

4 April 2014

Company Announcements Office Australian Securities Exchange SYDNEY NSW 2000

Appendix 4D – Half-year Report for Period ended 31 December 2013

On 25 February 2014 Eumundi Group Limited (ASX Code EBG) lodged its Appendix 4D – Halfyear report for the period ended 31 December 2013 with its Interim Financial Report attached.

There was an error in the fourth line of the "Results for announcement to the market" on page 1 of the Appendix 4D.

The line read "Profit from ordinary activities after tax attributable to members (excluding fair value adjustments) – Down 74.74% to \$172,000."

The line should have read "Profit from ordinary activities after tax attributable to members (excluding fair value adjustments) – Up 22.59% to \$776,000."

The information relating to profit contained in the Interim Financial Report is correct.

An Amended Appendix 4D and Interim Financial Report to 31 December 2013 are attached to this announcement.

Eumundi Group Limited apologises for the error.

Yours faithfully

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Leni Stanley Company Secretary

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Amended: Appendix 4D

Half-year report Period ended 31 December 2013

Name of entity

Eumundi Group Limited

ABN or equivalent company reference

30 010 947 476

Financial year ended ('current reporting period')

31 December 2013 (previous reporting period 31 December 2012)

Results for announcement to the market

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Revenues and other income from ordinary activities	Up	37.97 % to	\$13,976
Represented by: Revenues from continuing ordinary activities	Up	18.10 % to	\$11,963
Other income – gain on fair value adjustment		N/A	\$2,013
Profit from ordinary activities after tax attributable to members (excluding fair value adjustments)	Up	22.59 % to	\$776
Net profit for the period attributable to members	Up	345 % to	\$2,185

Dividends

It is not proposed to pay any dividends.

Discussion and analysis of results

Eumundi Group has delivered a net profit after tax of \$2.185 million (\$3.0 million profit before tax) compared with a profit of \$0.633 million after tax (\$0.896 million profit before tax) for the corresponding period in 2012.

Revenue and other income from ordinary activities increased to \$13.976 million from \$10.130 million in the corresponding period in 2012.

Revenue from continuing ordinary activities of \$11.963 million represents an increase of \$1.833 million in comparison to last year. The current year result includes operation of the Aspley Shopping Centre Tavern while the prior half-year result included rental income attributable to the Tavern.

Fair value adjustments on investment properties in December 2013 resulted in increments of \$2.013 million which are shown as other income in the current half year results compared to decrements of \$0.048 million shown as expenses in the prior half-year.

Expenses from continuing operations for the year were \$10.976 million compared with expenses of \$9.186 million for the corresponding period in 2012 after adjusting for the net loss on fair value adjustment of \$0.048 million. Costs of goods sold increased to \$4.757 million from \$4.211 million predominantly as a result of the operation of Publovers Aspley, retail sales growth and success of the corporate sales department which commenced in September 2012.

Discussion and analysis of results (continued)

On 11 November 2013, the company issued 141,949,690 ordinary shares following the completion of rights issue announced on 2 October 2013. These shares rank equally with existing shareholders. The issued capital following the rights issue consists of 283,899,380 ordinary shares.

Finance costs reduced by \$0.262 million to \$0.858 million due to decreased debt levels and lower interest rates as compared to the prior year.

Debt was reduced by \$6.0 million during the half year as a result of proceeds from capital raising. The company retains access to undrawn commercial bill facilities of \$7.2 million for capital works and acquisitions.

	2013	2012
NTA BACKING		
Net tangible asset backing per ordinary security	\$0.09	\$0.13

Statement

This report is based on accounts which have been subject to review.

hew Starty Date: 25 February 2014 Sign here:

Print name: Leni Stanley

EUMUNDI GROUP LIMITED

ABN 30 010 947 476

INTERIM FINANCIAL REPORT

FOR THE HALF-YEAR ENDED 31 DECEMBER 2013

This interim 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 2013 and any public announcements made by Eumundi Group Limited during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

DIRECTORS' REPORT

Your directors present their report on Eumundi Group Limited ("the Company") and the entities it controlled at the end of and during the six months ended 31 December 2013.

