

SUNVEST CORPORATION LIMITED

A.B.N. 77 008 132 036
and its controlled entity

APPENDIX 4D

Half-Year ended 31 December 2008

This Appendix 4D is provided to ASX in accordance with Listing Rule 4.2A

Results for announcement to the market:	December 2008 \$	December 2007 \$	% change
Revenue from ordinary activities	14,498	3,688	+293.1
(Loss) from ordinary activities after tax attributable to members	(197,994)	(77,894)	+154.2
(Loss) attributable to members	(197,994)	(77,894)	+154.2

Dividends - it is not proposed to pay a dividend at this time (2007 – nil)

Net tangible asset backing per share is 26.9 cents after tax (June 2008 – 79.2 cents)

Earnings per share is (1.11) cents per share-loss (December 2007 – (0.44) loss)

Commentary on results:

Dollar figures in this Appendix 4D are in whole dollars – i.e. not rounded to \$'000.
There were no sales of shares during the half-year to 31 December 2008. (December 2007 – nil)

There was an impairment expense for the half-year of \$125,000 (2007 – nil impairment expense)

Further details of the Company's operations during the December 2008 half-year and the state of affairs at 31 December 2008 are contained in the accompanying reports and financial statements which form part of this Appendix 4D.

This Appendix 4D and the accompanying reports and financial statements are based on accounts which have been reviewed.

Attached are the auditors independence declaration and the review report.

For and on behalf of the directors of Sunvest Corporation Limited



Bruce David Burrell
Director

Dated this 27th day of February 2009

SUNVEST CORPORATION LIMITED

AND ITS CONTROLLED ENTITY

A.B.N 77 008 132 036

Interim financial report – 31 December 2008

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SUNVEST CORPORATION LIMITED

AND ITS CONTROLLED ENTITY

DIRECTORS' REPORT

Your directors present their report on the company and its controlled entity ("the consolidated entity") for the half-year ended 31 December 2008.

Directors

The following persons were directors of Sunvest Corporation Limited during the half-year and up to the date of this report:

Bruce Rowan
Carole Rowan
Tiffany Rowan
Bruce Burrell

Review and results of operations

The group net loss after tax was (\$197,994) in the December 2008 half-year compared to a loss after tax of (\$77,894) for the December 2007 half-year.

The result includes an impairment loss for the December 2008 half-year of \$125,000 (December 2007 - \$nil).

The impairment loss relates to one investment which has been placed in liquidation and for which any recovery is highly unlikely.

Other unrealized losses of \$5,622,023 in the group investment portfolio reflect the general market conditions and which are capable of returning to higher values and thus, are not regarded as necessarily permanent. These have been recognized in equity.

The fair value of the group share portfolio at 31 December 2008 was \$8,548,585 which compares to the June 2008 value of \$18,171,546.

During the half-year the company completed 10 new share purchases at a total cost of \$366,774 (December 2007 - 5 new purchases at a cost of \$559,220). All the share purchases were paid for in cash. The majority of the new investments are in companies whose shares are listed on recognised stock exchanges in the U.K .

There were no sales of shares during the December 2008 half-year (December 2007 - \$nil).

Movements in the group share portfolio are set out in note 5.

The group investment portfolio has been significantly impacted by the general economic circumstances and in particular, the heavy falls in share prices around the world.

Further, the share prices of companies which are start-up or exploration companies have been even harder impacted. The Company's group investment portfolio is largely comprised of such companies.

The directors believe that the group investment portfolio is satisfactory with an appropriate spread of investments in companies operating in different industries and in different geographical locations.

Auditor's independence declaration

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* accompanies this report.

Signed in accordance with a resolution of the directors.



Bruce David Burrell

Director

Dated this 27th day of February 2009

Brisbane, Queensland

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CHARTERED ACCOUNTANT
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The Directors
Sunvest Corporation Limited
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Kingscliff NSW 2487

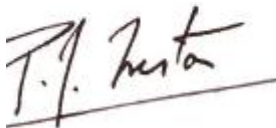
Dear Directors

Auditor's Independence Declaration

As individual auditor for the review of the financial report of Sunvest Corporation Limited for the half-year ended 31 December 2008, I declare that, to the best of my knowledge and belief, there have been:

- (i) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- (ii) No contraventions of any applicable code of professional conduct in relation to the review.

