

DIRECTORS' REPORT
FOR THE YEAR ENDED 30 JUNE 2009

Your Directors present their report for Greenock Vines Limited ("the company") for the financial year ended 30 June 2009.

Directors

The names of Directors in office at any time during or since the end of the year are:

Mario De Francesco
Luciano Signore
Antonio De Francesca

Directors have been in office since the start of the financial year to the date of this report unless otherwise stated.

Company Secretary

The following person held the position of company secretary at the end of the financial year:
Linden Huxtable –

Qualifications: Professional Accountant of the National Institute of Accountants,
Senior Associate of the Financial Services Institute of Australasia, Associate of the Executor
and Trustee Institute.

Experience: Employed in the Trustee Industry for over 32 years in various Management positions.

Principal Activities

The principal activities of the company during the financial year was holding land for the Greenock Vines Project.

There were no significant changes in the nature of the company's principal activities during the financial year.

Operating Results

The result of the Company after providing for income tax is a profit of \$5,037 (2008: loss of \$39,171).

Dividends Paid Or Recommended

No dividend has been paid or declared since the commencement of the financial year.

Review Of Operations

The company continued to hold land for the Greenock Vines Project. The company has adopted valuations for its vineyard properties during the year to better reflect the value in the company of the assets it controls. As a consequence the directors have elected to restate the prior year comparatives to ensure consistency between the years.

DIRECTORS' REPORT (CONT)
FOR THE YEAR ENDED 30 JUNE 2009

Significant Changes In State Of Affairs

No significant changes in the state of affairs of the company occurred during the financial year.

After Balance Date Events

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations or the state of affairs of the company in future financial years.

Future Developments

Likely developments, future prospects and business strategies of the operations of the company and the expected results of those operations have not been included in this report as the directors believe, on reasonable grounds, that the inclusion of such information would be likely to result in unreasonable prejudice to the company.

Environmental Issues

The company's operations are not subject to any significant environmental regulations under the Law of the Commonwealth or State.

Information On Directors

Mario De Francesco - Executive Director

Mario has a Masters degree in Business Administration and Diplomas in Financial Advising and Financial Services. He is also a Fellow of the National Institute of Accountants, the Taxation Institute of Australia, Associate of the Financial Planning Association, and Senior Associate of the Financial Services Institute of Australasia.

Mario has 27 years experience in accounting, taxation, company management, financial planning and securities. He has 18 years experience as a director of companies which have managed prescribed interest and managed investment schemes.

Responsibilities -Chairman of the Board of Directors, Finance and Marketing

DIRECTORS' REPORT (CONT)
FOR THE YEAR ENDED 30 JUNE 2009

Information On Directors (cont)

Luciano Signore - Executive Director

Luciano is a Fellow of the Professional National Accountant's Association and the Taxation Institute of Australia. He is also a Certified Financial Planner with a Diploma in Financial Planning.

Luciano has 22 years experience in company management, taxation accounting and financial planning. He has 18 years experience as a director of companies which have managed prescribed interest and managed investment schemes.

Responsibilities - Finance and Property Management

Antonio De Francesca - Executive Director

Antonio is a Fellow of the Taxation Institute of Australia and Associate of the Financial Planning Association and a Certified Practising Accountant with a Bachelor of Economics.

Antonio has 25 years experience in the accounting profession including auditing. He has 12 years experience as a director of companies which have managed prescribed interest and managed investment schemes.

Responsibilities - Finance, Marketing and Audit

Remuneration Report

No amounts were paid by the company to Directors in respect of the year ended 30 June 2009.

Barossa Vines Limited, a related entity, is the responsible entity for ten managed investments schemes. The amount of remuneration paid by the Responsible Entity and its related parties to the Directors in connection with their responsibilities for each individual scheme and their responsibilities as Directors of Greenock Vines Limited is not separately identifiable.

Meetings of Directors

Director	Number eligible to attend	Number attended
Mario De Francesco	3	3
Luciano Signore	3	3
Antonio De Francesca	3	3

DIRECTORS' REPORT (CONT)
FOR THE YEAR ENDED 30 JUNE 2009

Indemnifying Officers or Auditor

During or since the end of the financial year the company has not given an indemnity or entered an agreement to indemnify, or paid or agreed to pay insurance premiums for its present or former officers or auditors of the company, or a related body corporate.

Options

The company has not at any time granted options over the unissued shares of the Company.

Non-Audit Services and Auditor's Independence Declaration

Grant Thornton, in its capacity as auditor for Greenock Vines Limited, has not provided any non-audit services to the Company throughout the reporting period.

A copy of the auditor's independence declaration for the year ended 30 June 2009 has been received and can be found on page 5 of this Financial Report.

Proceedings on behalf of the Company

No person has applied for leave of Court to bring proceedings on behalf of the company or intervene in any proceedings to which the company is a party for the purpose of taking responsibility on behalf of the company for all or any part of those proceedings.