Directors

The following persons were directors of the Company during the whole of the half-year and up to the date of this report, unless otherwise stated:

J M Ganim G De Luca V A Wills C R McCart

Dividends

No dividends were paid or declared during or since the half-year ended 31 December 2013.

Review of Operations

In the six months ended 31 December 2013, the Group recorded a profit for the half year of \$2,185,000 (Dec 12: profit of \$633,000). During the half year the Group:

- Undertook a fully underwritten rights issue raising \$6,146,000 net of transaction costs;
- Reduced debt by \$6,000,000 with the ability to redraw for future acquisitions/capital works as and when required;
- Recognised a fair value gain on revaluation of investment properties of \$1,410,000 (net of tax);
- Acquired an additional five gaming authorities for the Ashmore Tavern;
- Recognised a fair value loss on revaluation of land and buildings of \$211,000 (net of tax);

A summary of the operations by segment is shown below.

(a) Hotel Operations

This segment comprises the Ashmore Tavern and its three detached bottle shops located on Queensland's Gold Coast and since March 2013 also includes the Publovers Aspley Tavern and one detached bottleshop in Brisbane's northern suburbs. Revenues relate to retail sales at the bottle shops and taverns, sales to restaurants and businesses through the corporate sales division, in addition to gaming revenue and bar sales at the taverns.

(b) Investment Properties

The Group's investment properties comprise Aspley Central, Aspley Arcade and Bribie Harbour Shopping Centres. Revenue from investment properties includes rent received from tenants under commercial leases.

On 11 November 2013, the company issued 141,949,690 ordinary shares following the completion of a 1:1 rights issue announced on 2 October 2013. These shares rank equally with existing shareholders. The issued capital following the rights issue consists of 283,899,380 ordinary shares.

DIRECTORS' REPORT (continued)

Significant After Balance Date Events

There are no matters or circumstances that have arisen since the end of the half-year, that have significantly affected, or may significantly affect, the operations of the Group, the results of those operations or the state of affairs of the Group in future financial years.

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.

Rounding

The Company is of a kind referred to in Class Order 98/0100, issued by the Australian Securities and Investments Commission, relating to the "rounding off" of amounts in the directors' report and financial report. Amounts in the directors' report and financial report have been rounded off to the nearest thousand dollars in accordance with that Class Order.

This report is made in accordance with a resolution of the directors.

J M Ganim Director

Dated this 25th day of February 2014



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PRIVATE AND CONFIDENTIAL

The Directors Eumundi Group Limited Level 15 10 Market Street BRISBANE QLD 4000

Auditor's Independence Declaration

As lead auditor for the review of Eumundi Group Limited for the half-year ended 31 December 2013, I declare that, to the best of my knowledge and belief, there have been:

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

This declaration is in respect of Eumundi Group Limited and the entities it controlled during the period.

PITCHER PARTNERS

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RCN WALKER Partner

Brisbane, Queensland 25 February 2014



CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2013

		\$'000	\$'000
ASSETS		·	
Current assets			
Cash and cash equivalents		1,240	972
Trade and other receivables		146	395
Inventories		1,989	1,592
Held-to-maturity investments		35	36
Other assets		407	362
Total current assets		3,817	3,357
Non-current assets			
Property, plant and equipment	3	9,688	9,917
Investment properties	4	38,700	36,650
Held-to-maturity investments		7	22
Deferred tax asset		348	886
Intangible assets	5	549	72
Total non-current assets		49,292	47,547
Total assets		53,109	50,904
LIABILITIES			
Current liabilities			
Trade and other payables		1,993	1,945
Income tax payable		99	66
Provisions		270	242
Total current liabilities		2,363	2,253
Non-current liabilities			
Borrowings	6	25,715	31,739
Total non-current liabilities		25,715	31,739
Total liabilities		28,077	33,992
Net assets		25,032	16,912
EQUITY			
Contributed equity	7	17,184	11,038
Reserves		3,347	3,558
Retained profits		4,501	2,316
Total equity		25,032	16,912

The above consolidated statement of financial position is to be read in conjunction with the accompanying notes.