Treston & Co



Peter Treston
Registered Company Auditor
Chermside, Queensland
27 February 2009

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SUNVEST CORPORATION LIMITED
AND ITS CONTROLLED ENTITY
Condensed consolidated income statement
For the half-year ended 31 December 2008

	Note	Half-year	
		31 Dec 2008 \$	31 Dec 2007 \$
Revenues			
Interest		14,498	2,858
Other income	3	-	830
Total revenues and other income		<u>14,498</u>	<u>3,688</u>
Expenses			
Accountancy fees		17,820	18,000
Audit fees		8,100	24,000
Employee benefits expense		39,000	39,000
Unrealised losses on investments	5	-	-
Impairment loss		125,000	-
Stock exchange fees		16,257	17,753
Other administration expenses		6,315	5,926
		<u>(197,994)</u>	<u>(100,991)</u>
Profit / (loss) before income tax			
Income tax expense / (credit)	4	-	23,097
		<u>(197,994)</u>	<u>(77,894)</u>
Profit / (loss) for the half-year			
		<u>(197,994)</u>	<u>(77,894)</u>
		Cents	Cents
Basic earnings per share (loss)		(1.11)	(0.44)
Diluted earnings per share (loss)		(1.11)	(0.44)

The above condensed consolidated income statement should be read in conjunction with the accompanying notes.

SUNVEST CORPORATION LIMITED
AND ITS CONTROLLED ENTITY
Condensed consolidated balance sheet
As at 31 December 2008

	Note	31 Dec 2008 \$	30 June 2008 \$
Current assets			
Cash and cash equivalents		347,728	795,361
Other receivables		17,804	30,824
		<hr/>	<hr/>
Total current assets		365,532	826,185
Non-current assets			
Available-for-sale financial assets	5	8,548,585	18,171,546
		<hr/>	<hr/>
Total non-current assets		8,548,585	18,171,546
		<hr/>	<hr/>
Total assets		8,914,117	18,997,731
Current liabilities			
Trade and other payables		461,117	482,001
Current tax liabilities		-	-
		<hr/>	<hr/>
Total current liabilities		461,117	482,001
Non-current liabilities			
Deferred tax liabilities		571,749	1,351,756
Borrowings	6	3,103,750	3,103,750
		<hr/>	<hr/>
Total non-current liabilities		3,675,499	4,455,506
		<hr/>	<hr/>
Total liabilities		4,136,616	4,937,507
		<hr/>	<hr/>
Net assets		4,777,501	14,060,224
EQUITY			
Contributed equity	7	10,453,427	10,453,427
Available-for-sale investment revaluation reserve		(4,287,943)	4,796,785
Accumulated losses		(1,387,983)	(1,189,988)
		<hr/>	<hr/>
Total equity		4,777,501	14,060,224
		<hr/>	<hr/>

The above condensed consolidated balance sheet should be read in conjunction with the accompanying notes.

SUNVEST CORPORATION LIMITED
AND ITS CONTROLLED ENTITY
Condensed consolidated statement of changes in equity
For the half-year ended 31 December 2008

	Half-year	
	31 Dec 2008	31 Dec 2007
	\$	\$
Total equity at the beginning of the half-year	14,060,224	18,713,880
Changes in fair value of available-for-sale financial assets, net of tax	<u>(9,084,729)</u>	<u>3,058,501</u>
Net profit/(loss) recognised directly in equity	<u>(9,084,729)</u>	<u>3,058,501</u>
Profit/(loss) for the half-year	<u>(197,994)</u>	<u>(77,894)</u>
Total recognised income and expense for the half-year	(9,282,723)	2,980,607
Transactions with equity holders in their capacity as equity holders: Increases in contributed equity, net of transaction costs	-	-
Total equity at the end of the half-year	<u>4,777,501</u>	<u>21,694,487</u>

The above condensed consolidated statement of changes in equity should be read in conjunction with the accompanying notes.

