falling due within the next twelve months can be extended, re-financed on similar terms, or converted to equity in the case of the convertible note.

It is recommended that the half-year financial report is read in conjunction with the annual financial statements as at 30 June 2004 together with public announcements made by the Trust in accordance with the continuous disclosure obligations arising under the Australian Stock Exchange Listing Rules and the Corporations Act 2001.

Accounting policies are consistent with the previous period unless otherwise stated.

2. CONTINGENT ASSETS AND LIABILITIES

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

3. SEGMENT REPORTING

The Trust operates wholly within Australia and derives rental revenue from property and related investments.

4. NON-CASH FINANCING ACTIVITIES

A distribution reinvestment plan ("DRP") allows unit holders 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% of the average trading price as determined by the directors at their absolute discretion. The amount of distributions reinvested in the half year to 31 December 2004 was \$598,100 (December 2003: \$419,389), which resulted in the issue of 853,122 units (December 2003: 512,120 units).

The latest date for receipt of an election notice for participation in the DRP is the record date, which is the last day of each quarter.

5. RECONCILIATION OF CASH

	Consolidated	
	31 December	30 June
	2004	2004
	\$'000	\$'000
Cash balance comprises:		
- Cash assets	375	1,253
- Bank overdraft (Note 9)	(500)	-
	(125)	1,253

WESTRALIA PROPERTY TRUST AND ITS CONTROLLED ENTITIES

NOTES TO AND FORMING PART OF THE CONDENSED FINANCIAL STATEMENTS 31 DECEMBER 2004

6. CURRENT INTEREST BEARING LIABILITIES

Included in the current interest bearing liabilities is a \$500,000 convertible note. This note is secured by a floating charge over the assets of WPT Finance Pty Ltd, a wholly owned entity of the consolidated entity, and is convertible at the investor's option using the weighted average market price for units over five business days prior to conversion date less a 10% discount.

7. EARNINGS PER UNIT

The following income and unit data have been used in the calculations of basic and diluted earnings per unit:

	31 December 2004 \$'000
Earnings used in calculating basic earnings per unit	446
Interest on convertible note	15
Earnings used in calculating diluted earnings per unit	461 *
Number of units 2004	
Weighted average number of units used in calculating basic earnings per unit	64,902,702
Effect of dilutive units:	
Weighted average number of units for convertible note	476,480
Adjusted weighted average number of units used in calculating diluted earnings per unit	65,379,182 *

* The convertible note does not have a dilutive effect on earnings per unit.

8. DISTRIBUTIONS

	31 December 2004 \$'000	31 December 2004 CPU	31 December 2003 \$'000	31 December 2003 CPU
Timing of distributions				
- 21 October 2004	971	1.50	303	1.61
- 21 January 2005	974	1.50	311	1.61
	1,945	3.00	614	3.22

9. SIGNIFICANT EVENTS AFTER BALANCE DATE

Subsequent to balance date the consolidated entity received \$1,550,000 as net part proceeds upon the settlement of the sub-divided land at Dunsborough. These proceeds were used to reduce net debt by \$1,308,000 including bank overdraft of \$500,000 and payables by \$242,000.

WESTRALIA PROPERTY TRUST AND ITS CONTROLLED ENTITIES

NOTES TO AND FORMING PART OF THE CONDENSED FINANCIAL STATEMENTS 31 DECEMBER 2004

10. INTERNATIONAL FINANCIAL REPORTING STANDARDS (IFRS)

The Trust will be required to adopt Australian Accounting Standards Board (AASB) equivalents to International Financial Reporting Standards (IFRS), in its financial statements for its half year ending 31 December 2005 and full year ending 30 June 2006. At these dates a first time adopter of Australian equivalent IFRS will be required to restate its comparative financial statements using all IFRS, except for AASB4 Insurance Contracts, AASB132 Financial Instruments: Disclosure and Presentation, and AASB139 Financial Instruments: Recognition and Measurement. For the Trust this means the preparation of a notional opening balance sheet in accordance with IFRS as at 1 July 2004, with the majority of restatement adjustments being made, retrospectively, against the balance of accumulated losses.