EUMUNDI GROUP LIMITED AND CONTROLLED ENTITIES CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE HALF-YEAR ENDED 31 DECEMBER 2013

	Notes	31 Dec 13 \$'000	31 Dec 12 \$'000
Revenue		6 764	5 740
Sale of goods		6,761	5,719
Gaming revenue		2,993	1,936
Rental income and recoverable outgoings		1,945	2,264
Other		264	211
		11,963	10,130
Other income			
Net gain on fair value adjustment - investment properties	4	2,013	-
		13,976	10,130
Evenence			
Expenses Purchase of inventories		(4.200)	(4.250)
		(4,360) (397)	(4,359) 148
Change in inventories			_
Employee benefits expense Depreciation and amortisation		(1,836)	(1,253)
Insurance		(250)	(178)
		(47)	(45)
Operating lease rentals		(165)	(157)
Rates and taxes		(48)	(54)
Outgoings – investment properties		(410)	(461)
Net loss on fair value adjustment - investment properties	4	-	(48)
Gaming machine tax		(1,428)	(935)
Finance costs		(858)	(1,120)
Other expenses		(1,177)	(772)
Total expenses		(10,976)	(9,234)
Profit before income tax		3,000	896
		(815)	(263)
Income tax expense		· ·	
Profit for the half-year		2,185	633
Other comprehensive income			
Items that may be reclassified subsequently to profit or loss			
Fair value loss on available-for-sale financial assets		_	(6)
Income tax on items of other comprehensive income		_	2
income tax on items of other comprehensive income		-	(4)
Items that will not be reclassified subsequently to profit or loss			(-)
Fair value revaluations of land and buildings	3	(301)	654
Income tax on items of other comprehensive income	5	90	(198)
medine tax of items of other comprehensive medine		(211)	456
Other comprehensive income for the period, net of tax		(211)	452
other comprehensive income for the period, net of tax		(211)	452
Total comprehensive income for the half-year		1,974	1,085
Earnings per share for profit attributable to the ordinary equity hold company:	ers of the		
Basic and diluted earnings per share (cents per share)		1.21¢	0.45¢

The above consolidated statement of comprehensive income is to be read in conjunction with the accompanying notes.

EUMUNDI GROUP LIMITED AND CONTROLLED ENTITIES CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE HALF-YEAR ENDED 31 DECEMBER 2013

	Contributed equity	Revaluation surplus	Retained earnings	Total
	\$'000	\$'000	\$'000	\$'000
Balance at 1 July 2012	11,038	3,054	3,601	17,693
Profit for the period	-	-	633	633
Other comprehensive income – net of tax	-	452	-	452
Total comprehensive income for the period	-	452	633	1,085
Balance at 31 December 2012	11,038	3,506	4,234	18,778
Balance at 1 July 2013	11,038	3,558	2,316	16,912
Profit for the period	-	-	2,185	2,185
Other comprehensive income – net of tax		(211)	-	(211)
Total comprehensive income for the period	-	(211)	2,185	1,974
Transactions with owners in their capacity as owners Contributions of equity net of transaction				
costs and tax	7 6,146	-	-	6,146
Balance at 31 December 2013	17,184	3,347	4,501	25,032

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

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE HALF-YEAR ENDED 31 DECEMBER 2013

	Notes	31 Dec 13 \$'000	31 Dec 12 \$'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers		13,494	10,849
Payments to suppliers and employees		(11,553)	(8,534)
Interest received		16	22
Finance costs		(887)	(1,115)
Income tax paid		(49)	-
Net cash provided by operating activities	_	1,021	1,222
CASH FLOWS FROM INVESTING ACTIVITIES			
Loan to third party		-	(421)
Payments for investment properties		(13)	(7)
Payments for property, plant and equipment		(321)	(121)
Payments for intangible assets		(478)	-
Receipts from held-to-maturity investments		16	20
Net cash used in investing activities	_	(796)	(529)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from issue of shares	7	6,388	-
Payment of share issue costs	7	(345)	-
Proceeds from borrowings		300	250
Repayment of borrowings		(6,300)	(650)
Net cash provided by/(used in) financing activities	_	43	(400)
Net increase/(decrease) in cash and cash equivalents		268	293
Cash and cash equivalents at beginning of the reporting period		972	684
Cash and cash equivalents at end of the reporting period	_	1,240	977

The above consolidated statement of cash flows is to be read in conjunction with the accompanying notes.