SUNVEST CORPORATION LIMITED
AND ITS CONTROLLED ENTITY
Condensed consolidated cash flow statement
For the half-year ended 31 December 2008

	Half-year	
	31 Dec 2008 \$	31 Dec 2007 \$
Cash flows from operating activities		
Interest received	14,498	2,858
Other revenues	-	830
Payments to suppliers and employees (inclusive of goods and services tax)	(95,357)	(43,177)
	<hr/>	<hr/>
Net cash outflow from operating activities	(80,859)	(39,489)
	<hr/>	<hr/>
Cash flows from investing activities		
Payments for available-for-sale financial assets	(366,774)	(556,020)
	<hr/>	<hr/>
Net cash outflow from investing activities	(366,774)	(556,020)
	<hr/>	<hr/>
Cash flows from financing activities		
Proceeds from borrowings	-	540,000
	<hr/>	<hr/>
Net cash inflow from financing activities	-	540,000
	<hr/>	<hr/>
Net decrease in cash and cash equivalents	(447,633)	(55,509)
Cash and cash equivalents at the beginning of the half-year	795,361	99,663
	<hr/>	<hr/>
Cash and cash equivalents at end of the half-year	347,728	44,154
	<hr/> <hr/>	<hr/> <hr/>

The above condensed consolidated cash flow statement should be read in conjunction with the accompanying notes.

SUNVEST CORPORATION LIMITED
AND ITS CONTROLLED ENTITY
Notes to the condensed financial statements
For the half-year ended 31 December 2008

1 Basis of preparation of half-year report

This general purpose financial report for the interim half-year reporting period ended 31 December 2008 has been prepared in accordance with Accounting Standard AASB 134: *Interim Financial Reporting* and the *Corporations Act 2001*.

This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report for the year ended 30 June 2008 and any public announcements made by Sunvest Corporation Limited during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

The accounting policies and methods of computation adopted are consistent with those of the previous financial year and corresponding interim reporting period.

2 Segment information

The group predominantly operates in one business segment. Its principal activities comprise investing in listed equities and other securities in Australia, United Kingdom and Canada.

The geographic segment distribution is set out below:

	Australia	United Kingdom	Canada	Unallocated	Consolidated
	\$	\$	\$	\$	\$
Half year ended December 2008					
Total segment revenue	-	-	-	-	-
Segment result	(87,492)	(125,000)	-	-	(212,492)
Unallocated revenue less unallocated expenses					14,498
Profit/(loss) before income tax					(197,994)
 Half year ended December 2007					
Total segment revenue	830				830
Segment result	(104,679)				(104,679)
Unallocated revenue less unallocated expenses					2,858
Profit/(loss) before income tax					(100,991)

SUNVEST CORPORATION LIMITED

AND ITS CONTROLLED ENTITY

Notes to the condensed financial statements

For the half-year ended 31 December 2008

3 Other income

	Half-year	
	31 Dec 2008 \$	31 Dec 2007 \$
Sale of share rights	-	830
	<hr/>	<hr/>
	-	830

4 Income tax

The prima facie tax on the profit/(loss) before income tax is reconciled to the income tax expense/(credit) as follows:

Profit/(loss) before income tax	<u>(197,994)</u>	<u>(100,991)</u>
Prima facie tax at 30% (2007 – 30%)	(59,398)	(30,297)
Tax effect of amounts which are not deductible / (taxable) in calculating taxable income:		-
-unrealised losses on investments	-	-
- impairment losses	37,500	-
- tax losses not recognised	19,798	7,200
- Other	2,100	
Income tax expense / (credit)	<hr/>	<hr/>
	-	(23,097)

SUNVEST CORPORATION LIMITED

AND ITS CONTROLLED ENTITY

Notes to the condensed financial statements

For the half-year ended 31 December 2008

	31 Dec 2008 \$	30 June 2008 \$
5 Available-for-sale financial assets		
At the beginning of the period	18,171,546	23,200,536
Reclassification from Held-for-Trading financial assets	-	2,072,924
Additions	366,774	792,485
Disposals	-	(1,048,403)
Impairment loss written off	(125,000)	-
Revaluation deficit transferred to equity	(9,864,735)	(6,845,996)
At the end of the period	<u>8,548,585</u>	<u>18,171,546</u>
	31 Dec 2008 \$	30 June 2008 \$

6 Borrowings

Loans owing to Director	<u>3,103,750</u>	<u>3,103,750</u>
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Mr. Bruce Rowan, a director, has loaned the Company \$3,103,750 to finance the purchase of available-for-sale financial assets. This loan is unsecured and interest-free.

Mr. Rowan has advised the Company that he will not seek repayment of the loan until the Company has sufficient funds to make the repayment.

7 Contributed equity

Share capital

17,762,872 ordinary shares fully paid (30 June 2008: 17,762,872)	<u>10,453,427</u>	<u>10,453,427</u>
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There were no movements in ordinary share capital during the half-year ended 31 December 2008.