The company was not party to any such proceedings during the year.

Signed in accordance with a resolution of the Board of Directors.


Director:
Luciano Signore


Director:
Mario De Francesco

Signed at Payneham this 4th day of November 2009



Grant Thornton

Level 1,
67 Greenhill Rd
Wayville SA 5034
GPO Box 1270
Adelaide SA 5001

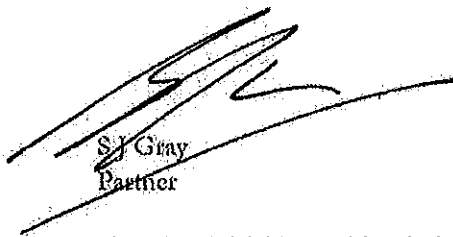
T 61 8 8372 6666
F 61 8 8372 6677
E info@gtsa.com.au
W www.granthornton.com.au

**AUDITOR'S INDEPENDENCE DECLARATION
TO THE DIRECTORS OF GREENOCK VINES LIMITED**

In accordance with the requirements of section 307C of the Corporations Act 2001, as lead auditor for the audit of Greenock Vines Limited for the year ended 30 June 2009, I declare that, to the best of my knowledge and belief, there have been:

- a No contraventions of the auditor independence requirements of the Corporations Act 2001 in relation to the audit; and
- b No contraventions of any applicable code of professional conduct in relation to the audit.

GRANT THORNTON
South Australian Partnership
Chartered Accountants



S.J. Gray
Partner

Signed at Adelaide on this 4th day of November 2009

Grant Thornton South Australian Partnership ABN 27 244 906 724
a subsidiary or related entity of Grant Thornton Australia Ltd ABN 41 127 556 383

Grant Thornton Australia Limited is a member firm within Grant Thornton International Ltd. Grant Thornton International Ltd and the member firms are not a worldwide partnership. Grant Thornton Australia Limited, together with its subsidiaries and related entities, delivers its services independently in Australia.

Liability limited by a scheme approved under Professional Standards Legislation

GREENOCK VINES LIMITED
ACN 081 666 104

INCOME STATEMENT
FOR THE YEAR ENDED 30 JUNE 2009

	Note	2009 \$	2008 Restated \$
Revenue	2	84,173	55,917
Administration expenses	13	(70,000)	(36,363)
Rates and taxes		(2,552)	(2,708)
Other expenses		(4,426)	(6,130)
Fair value movement - biological assets	8	-	(36,330)
Profit/(Loss) before income tax expense	3	7,195	(25,614)
Income tax (expense)/benefit	4	(2,159)	7,684
Net Profit/(loss) attributable to members of the entity		<u>5,037</u>	<u>(17,930)</u>

The accompanying notes form part of these financial statements.

GREENOCK VINES LIMITED
ACN 081 666 104

BALANCE SHEET
AS AT 30 JUNE 2009

	Note	2009	2008
		\$	Restated \$
CURRENT ASSETS			
Cash and cash equivalents	5	831	142
Trade and other receivables	6	352,105	354,621
TOTAL CURRENT ASSETS		<u>352,936</u>	<u>354,763</u>
NON-CURRENT ASSETS			
Property, plant & equipment	7	273,105	273,105
Biological assets	8	1,126,895	1,126,895
TOTAL NON-CURRENT ASSETS		<u>1,400,000</u>	<u>1,400,000</u>
TOTAL ASSETS		<u>1,752,936</u>	<u>1,754,763</u>
CURRENT LIABILITIES			
Trade and other payables	9	11,606	14,419
Current tax liabilities		1,560	5,610
TOTAL CURRENT LIABILITIES		<u>13,166</u>	<u>20,029</u>
NON-CURRENT LIABILITIES			
Deferred tax liability	10	356,223	356,223
TOTAL NON CURRENT LIABILITIES		<u>356,223</u>	<u>356,223</u>
TOTAL LIABILITIES		<u>369,389</u>	<u>376,252</u>
NET ASSETS		<u>1,383,548</u>	<u>1,378,512</u>
EQUITY			
Issued capital	11	467,813	467,813
Reserves		45,162	45,162
Retained earnings		870,573	865,537
TOTAL EQUITY		<u>1,383,548</u>	<u>1,378,512</u>

The accompanying notes form part of these financial statements.

STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2009

	Note	Issued Capital "A" Class Shares \$	"B" Class Shares \$	Retained Earnings \$	Asset Revaluation Reserve \$	Total \$
Balance 1 July 2007		300	500,000	69,209	-	569,509
Retrospective adjustment - change in accounting policy and correction of error	20	-	(32,487)	814,258	66,403	848,174
Balance 1 July 2007 - restated		300	467,513	883,467	66,403	1,417,683
Revaluation decrements		-	-	-	(21,241)	(21,241)
Net loss for the year		-	-	(17,930)	-	(17,930)
Issue of shares during the year		-	-	-	-	-
Balance 30 June 2008 - restated		300	467,513	865,537	45,162	1,378,512
Net profit/(loss) for the year		-	-	5,037	-	5,037
Balance 30 June 2009		300	467,513	870,573	45,162	1,383,548

GREENOCK VINES LIMITED
ACN 081 666 104

CASHFLOW STATEMENT
FOR THE YEAR ENDED 30 JUNE 2009

	Note	2009 \$	2008 \$
Cash flows from operating activities			
Receipts from customers		53,386	111,104
Payments to suppliers and employees		(83,841)	(111,391)
Interest received		-	6,762
Finance costs		33,303	-
Income tax paid		(2,159)	(3,514)
Net cash inflow/(outflow) from operating activities	15	690	2,961
Cash flow from financing activities			
Repayment of borrowings		-	(5,000)
Net cash inflow/(outflow) from financing activities		-	(5,000)
Net increase/(decrease) in cash held		690	(2,039)
Cash at the beginning of the financial year		142	2,181
Cash at the end of the financial year	5	832	142

The accompanying notes form part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

NOTE 1 - STATEMENT OF ACCOUNTING POLICIES

The financial report is a general purpose financial report that has been prepared in accordance with Australian Accounting Standards, including Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board and the Corporations Act 2001.

Greenock Vines Limited is a company limited by shares, incorporated and domiciled in Australia.

The financial report was authorised for issue on the 30 October 2009 by the board of directors.

Basis of Preparation

Reporting basis and conventions

The financial report has been prepared on an accruals basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets.

The accounting policies set out below have been consistently applied to all years presented unless otherwise stated.

(a) Compliance With IFRS

Australian Accounting Standards include Australian equivalents to International Financial Reporting Standards (AIFRS). Compliance with AIFRS ensures that the financial statements and notes of the company comply with International Financial Reporting Standards (IFRS).

(b) Income Tax

The charge for income tax expense is based on the profit/(loss) for the year adjusted for any non-assessable or disallowed items. It is calculated using the tax rates that have been enacted or are substantially enacted by the balance date.

Deferred tax is accounted for using the balance sheet liability method in respect of temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. No deferred income tax will be recognised from the initial recognition of an asset or liability, excluding a business combination, where there is no effect on accounting or taxable profit or loss.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or liability is settled. Deferred tax is credited in the income statement except where it relates to items that may be credited directly to equity, in which case the deferred tax is adjusted directly against equity.

Deferred income tax assets are recognised to the extent that it is probable that future tax profits will be available against which deductible temporary differences can be utilised.

The amount of benefits brought to account or which may be realised in the future is based on the assumption that no adverse change will occur in income taxation legislation and the anticipation that the entity will derive sufficient future assessable income to enable the benefit to be realised and comply with the conditions of deductibility imposed by the law.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

NOTE 1 - STATEMENT OF ACCOUNTING POLICIES (CONT)

(c) Cash and cash Equivalents

Cash includes cash on hand and in banks or financial institutions, investment in money market instruments maturing within less than two months, net of bank overdrafts.

(d) Revenues

Revenue from services is recognised upon rendering of services to the customer/grower.

Sale of non-current assets

The gross proceeds of non-current asset sales are included as revenue at the date control of the asset passes to the buyer, usually when an unconditional contract of sale is signed.

The gain or loss on disposal is calculated as the difference between the carrying amount of the asset at the time of disposal and the net proceeds on disposal.

Any related balance in the asset revaluation reserve is transferred to retained earnings on disposal.

Biological assets

Increments or decrements in the net market values of grape vines are recognised as revenues or expenses in the income statement in the financial year in which they occur. The net increment or decrement in total net market value of grape vines is determined as the difference between the net market value at the beginning of the year and at the end of the year, less costs incurred during the financial year to acquire and plant vines. Expenses of maintaining the grape vines are recognised as expenses when incurred. Therefore, these expenses are not included in the determination of the net increment in net market values.

Interest revenue is recognised on a proportional basis taking into account the interest rates applicable to the financial assets.

Lease revenue is recognised on a straight-line basis over the period of the lease term so as to reflect a constant periodic rate of return on the net investment.

All revenue is stated net of the amount of goods and services tax (GST).

(e) Trade receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Trade receivable are generally due for settlement within 30 days.

(f) Trade and other payables

These amounts represent liabilities for goods and services provided to the company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

(g) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

NOTE 1 - STATEMENT OF ACCOUNTING POLICIES (CONT)

(h) **Borrowings**

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the income statement over the period of the borrowings using the effective interest method. Fees paid on the establishment of loan facilities, which are not an incremental cost relating to the actual draw-down of the facility, are recognised as prepayments and amortised on a straight-line basis over the term of the facility. Borrowing costs are expensed.