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

1. BASIS OF PREPARATION OF INTERIM REPORT

These general purpose financial statements for the interim half-year reporting period ended 31 December 2013 have been prepared in accordance with the requirements of the *Corporations Act 2001* and Accounting Standard AASB 134: *Interim Financial Reporting*. Compliance with AASB 134 ensures that the interim financial statements and notes also comply with International Financial Reporting Standard IAS 34: *Interim Financial Reporting*.

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 2013 and any public announcements made by Eumundi Group Limited during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

The accounting policies adopted in the preparation of the consolidated interim financial statements are consistent with those adopted in the Group's annual financial report for the year ended 30 June 2013, except for the adoption of new standards and interpretations as of 1 July 2013 as disclosed in the 30 June 2013 annual financial report and noted below:

- AASB 10 Consolidated Financial Statements
- AASB 11 Joint Arrangements
- AASB 12 Disclosure of Interests in Other Entities
- AASB 13 Fair Value Measurement
- AASB 119 Employee Benefits

The adoption of the above accounting standards has not had a material impact on the financial position or performance of the Group. The adoption of AASB 13 will however give rise to additional disclosures in the Group's next annual financial report.

2. SEGMENT INFORMATION

Reportable segments

Hotel Operations - The hotel operations segment sells packaged alcoholic beverages through its retail outlets, sells food and alcoholic beverages on-premise through bars and restaurants and operates licensed gaming venues.

Investment Property - The investment segment owns and leases investment property assets to retail tenants.

Half-year to 31 Dec 2013	Hotel Operations \$'000	Investment Property \$'000	Total \$'000
Revenue	\$ 000	3 000	\$ 000
Sales to external customers	9,754	1,945	11,699
Other revenue	248	, -	248
Total segment revenue	10,002	1,945	11,947
Other revenue			16
			11,963
Results			
Segment results	812	1,535	2,347
Unallocated revenue less unallocated expe	enses		(1,360)
Fair value adjustment on investment prope	erties		2,013
Profit before income tax			3,000
Income tax expense			(815)
Profit for the half-year			2,185

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

2. SEGMENT INFORMATION (continued)

	Hotel Operations	Investment Property	Total
Half-year to 31 Dec 2012	\$'000	\$'000	\$'000
Revenue			
Sales to external customers	7,655	2,264	9,919
Other revenue	188	-	188
Total segment revenue	7,843	2,264	10,107
Other revenue/income			23
			10,130
Results			
Segment results	583	1,803	2,386
Unallocated revenue less unallocated expe	enses		(1,442)
Fair value adjustment on investment prop	erties		(48)
Profit before income tax			896
Income tax expense			(263)
Profit for the half-year			633

3. PROPERTY, PLANT AND EQUIPMENT

The basis of valuation of land and buildings is fair value being the price that would be received to sell the assets in an orderly transaction between market participants at balance date, based upon current prices in an active market for similar properties in the same location and condition.

The December 2013 and December 2012 valuations were based upon independent assessment by a member of the Australian Property Institute for bank valuation purposes.

Movement in property, plant and equipment for the half –year is as follows:

	Freehold land \$'000	Buildings \$'000	Plant and equipment \$'000	Total \$'000
Period ended 31 December 2012				
Opening net book amount	4,350	3,910	632	8,892
Revaluation increment	310	344	-	654
Additions	-	-	121	121
Depreciation charge	-	(54)	(124)	(178)
Closing net book amount	4,660	4,200	629	9,489
Period ended 31 December 2013				
Opening net book amount	4,660	4,200	1,057	9,917
Revaluation increment / (decrement)	(660)	359	-	(301)
Additions	-	-	321	321
Depreciation charge	-	(59)	(190)	(249)
Closing net book amount	4,000	4,500	1,188	9,688

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

4. INVESTMENT PROPERTIES

Overall movement in investment properties was as follows:

At 30 June	2013 \$'000 36,650	2012 \$'000 39,900
Capitalised subsequent expenditure	13	7
Straight-line rentals	24	41
Net gain / (loss) from fair value adjustment	2,013	(48)
At 31 December	38,700	39,900

The basis of valuation of investment properties is fair value being the price that would be received to sell the properties in an orderly transaction between market participants at balance date, based on current prices in an active market for similar properties in the same location and condition and subject to similar leases.