8 Contingent liabilities

The directors are not aware of any contingent liabilities which have arisen during the half-year or of any contingent liabilities outstanding at the end of the half-year.

9 Subsequent events

To the directors' knowledge, no matter or circumstance has arisen since 31 December 2008 that has significantly affected or may affect the operations of the consolidated entity, the results of those operations, or the state of affairs of the consolidated entity in future financial years.

SUNVEST CORPORATION LIMITED
AND ITS CONTROLLED ENTITY
Directors' Declaration
For the half-year ended 31 December 2008

In the opinion of the directors the attached financial statements and notes:

- (a) comply with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*; and
- (b) give a true and fair view of the consolidated entity's financial position as at 31 December 2008 and of its performance, as represented by the results of its operations and its cash flows, for the half-year ended on that date.

In the directors' opinion:

- (a) the financial statements and notes are in accordance with the *Corporations Act 2001*; and
- (b) there are reasonable grounds to believe that Sunvest Corporation Limited will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the directors.



Bruce David Burrell
Director

Dated this 27th day of February 2009
Brisbane, Queensland

TRESTON & CO

CHARTERED ACCOUNTANT

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Independent auditor's review report to the members of Sunvest Corporation Limited

Report on the half-year financial report

I have reviewed the accompanying half-year financial report of Sunvest Corporation Limited, which comprises the condensed consolidated balance sheet as at 31 December 2008, and the condensed consolidated income statement, the condensed consolidated statement of changes in equity, the condensed consolidated cash flow statement for the half-year ended on that date, other selected explanatory notes and the directors' declaration for the Sunvest Corporation Limited Group (the consolidated entity). The consolidated entity comprises Sunvest Corporation Limited (the company) and the entities it controlled during that half-year.

Directors' responsibility for the half-year financial report

The directors of the company are responsible for the preparation and fair presentation of the half-year financial report in accordance with Australian Accounting Standards (including Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the half-year 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.

Auditor's responsibility

My responsibility is to express a conclusion on the half-year financial report based on my review. I conducted my review in accordance with Auditing Standards on Review Engagements ASER 2410 *Review of an Interim Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, I have become aware of any matter that makes me believe that the financial report is not in accordance with the Corporations Act 2001 including: giving a true and fair view of the consolidated entity's financial position as at 31 December 2007 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of Sunvest Corporation Limited, ASRE 2410 requires that I comply with the ethical requirements relevant to the audit of the annual financial report.

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A review of the half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. It also includes reading the other information included with the financial report to determine whether it contains any material inconsistencies with the financial report. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable me to obtain assurance that I would become aware of all significant matters that might be identified in an audit. Accordingly, I do not express an audit opinion.

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

My review did not involve an analysis of the prudence of business decisions made by the directors or management.

Independence

In conducting my review, I have complied with the independence requirements of the *Corporations Act 2001*.

Qualification

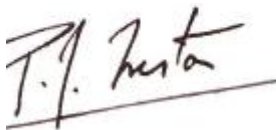
Sunvest Corporation Limited owns 44.12% of the issued capital of Valiant Investments plc (Valiant) at 31 December 2008 (at 30 June 2008 the share holding was 52%). Valiant is incorporated in the UK and is listed on the PLUS Markets Group plc. The investment in Valiant is included in available-for-sale financial assets at a fair value of \$924,594 (30/06/2008 value \$920,622). The financial statements of Valiant have not been accounted for using the equity method of accounting as the directors consider the available financial data on Valiant to be insufficient for equity accounting purposes as the last audited financial statements of Valiant were the 12 months ended 30 November 2007 which showed a loss of GBP 92,189 and net assets of GBP 231,268. Given the insufficient current reporting evidence available, I have not been able to satisfy myself as to whether the assets, liabilities and results of Valiant are properly assessed as being immaterial and as to whether they should have been included in the consolidated financial statements of Sunvest Corporation Limited.

Conclusion

Based on my review, which is not an audit, except for the above qualification, I have not become aware of any matter that makes me believe that the half-year report of Sunvest Corporation Limited is not in accordance with the *Corporations Act 2001* including:

- (a) giving a true and fair view of the consolidated entity's financial position at 31 December 2007 and of its performance for the half-year ended on that date, and
- (b) complying with Accounting Standard AASB 134 *Interim Financial Reporting and Corporations Regulations 2001*

Treston & Co



Peter Treston
Principal
Chermside, Queensland.
27 February 2009

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