



INDEPENDENT AUDIT REPORT

This report has been prepared for Trio Taverns Pty Ltd in order to meet its obligation with the Victorian Commission for Gambling Regulations.

I have audited the Community Benefit Statement prepared in relation to the Dick Whittington Tavern for the period ended 30 June, 2005, and, in my opinion, it presents fairly in accordance with the Applicable Accounting Standards in Australia and is consistent with my understanding of sections 3.6.9(2)(a) and (b) of the Gambling Regulations, Act 2003, and Trio Taverns Pty Ltd's compliance with the Act.

NEIL R. BISHOP
Director Neil Bishop Pty Ltd

27 September, 2005.