The 31 December 2013 fair value assessment for Bribie Harbour Shopping Village and Aspley Arcade Shopping Centre were based upon independent valuations made by members of the Australian Property Institute. The 31 December fair value assessment for Aspley Shopping Centre was based on directors' internal valuation.

In arriving at fair value, the Directors considered whether there was any changes to the last independent valuation and determined the fair value of each property by the capitalised income projections based upon the property's net market income

5. INTANGIBLE ASSETS

INTANGIBLE ASSETS	Hotel Licences \$'000	Gaming Authorities \$'000	Total \$'000
Period ended 31 December 2012			
Opening net book amount	74	-	74
Amortisation charge	(1)	-	(1)
Closing net book amount	73	-	73
Period ended 31 December 2013			
Opening net book amount	72	-	72
Additions	-	478	478
Amortisation charge	(1)	-	(1)
Closing net book amount	71	478	549

In July 2013 the group acquired 5 additional gaming authorities for the Ashmore Tavern at a cost of \$478,000.

NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS

6. FINANCE FACILITIES

Details of the facilities at 31 December 2013 are outlined below.

Amount Drawn (Face Value)*		Repayment Terms
31 Dec 13 \$'000	30 Jun 13 \$'000	
9,700	12,250	Interest only until expiry
12,300	12,550	Interest only until expiry
3,800	3,500	Interest only until expiry
-	3,500	Interest only until expiry
25,800	31,800	

* Used at balance date comprises the face value of bills drawn. The amount recognised in the statement of financial position is net of discounts and other transaction costs.

Commercial bill facilities expire 30 January 2015.

The group retains unrestricted access to commercial bill facilities of \$33,000,000, of which \$7,200,000 is currently undrawn.

7. CONTRIBUTED EQUITY

Movements in share capital	No. of Shares	lssue Price ¢	\$'000
Balance at 30 June 2013	141,949,690		11,038
Shares issued under Rights Issue	141,949,690	4.5	6,388
Share issue costs (net of tax)	-	-	(242)
Balance at 31 December 2013	283,899,380	_	17,184

There was no movement in share capital in the December 2012 half year.

On 11 November 2013, the company issued 141,949,690 ordinary shares following the completion of a 1:1 rights issue announced on 2 October 2013 to raise \$6,388,000 cash. These shares rank equally with existing shareholders.

8. SUBSEQUENT EVENTS

There are no matters or events that have arisen since 31 December 2013 not otherwise disclosed in the above notes that have significantly affected, or may significantly affect the consolidated entity's operations in future financial years or the results of those operations in future financial years or the state of affairs in future financial years.

9. CONTINGENCIES

There has been no material change in contingent liabilities disclosed in the 30 June 2013 financial report.

The Group has no other material contingencies.

DIRECTORS' DECLARATION

In the opinion of the directors the accompanying 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 2013 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 Eumundi Group Limited will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the directors.

J M Ganim Director

Dated this 25th day of February 2014



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INDEPENDENT AUDITOR'S REVIEW REPORT

To the Members of Eumundi Group Limited

Report on the Half-Year Financial Report

We have reviewed the accompanying half-year financial report of Eumundi Group Limited, which comprises the consolidated statement of financial position as at 31 December 2013, the consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration of the consolidated entity comprising the company and the entities it controlled at the period's end or from time to time during the half-year.

Directors' Responsibility for the Half-Year Financial Report

The directors of the company are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the half-year 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 2013 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 Eumundi Group Limited, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.





Independence

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

Conclusion

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 Eumundi Group 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 as at 31 December 2013 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.

PITCHER PARTNERS

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RCN WALKER Partner

Brisbane, Queensland 25 February 2014