(i) **Financial Instruments**

Recognition and Initial Measurement

Financial instruments, incorporating financial assets and financial liabilities, are recognised when the entity becomes a party to the contractual provisions of the instrument. Trade date accounting is adopted for financial assets that are delivered within timeframes established by marketplace convention.

Financial instruments are initially measured at fair value plus transactions costs where the instrument is not classified as at fair value through profit or loss. Transaction costs related to instruments classified as at fair value through profit or loss are expensed to profit or loss immediately. Financial instruments are classified and measured as set out below.

Derecognition

Financial assets are derecognised where the contractual rights to receipt of cash flows expires or the asset is transferred to another party whereby the entity no longer has any significant continuing involvement in the risks and benefits associated with the asset. Financial liabilities are derecognised where the related obligations are either discharged, cancelled or expire. The difference between the carrying value of the financial liability extinguished or transferred to another party and the fair value of consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Classification and Subsequent Measurement

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and are subsequently measured at amortised cost using the effective interest rate method.

Fair value

Fair value is determined based on current bid prices for all quoted investments. Valuation techniques are applied to determine the fair value for all unlisted securities, including recent arm's length transactions, reference to similar instruments and option pricing models.

Impairment

At each reporting date, the Company's Directors assess whether there is objective evidence that a financial instrument has become impaired. In the case of available-for-sale financial instruments, a prolonged decline in the value of the instrument is considered to indicate an impairment has arisen. Impairment losses are recognised in the income statement.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

NOTE 1 - STATEMENT OF ACCOUNTING POLICIES (CONT)

(j) Impairment of Assets

At each reporting date, the directors review the carrying values of its tangible and intangible assets to determine whether there is any indication that those assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, is compared to the asset's carrying value. Any excess of the assets's carrying value over its recoverable amount is expensed to the income statement.

Where it is not possible to estimate the recoverable amount of an individual assets, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs.

(k) Property, Plant and Equipment

Each class of property, plant and equipment is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

Property

Freehold land is shown at fair value (being the amount for which an asset could be exchanged between knowledgeable willing parties in an arm's length transaction), based on periodic, but at least triennial, valuations by external independent valuers. In the interim period the directors may also value freehold land based on available market data.

Increases in the carrying amount arising on revaluation of land are credited to a revaluation reserve in equity. Decreases that offset previous increases of the same asset are charged against fair value reserves directly in equity; all other decreases are charged to the income statement.

Any accumulated depreciation at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

Plant and equipment

Plant and equipment are measured on the cost basis less accumulated depreciation and impairment losses.

The carrying amount of plant and equipment is reviewed annually by directors to ensure it is not in excess of the recoverable amount. The recoverable amount is assessed on the basis of the expected net cash flows that will be received from the assets' employment and subsequent disposal. The expected net cash flows have been discounted to their present values in determining recoverable amounts.

Depreciation

The depreciable amount of all fixed assets but excluding freehold land, is depreciated on a straight-line basis over the assets' useful life to the Company commencing from the time the asset is held ready for use.

The depreciation rates used for each class of depreciable assets are:

Class of Fixed Asset	Depreciation Rate
Land improvements including irrigation and dams	20 years

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

NOTE 1 - STATEMENT OF ACCOUNTING POLICIES (CONT)

(k) Property, Plant and Equipment (Cont)

The assets' residual values and useful life are reviewed, and adjusted if appropriate, at each balance sheet date. An asset's carrying amount is written down immediately to its recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the income statement. When revalued assets are sold, amounts included in the revaluation reserve relating to that asset are transferred to retained earnings.

(l) Biological Assets

Grape vines are valued at net market value. The net market value of grape vines has been determined by directors as the difference between the net present value of the pre-tax cash flows expected to be generated by the produce harvested from the grape vines discounted at a current market determined rate which reflects the risks associated with the vineyard, the net market value of the other integral fixed assets associated with the vineyard and the land on which the vines are growing.

In determining the net market value, directors have had regard to certain assumptions including the market price, yield and quality of the grapes. The values are confirmed by periodic, but at least triennial, valuations by external independent valuers. Grape vines are not depreciated.

(m) Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the entity and that are believed to be reasonable under the circumstances.

Biological Assets

Grape vines are recorded at net market value. The basis of this valuation is discussed in Note 8.

(n) New Accounting standards and interpretations

Certain new accounting standards and interpretations have been published that not mandatory for 30 June 2009 reporting periods.

The Directors have not elected to early adopt of any of the below reporting requirements and are at the opinion that these requirements will have no material effect on the company's financial statements.