During the period the Responsible Entity has continued work assessing the likely impact of the new standards. The assessment has included the identification and the potential impact of the adoption of IFRS. At this stage, the Responsible Entity has not completed its assessment, and as a consequence is not able to reliably quantify the impacts in this financial report.

Key accounting policy changes identified to date include the following:

Investment Property

Under AASB 1041 "Revaluation of Non-Current Assets" increases in the fair value of tourism investment properties are reflected through the asset revaluation reserve. Decreases are also reflected through the asset revaluation reserve to the extent they reduce previously recognised increments and otherwise are charged to the operating result in the statement of financial performance. Under AASB 140 "Investment Properties", changes in the fair value of investment properties are recorded through the operating results in the statement of financial performance.

Under AASB 1041 "Revaluation of Non-Current Assets" commercial investment properties are carried at cost. Cost includes purchase cost plus ancillaries such as stamp duty, settlement and registration fees and acquisition costs. Under AASB 140 "Investment Properties", investment properties carried at cost must be depreciated and are subject to impairment.

Impairment of Assets

Under AASB 136 "Impairment of Assets", the recoverable amount of an asset is determined as the higher of net selling price and value in use. AASB 136 may apply to the scheme's assets, including investment properties. Reliable estimation of the future financial effects of this change in accounting standard is impracticable because the conditions under which impairment will be assessed are not yet known.

Intangible Assets

Under the Australian equivalent to IAS 38 "Intangible Assets", formation and product disclosure statement costs must be expensed. This will result in a change in the groups current accounting policy which allows for the capitalisation of formation and product disclosure statement costs. Under the new policy, all formation and product disclosure statement costs will be written off as incurred. On transition, all currently recognised formation and product disclosure statement costs will be adjusted against opening accumulated losses as they will not meet the recognition requirements under IFRS.

WESTRALIA PROPERTY TRUST AND ITS CONTROLLED ENTITIES

DIRECTORS' DECLARATION

For the half-year ended 31 December 2004

In accordance with a resolution of the directors of Kareelya Investments Limited, responsible entity for Westralia Property Trust, I state that in the opinion of the directors.

- (a) the condensed financial statements and notes of the Trust are in accordance with the Corporation Act 2001, including:
 - i giving a true and fair view of the Trust's financial position as at 31 December 2004 and its performance for the half-year ended on that date;
 - ii complying with Accounting Standards AASB 1029 Interim Financial Reporting and Corporations Regulations 2001; and
- (b) there are responsible grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

For and on behalf of the board of Kareelya Investments Limited.

A handwritten signature in black ink, appearing to be 'B.L. Jackson', with a large, sweeping flourish underneath.

B.L. Jackson
Chairman

A handwritten signature in black ink, appearing to be 'D.A. Hinton', written in a cursive style.

D.A. Hinton
Director

25 February 2005

INDEPENDENT REVIEW REPORT TO THE UNITHOLDERS OF WESTRALIA PROPERTY TRUST

Scope

The financial report and directors' responsibility

The financial report comprises the statement of financial position, statement of financial performance, statement of cash flows, accompanying notes to the financial statements, and the directors' declaration for Westralia Property Trust (the consolidated entity) for the half-year ended 31 December 2004. The consolidated entity comprises both Westralia Property Trust (the Trust) and the entities it controlled during the half-year.

The directors of Kareelya Investments Limited, the Responsible Entity of the Trust, are responsible for the preparation and true and fair presentation of the financial report in accordance with the Corporations Act 2001. This includes the responsibility for the maintenance of adequate accounting records and internal controls that are designed to prevent and detect fraud and error and for the accounting policies and accounting estimates inherent in the financial report.

Review approach

We conducted an independent review in order for the Trust to lodge the financial report with the Australian Securities and Investments Commission. Our review was conducted in accordance with Australian Auditing Standards applicable to review engagements.

