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Audit Statement

In my opinion, the Community Benefit Statement in relation to the Greensborough Hotel presents fairly, in accordance with applicable Accounting Standards in Australia, and, consistent with my understanding of sections 3.6.9(2)(a) and (b) of the Gambling Regulation Act 2003 (the Act), B&M Francis Hotels Pty Ltd's compliance with the Act, in relation to the Greensborough Hotel, for the financial year ending 30 June 2005.

Morris Whorlow & Co



Graham M Morris
Partner

Dated: 30 September 2005

Melbourne

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