(i) AASB 8 Operating Segments and AASB 2007-3 Amendments to Australian Accounting Standards arising from AASB 8 [AASB5, AASB6, AASB 102, AASB 107, AASB 119, AASB 127, AASB134, AASB 136, AASB 1023, AASB 1038]

AASB 8 and AASB 2007-3 are effective for annual reporting periods commencing on or after 1 January 2009.

(ii) Revised AASB 123 Borrowing Costs and AASB 2007-6 Amendments to Australian Accounting Standards arising from AASB 123 [AASB 1, AASB 101, AASB 107, AASB 111, AASB 116 & AASB 138 and Interpretations 1 & 12]

Revised AASB 123 is applicable to annual reporting periods commencing on or after 1 January 2009.

(iii) Revised AASB 101 Presentation of Financial Statements and AASB 2007 8 Amendments to Australian Accounting Standards arising from AASB 101

A revised AASB 101 was issued in September 2007 is applicable for annual reporting periods beginning on or after 1 January 2009.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

NOTE 1 - STATEMENT OF ACCOUNTING POLICIES (CONT)

(n) New Accounting standards and interpretations (Cont)

(iv) AASB 2008-1 Amendments to Australian Accounting Standard - Share-based Payments: Vesting Conditions and Cancellations

AASB 2008-1 was issued in February 2008 and will become applicable for annual reporting periods beginning on or after 1 January 2009.

(v) Improvements to Australian Accounting Standards: AASB 2008-5 and AASB 2008-6

In July 2008, the AASB issued a number of improvements to existing Australian Accounting Standards Standards. The amendments will generally apply to financial reporting periods commencing on or after 1 January 2009, except for some changes to AASB 5 Non-current Assets Held for Sale and Discontinued Operations regarding the sale of the controlling interest in a subsidiary which will apply from 1 July 2009.

(o) Comparative Figures

When required by accounting standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

	Note	2009 \$	2008 Restated \$
NOTE 2 - REVENUE			
Lease fees charged to related company	13	50,870	49,155
Interest received		33,303	6,762
		<u>84,173</u>	<u>55,917</u>

NOTE 3 - PROFIT BEFORE INCOME TAX

Included in the following expenses are:

Other expenses			
Remuneration of auditor - audit of financial report		4,000	4,000
Administration expenses			
Management fee paid/payable to parent entity	13	70,000	36,363

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

	Note	2009	2008
		\$	Restated \$
NOTE 4 - INCOME TAX EXPENSE			
Current tax expense/(benefit)		2,159	-
Deferred tax expense/(benefit)		-	(7,684)
Total tax expense/(benefit)		<u>2,159</u>	<u>(7,684)</u>

The prima facie tax payable on ordinary activities before income tax is reconciled to income tax as follows:

Operating profit/(loss) before income tax		7,195	(25,614)
Prima facie tax payable/(benefit) on loss from ordinary activities before income tax at 30%		2,159	(7,684)
Income tax attributable to operating profit		<u>2,159</u>	<u>(7,684)</u>

NOTE 5 - CASH AND CASH EQUIVALENTS

Cash at bank		831	142
--------------	--	-----	-----

Cash at bank is non interest bearing.

NOTE 6 - TRADE AND OTHER RECEIVABLES

Amounts due from parent entity		352,105	300,551
Amounts due from director related entities	13	-	54,070
		<u>352,105</u>	<u>354,621</u>

Receivables from a related party are unsecured, interest free and are receivable on demand. At 30 June 2009, no receivables are past due but not impaired.

NOTE 7 - PROPERTY, PLANT & EQUIPMENT

Land			
- At independent valuation - 2008		-	273,105
- At directors valuation - 2009		273,105	-
		<u>273,105</u>	<u>273,105</u>
Total property, plant and equipment		<u>273,105</u>	<u>273,105</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

	Freehold Land	Vineyard Infrastructure	Total
NOTE 7 - PROPERTY, PLANT & EQUIPMENT (CONT)			
Movement in the carrying amounts for property, plant and equipment between the beginning and end of the current financial year is as follows:			
Balance at 1 July 2007	208,589	-	208,589
Additions	-	-	-
Revaluation increments / (decrements)	64,516	-	64,516
Balance at 30 June 2008	273,105	-	273,105
Additions	-	-	-
Revaluation increments / (decrements)	-	-	-
Depreciation	-	-	-
Balance at 30 June 2009	273,105	-	273,105

The land acts as security for a Bank SA facility entered into by the parent company. Additional details are included at note 19.

The land was valued at 30 June 2009 by the Directors (2008: by independent valuer on 23 October 2007). The directors valuation was arrived at by comparing the carrying value of land with recent open market land sales in the locality where the land is situated. There was no increment or decrement to the carrying value of land in the 2009 financial year.

