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INDEPENDENT AUDITORS REPORT

We have audited the attached Community Benefit Statement of the Isle of Wight Hotel Pty Ltd, of the Esplanade Cowes, Vic 3922.

The financial statements and other supporting information provided to our firm to complete the Community Benefit Statement for 30th June, 2006 have been audited in accordance with Australian Auditing Standards.

In our opinion the Community benefit Statement presents fairly, in accordance with applicable Accounting Standards and is consistent with the content of section 3.6.9(2) (a) and (b) of The Gaming Regulation Act 2003, and the Isle of Wight Hotel Pty Ltd is compliant with the Act for the financial year ending 30th June 2006.

Signed By:

KEVIN LALLY

Of

Kevin Lally & Associates

Dated this 28th day of September 2006

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