

# HUDSON

## HUDSON INVESTMENT GROUP LIMITED

ASX Announcement

16 February 2017

### Market Update

Hudson Investment Group Limited (ASX:HGL) (**Hudson**) has released its Appendix 4E preliminary final report for the year ended 31 December 2016. Hudson is pleased to announce that the company has recorded a net profit of \$3.0 million (or 1.13 cents per share).

Hudson's current net tangible asset value as at 31 December 2016 is \$6.6 million (or 2.48 cents per share). Hudson has a deferred tax asset of \$3.1 million (representing an additional 1.09 cents per share) which in accordance with accounting standards, is not recognized as an asset in the Company's balance sheet. If however this asset was recognized, the Company's total net asset value including the deferred tax asset of \$3.1 million, is \$9.7 million (or 3.57 cents per share).

### THE HUDSON PROPERTY

The Hudson Property totals ~44.5ha and is divided by Mountain Road into two parcels of land, to the West and East of Mountain Road, comprising ~23ha and ~21 ha respectively at Warnervale. The Hudson Property also includes an option to purchase Lot 3, located at the intersection of Sparks Road and Albert Warner Drive (future Link Road) at Warnervale and comprising ~15.7ha.

The Hudson Property is strategically located central to transportation infrastructure in the Central Coast, critical to new business development, in close proximity to:

- The M1 motorway between Sydney and Newcastle
- The Warnervale Train Station
- Warnervale Regional Airport
- Woolworths Wyong Distribution Centre
- Proposed Chinese Theme Park
- Proposed Amphibian Aerospace Facility
- Local schools
- Warnervale Town Centre
- Proposed Link Road to Wyong



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