	2009 \$	2008 Restated \$
NOTE 8 - BIOLOGICAL ASSETS - GRAPEVINES		
(a) Net market value of grapevines		
Balance at beginning of year	1,126,895	1,163,225
Movements in fair value	-	(36,330)
Total	1,126,895	1,126,895

Fair Value

Vineyard Property, South Australia

The directors have determined that the valuation of the vineyard property (land, improvements and vines) for the purpose of this financial report is \$1,400,000 (2008: \$1,400,000) on the basis of the unencumbered freehold value of the vineyard at 30 June 2009.

Land and grapevines are recorded at net market value. The carrying amount of valuation improvements to non-current assets is initially recorded at the previous year's fair value less depreciation and any impairment, which is compared to market value at the end of the financial year and an adjustment to market value is made. The grapevines are biological assets, measured on a net market value basis. The director's valuation separated the assets between biological assets and non-biological assets for the purposes of Accounting Standard AASB 141.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

NOTE 8 - BIOLOGICAL ASSETS - GRAPEVINES (CONT)

To assist the directors in their assessment of fair value, a formal valuation of the vineyard valuation was performed in October 2007 by Colin Pickett from Gaetjens Pickett Valuers an independent valuer. The valuation states that the market value of the vineyard excluding the benefits and obligations attaching to the leases with Barossa Vines Ltd and the Growers was \$1,400,000. The directors have considered this independent valuation in conjunction with the acquisition of land during the period, other pertinent facts present in the wine industry, the continued environmental difficulties and recent open market vineyard sales within the locality when determining fair value.

The vineyard assets are carried at fair value and no impairment charges have been recognised. Costs to realise the assets at the end of projects are considered to be immaterial after discounting.

The directors have reviewed the discounted present value of the properties including the benefits and obligations of the leases with Barossa Vines Limited and the Growers as at 30 June 2009. This rental income plus the residual site value at the end of the project is not significantly different from the unencumbered freehold value.

The assumptions applied in the calculation of fair value are:

- (i) 100% of the vines are currently mature and will be productive for periods up to 100 years per vine;
- (ii) Vineyard operating costs continue at their current total in real terms;
- (iii) Grape revenues remain consistent with grape prices firming over time;
- (iv) A discount rate of 15% applied to pre-tax cashflows

Description of assets

Physical quantity of vines owned	18,600	18,600
Hectares of vineyard owned	20	20
Tonnage of grape harvested	55	163

NOTE 9 - TRADE AND OTHER PAYABLES

Unsecured liabilities

	2009	2008
	\$	Restated \$
GST payable	7,606	10,419
Sundry creditors	4,000	4,000
	<u>11,606</u>	<u>14,419</u>

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

	Note	2009 \$	2008 Restated \$
NOTE 10 - DEFERRED TAX LIABILITIES			
Timing differences attributable to:			
- Biological Assets		338,069	338,069
- Land revaluation		19,354	19,354
- Accrued expenses		(1,200)	(1,200)
Total deferred tax liabilities		<u>356,223</u>	<u>356,223</u>

NOTE 11 - ISSUED CAPITAL

Paid Up Capital

Fully Paid A Class Shares		300	300
B Class Shares Paid to \$1		467,513	467,513
		<u>467,813</u>	<u>467,813</u>

A Class Shares have voting powers and are not entitled to a dividend until the period commencing 15 years after issue. The issue price per share of \$1 is payable at the time of allotment. Should the company or property be sold, A Class Shareholders participate in the proceeds only to the extent of their proportional ownership.

B Class Shares are non-cumulative preference shares with a deferred right to dividends. The issue price of each B Class Share is \$2,500, with \$1 payable at the time of application and the balance of \$2,499 due after five years. Dividends are limited to an amount of \$500 per annum per share. Should the company or property be sold, B Class Shareholders participate in the net proceeds from the sale of any surplus assets or any surplus profits.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

NOTE 12 - CAPITAL MANAGEMENT

Management controls the capital of the company in order to maintain a good debt to equity ratio, provide the shareholders with adequate returns and ensure that the company can fund its operations and continue as a going concern.

The company's debt and capital includes ordinary share capital and financial liabilities, supported by vineyard land and plant.

There are no externally imposed capital requirements.

Management effectively manages the company's capital by assessing the company's financial risks and adjusting its capital structure in response to changes in these risks and in the market. These responses include the management of debt levels, distributions to shareholders and share issues.

There have been no changes to the strategy adopted by management to control the capital of the company since prior year, which is to maintain a gearing ratio of less than 1. The gearing ratio's for the years ended 30 June 2009 and 30 June 2008 are as follows:

	Note	2009	2008
		\$	Restated
			\$
Total borrowings		11,606	14,419
Less cash and cash equivalents		(831)	(142)
Net debt		<u>10,775</u>	<u>14,277</u>
Total equity		<u>1,383,548</u>	<u>1,378,512</u>
Total capital		<u>1,394,323</u>	<u>1,392,789</u>
Gearing ratio		0.01	0.01

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

2009
\$

2008
Restated
\$

NOTE 13 - RELATED PARTY TRANSACTION

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

(a) Transactions with related parties:

Director-related entities

Interest received

Interest is received from Australian Vines Ltd (the parent company) on loans outstanding at a rate of 10% per annum.

