

Annual Results Presentation

Financial Year Ended 30 June 2007

Agenda



- Company snapshot
- Financial results summary
- 2006-07 highlights
- The Leighton Holdings investment
- Outlook
- Landmark projects



Company Snapshot



- Brisbane-based, listed company (ASX:DVN)
- Current national pipeline of land developments and projects which, when completed and sold, will have an end value exceeding \$2 billion
- National land bank of 4,580 lots at 30/6/07, a 51% increase on June 2006 – on track to exceed 10,000 lots by 2010
- Operations – housing, land development, medium density and high-rise residential units, commercial and in-house construction division
- Operations in QLD, VIC and SA
- Current shares on issue: 236.8 million following issue of 94.7M new shares (Leighton Holdings investment)
- Since listing in November 1993, Devine has developed more than 16,000 homes and 2,745 units.



Financial Results



- **Results summary:**

- After tax profit of \$21.367M, a 13.2% increase on previous year
- Revenue of \$548M
- Final dividend of 4.0 cents per share fully franked, payable on 18 October 2007. Will result in a full year dividend of 8.0 cents per share fully franked.



Financial Results



	June 2007 Year Ended \$000's	June 2006 Year Ended \$000's
Revenue	547,972	550,816
Operating profit before tax	30,895 (+14.7%)	26,930
Net Profit After Tax Attributable to Shareholders	21,367 (+13.2%)	18,870
EPS Basic	14.3 cents	14.4 cents
EPS Diluted	13.8 cents	14.1 cents
Final Dividend (Fully Franked)	4.0 cents	4.0 cents
Full Year Dividend (Fully Franked)	8.0 cents	8.0 cents

Financial Results



- Housing operations affected by record low housing affordability and delays in delivery and registration of land projects
- Biggest impact on first homebuyer market
- Devine has offset impact by revising strategy to now target investors and 2nd home buyers and sell a portion of developed residential land to other builders
- Fall in Housing Division revenue exacerbated by delays in securing registration on land estates, resulting in revenues and profits deferred to 2007-08
- Devine is well positioned to participate in upturn when it occurs. Current national housing market in undersupply by 20,000 dwellings per annum.
- Currently dwelling commencements at 145,000 per annum underlying demand at 165,000 per annum. Dwelling commencements expected to peak at 190,000 in 2010-2012.



2006 - 07 Highlights



- Leighton Holdings' acquired 40% stake, injecting \$95.6 million in equity
- Settlement of all 401 units in Festival Towers project in Brisbane's CBD
- Completion of Charlotte Towers residential development in Brisbane's CBD. Settlements achieved on 92.7% of the 416 units as at 30/06/07, 100% settlement expected in September quarter



2006 - 07 Highlights



- Devine Constructions commenced work on the company's first CBD office tower in Brisbane at 333 Ann Street. More than 80% of the building is either pre-leased or under negotiation, 12 months ahead of completion
- Sale of First Permanent Financial Services Pty Ltd to Merrill Lynch
- Attained green light for Hideaway @ Currumbin project. Now considering possible sale of the site, following several off-market approaches



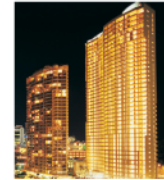
2006 - 07 Highlights



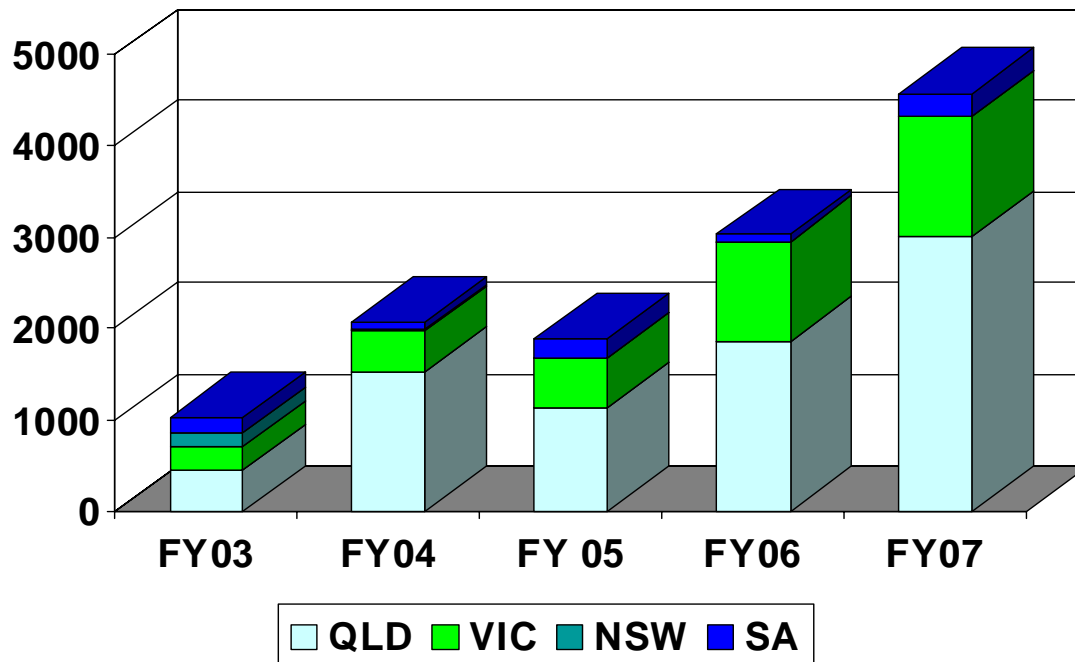
- Secured control of a number of future development sites in Brisbane and Melbourne
- Announcement in May 2007 of further diversification via the proposed acquisition of specialist body corporate and property management company SSKB Pty Ltd for \$13.5 million
- Key senior appointments in Town Planning, Commercial/Industrial Division and Land Development.