We performed procedures in order to state whether on the basis of the procedures described anything has come to our attention that would indicate the financial report does not present fairly, in accordance with the Corporations Act 2001, Accounting Standard AASB 1029: Interim Financial Reporting and other mandatory financial reporting requirements in Australia, a view which is consistent with our understanding of the consolidated entity's financial position and of its performance as represented by the results of its operations and cash flows.

We formed our statement on the basis of the review procedures performed, which were limited primarily to:

- Inquiries of the Responsible Entity's personnel; and
- Analytical procedures applied to the financial data.

While we considered the effectiveness of the Responsible Entity's internal controls over financial reporting when determining the nature and extent of our procedures, our review was not designed to provide assurance on internal controls.

The procedures do not provide all the evidence that would be required in an audit, thus the level of assurance is less than given in an audit. We have not performed an audit, and accordingly, we do not express an audit opinion.

A review cannot guarantee that all material misstatements have been detected.

Independence

In conducting our review, we followed applicable independence requirements of Australian professional ethical pronouncements and 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 financial report).

Statement

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Westralia Property Trust is not in accordance with:

- (a) the Corporations Act 2001, including:
 - (i) giving a true and fair view of Westralia Property Trust's financial position as at 31 December 2004 and of its performance for the half-year ended on that date; and
 - (ii) complying with Accounting Standard AASB 1029: Interim Financial Reporting and the Corporations Regulations 2001; and
- (b) other mandatory professional reporting requirements in Australia.

RSM Bird Cameron Partners

RSM BIRD CAMERON PARTNERS
Chartered Accountants



J A KOMNINOS
Partner

Perth, WA
Dated: 25 February 2005

WESTRALIA PROPERTY TRUST AND ITS CONTROLLED ENTITIES

DIRECTORS' REPORT

For the half-year ended 31 December 2004

In accordance with the Corporations Act 2001, the Directors of Kareelya Investments Limited (ABN 16 072 899 060), the Responsible Entity of Westralia Property Trust ("the Trust"), a managed investment scheme, provide this report for the half-year ended 31 December 2004.

DIRECTORS

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

B.L. Jackson	Chairman and Managing Director
G.M. Goff	Company Secretary
R.L. Andersen	Resigned 15 October 2004
D.A. Hinton	

REVIEW OF RESULTS AND OPERATIONS

	December 2004 \$000	December 2003 \$000
Net Profit	446	227
Distribution Paid or Payable	1,945	614

Distributions are paid or payable on a quarterly basis at the rate of 1.50 cents per quarter or the equivalent of 6.00 cents per annum. The distribution for the quarter ended 31 December 2004 was paid on 21 January 2005. Distributions paid or payable for the half-year ended 31 December 2004 are 100% tax advantaged.

ROUNDING

The amounts contained in this report and in the financial report have been rounded to the nearest thousand dollar under the option available to the trust under ASIC Class Order 98/0100.

AUDITOR'S INDEPENDENCE DECLARATION

In accordance with section 307C of the Corporations Act 2001, the Directors have obtained a declaration of independence from RSM Bird Cameron Partners, the consolidated entity's auditors. The declaration of independence is at page 13 of this report.

Signed in accordance with a resolution of the Directors of Kareelya Investments Limited.



B.L. Jackson
Chairman



D.A. Hinton
Director

25 February 2005

RSM Bird Cameron Partners

Chartered Accountants

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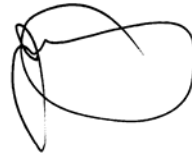
AUDITOR'S INDEPENDENCE DECLARATION

TO THE DIRECTORS OF KAREELYA INVESTMENTS LIMITED AS RESPONSIBLE ENTITY OF THE WESTRALIA PROPERTY TRUST

In relation to our review of the interim financial report of Westralia Property Trust for the half-year ended 31 December 2004, 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.

RSM Bird Cameron Partners

RSM BIRD CAMERON PARTNERS
Chartered Accountants



J A KOMNINOS
Partner

Perth, WA
Dated: 25 February 2005

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Major Offices in:
Perth, Sydney, Melbourne,
Adelaide and Canberra
ABN 36 965 185 036

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