- 6,626

Administration fees

Australian Vines Limited

70,000 36,363

Lease fees

Lease fees are derived from leasing property to Barossa Vines Ltd who licences the property to participants in the Greenock Vines Project Managed Investment Scheme.

50,870 49,155

(b) Amounts (payable to) / receivable from related entities:

Parent company - Australian Vines Limited

352,105 300,551

Director-related Entities - Barossa Vines Ltd

- 54,070

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

NOTE 14 - FINANCIAL INSTRUMENTS

The company's activities expose it to a variety of financial risks: Market risk (interest rate), Credit risk and Liquidity risk.

The Directors meet on a regular basis to analyse financial risk exposure and to evaluate treasury management strategies in the context of the most recent economic conditions and forecasts.

(a) Market risk

Interest rate risk

The financial instruments are subject to changes of market interest rate and effective weighted average interest rate on classes of financial assets and liabilities are as follows:

	Weighted Average Effective Interest Rate 2009	Weighted Average Effective Interest Rate 2008	Floating Interest Rate 2009	Floating Interest Rate 2008	Non Interest Bearing 2009	Non Interest Bearing 2008	Total 2009	Total 2008
Financial Assets								
Cash	-	-	831	142	-	-	831	142
Receivables	-	-	-	-	352,105	354,621	352,105	354,621
Total Financial Assets			831	142	352,105	354,621	352,936	354,763
Financial Liabilities								
Payables	-	-	-	-	4,000	4,000	4,000	4,000
Total Financial Liabilities			-	-	4,000	4,000	4,000	4,000

The interest rate risk on cash, receivables and payables are immaterial in terms of the possible impact on profit or loss or equity and no sensitivity analysis is done.

(b) Credit risk

The maximum exposure to credit risk, excluding the value of any collateral or other security, at balance sheet date to recognise financial assets is the carrying amount, net of any provisions for doubtful debts, as disclosed in the balance sheet and notes to the financial statements.

The company's credit risk exposures are the balances held with bank and the outstanding receivables. The company minimised credit risk exposure by depositing with licenced and reputable banks and financial institutions. The company's only receivables are with related party of nil (2008: \$354,621).

(c) Liquidity risk

The Directors manage the liquidity risk by continuously monitoring cashflows and ensuring that adequate unutilised borrowing facilities are maintained.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

NOTE 14 - FINANCIAL INSTRUMENTS (CONT)

(d) Fair values

The carrying value less impairment provision of receivables and payables are assumed to approximate their fair value due to their short term nature.

The fair value of financial assets and financial liabilities are estimated by discounting the future contractual/expected cash flows at the current market interest rate that is available to the company for similar financial instruments.

2009	2008
\$	Restated \$

NOTE 15 - CASH FLOW INFORMATION

**Reconciliation of cash from operations
with operating profit after income tax**

Operating profit/(loss) after income tax	5,037	(17,930)
(Increase)/Decrease in trade and other receivables	53,386	61,949
Increase/(Decrease) in trade and other payables	(55,575)	(46,071)
Increase/(Decrease) in income tax payable	(2,158)	5,013
Net cash inflow/(outflow) from operating activities	<u>690</u>	<u>2,961</u>

NOTE 16 - ECONOMIC DEPENDENCY

The company's main source of income is derived through the lease of the land it owns to the responsible entity of a number of managed investment schemes, Barossa Vines Ltd. The lease agreements are for a fixed amount each year and the company is therefore dependant on Barossa Vines Ltd for revenue.

NOTE 17 - COMPANY DETAILS

The principal place of business of the company is:
Greenock Vines Ltd
266-268 Payneham Road
Payneham, SA, 5070

NOTE 18 - SEGMENT REPORTING

The company operates in one industry, being leasing of land for various managed investment schemes, and in one geographical location, being South Australia.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

NOTE 19 - CONTINGENT LIABILITIES

The company, along with other director related entities, have provided a guarantee to Bank SA which is secured by the company's property. This guarantee supports the bank facilities of the company's parent, Australian Vines Ltd. At balance sheet date, the total value of the bank facilities was \$22 million.

NOTE 20 - CHANGE IN ACCOUNTING POLICY AND CORRECTION OF ERROR

The company has for the first time recognised its biological assets (grapevines) in accordance with AASB 141: Agriculture. In prior periods property, plant and equipment had been recognised at cost and no distinction was made between land and biological assets. The company has now elected to recognise the fair value of land and biological assets net of taxation. The directors are of the view that the fair value basis of accounting and recognition of biological assets will provide more relevant information and a better reflection of the company's assets.