2006 - 07 Highlights



Land Owned / Controlled



Leighton Investment



- Leighton Holdings' investment will enable Devine to continue to fast-track its diversification program and undertake further geographic expansion in the medium term
- In addition to the equity investment in the company, Leighton and Devine are committed to exploring joint venture development opportunities.



2007- 08 Outlook



- Positive outlook for 2007-08
- Investment by Leighton Holdings has identified a number of joint venture opportunities
- Further diversification to occur through pending acquisition of SSKB Pty Ltd in September
- Completion of first CBD office development at 333 Ann Street in Brisbane's CBD
- Expressions of interest close in September 07 for Hideaway @ Currumbin site
- Devine is well-positioned to participate in market upturn when housing recovers
- On track to achieve goal of exceeding control of 10,000 lots by mid 2010.



2007- 08 Outlook



Future development opportunities include:

- Hideaway at Currumbin - up market residential value \$500M
- Hamilton Harbour - mixed use value \$400M
- 131-135 Bourke Street, Melbourne - high rise hotel value \$130M
- 99 Mary Street, Brisbane CBD - strata title office value \$93M
- 15 Butterfield Street, Herston - commercial value \$72M
- Carrington Site, Cnr Alice & Albert Streets, Brisbane CBD - boutique 6 star hotel and high end residential 2 towers value \$650M

Work is expected to commence on the \$400M mixed-use development Hamilton Harbour, adjacent to the new cruise ship terminal at Hamilton in Brisbane's fringe, in early 2008.



Landmark Projects



Victoria Point Docklands, Melbourne



Landmark Projects



Festival Towers, Brisbane CBD



Landmark Projects



Charlotte Towers, Brisbane CBD



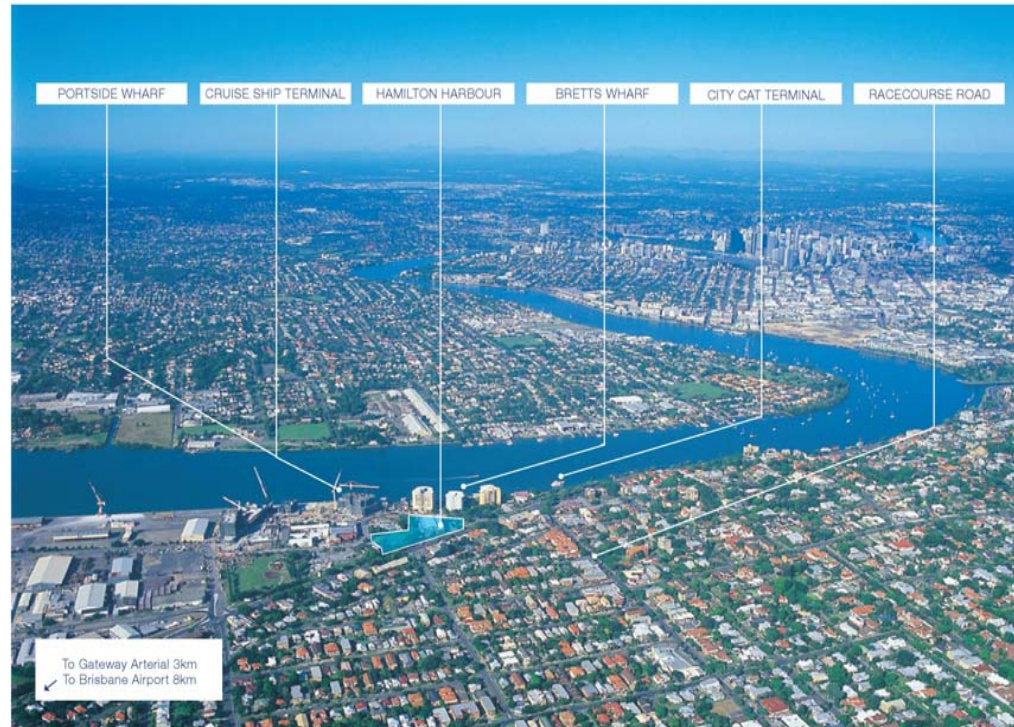
Landmark Projects



333 Ann Street, Brisbane CBD



Landmark Projects



Hamilton Harbour, Inner Brisbane



Landmark Projects



Carrington, Alice Street, Brisbane CBD



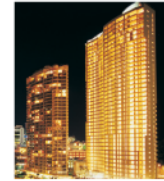
Landmark Projects



Edgewater, Coomera, northern Gold Coast



Landmark Projects



Maclaren, Adelaide

