

18 November 2002

The Manager  
Company Announcements  
Australian Stock Exchange Limited  
Exchange Centre  
20 Bridge Street  
**SYDNEY NSW 2000**

Dear Sir

**MARKET UPDATE AND DECLARATION OF INTERIM DIVIDEND  
SEPTEMBER QUARTER 2002**

Australand Holdings advises that Directors have declared an interim fully franked dividend of 3 cents per ordinary share to be paid on Friday 29 November 2002. The record date to determine entitlements will be the close of business on Thursday 14 November 2002.

This declaration brings the total interim dividends declared or paid for the 2002 year to 9 cents (6 cents of which have been fully franked) and confirmed Directors' confidence that Australand remains on track to achieve its full year profit target.

The net profit after tax generated by the Group for the 9 months to 30 September 2002 was \$44.5million, which was in line with current budgets. As previously advised, a significant proportion of the Group's reportable profit is expected to emerge in the December quarter.

Although estimated revenue for the 12 months to 31 December 2002 is likely to be slightly lower than last year's, improved margins should enable the Group to deliver a full year profit after tax, slightly higher than the 2001 net profit after tax of \$81.4million, barring unforeseen circumstances.

Yours faithfully

Michael Smith  
**Company Secretary**

For further comment please contact:

Mr Brendan Crotty – Managing Director, Australand on: 0417 280 336