In addition, during the reconciliation of paid up share capital performed by the company during the year, it was noted that \$32,487 worth of share capital has not yet been received. The share capital was called in 2005 and the outstanding unpaid share capital was incorrectly treated as fully paid.

The aggregate effect of the change in accounting policy and correction of error on the annual financial statements for the year ended 30 June 2009 is as follows (note deferred tax liabilities have been impacted by these adjustments):

Balance sheet	2008			2007		
	Previously stated Dr/(Cr)	Adjustment Dr/(Cr)	Restated Dr/(Cr)	Previously stated Dr/(Cr)	Adjustment Dr/(Cr)	Restated Dr/(Cr)
Receivables	387,108	(32,487)	354,621	449,057	(32,487)	416,570
Property, plant and equipment	208,589	64,516	273,105	208,589	94,861	303,450
Biological assets	-	1,126,895	1,126,895	-	1,163,225	1,163,225
Deferred Taxation Liability	1,200	(357,423)	(356,223)	900	(377,426)	(376,526)
Issued capital	(500,300)	32,487	(467,813)	(500,300)	32,487	(467,813)
Revaluation reserve	-	(45,162)	(45,162)	-	(66,403)	(66,403)
Opening retained earnings	(69,209)	(814,258)	(883,467)	-	-	-
Income Statement						
Fair Value movement Biological asset	-	36,330	36,330	-	(1,163,225)	(1,163,225)
Taxation benefit	-	(10,899)	(7,684)	-	348,968	(348,968)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2009

NOTE 21 - EVENTS AFTER BALANCE SHEET DATE

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the Company, the results of those operations, or the state of affairs of the Company in future financial years.


DIRECTORS' DECLARATION

The Directors of the company declare that:

1. the financial statements and notes, as set out on pages 6 to 25, are in accordance with the Corporations Act 2001:
 - (a) comply with Accounting Standards and the Corporations Regulations 2001; and
 - (b) give a true and fair view of the financial position as at 30 June 2009 and performance for the year ended on that date of the company;
2. In the Directors' opinion there are reasonable grounds to believe that the company 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 Board of Directors.


Director:
Luciano Signore


Director:
Mario De Francesco

Signed at Payneham this 4th day of November 2009



Grant Thornton

Level 1,
67 Greenhill Rd
Wayville SA 5034
GPO Box 1270
Adelaide SA 5001

T 61 8 8372 6666
F 61 8 8372 6677
E info@gtsa.com.au
W www.granthornton.com.au

**INDEPENDENT AUDITOR'S REPORT
TO THE MEMBERS OF GREENOCK VINES LTD**

We have audited the accompanying financial report of Greenock Vines Ltd, which comprises the balance sheet as at 30 June 2009, and the income statement, statement of changes in equity and cash flow statement for the year ended on that date, a summary of significant accounting policies and other explanatory notes and the directors' declaration.

Directors' responsibility for the financial report

The directors of the company are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Act 2001. This responsibility includes establishing and maintaining internal controls relevant to the preparation and fair presentation of the 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. In Note 1 the directors also state, in accordance with Accounting Standard AASB 101: Presentation of Financial Statements, that compliance with the Australian equivalents to International Financial Reporting Standards ensures that the financial report, comprising the financial statements and notes, complies with International Financial Reporting Standards.

Auditor's responsibility

Our responsibility is to express an opinion on the financial report based on our audit. We conducted our audit in accordance with Australian Auditing Standards, which require us to comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance as to whether the financial report is free of material misstatement.

Grant Thornton South Australian Partnership ABN 27 244 906 724
a subsidiary or related entity of Grant Thornton Australia Ltd ABN 41 127 658 389

Grant Thornton Australia Limited is a member firm within Grant Thornton International Ltd. Grant Thornton International Ltd and the member firms are not a worldwide partnership. Grant Thornton Australia Limited, together with its subsidiaries and related entities, delivers its services independently in Australia.

Liability limited by a scheme approved under Professional Standards Legislation



An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstance, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the financial report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

In conducting our audit, we complied with applicable independence requirements of the Corporations Act 2001.

Auditor's opinion

In our opinion:

- a the financial report of Greenock Vines Ltd is in accordance with the Corporations Act 2001, including:
 - i giving a true and fair view of the company's financial position as at 30 June 2009 and of its performance for the year ended on that date; and
 - ii complying with Australian Accounting Standards (including the Australian Accounting Interpretations) and the Corporations Regulations 2001; and

the financial report also complies with International Financial Reporting Standards as disclosed in Note 1.

GRANT THORNTON
South Australian Partnership
Chartered Accountants



S J Gray
Partner

Signed at Adelaide on this 4th day of November 2009