



ABN: 23 106 719 868
Level 2, 160 Pitt Street Sydney NSW 2000
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15th October 2008

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

Dear Sirs

Re: Annual General Meeting to be held at 11.30am on 15th October 2008

Please find following the Chairman's address to be delivered at the Annual General Meeting of Members of Brickworks Investment Company Limited to be held at 11.30 am today.

Yours faithfully

A handwritten signature in black ink, appearing to read "R. Pillinger", is written over a light grey circular watermark.

Richard Pillinger
Company Secretary

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2008
Annual General Meeting

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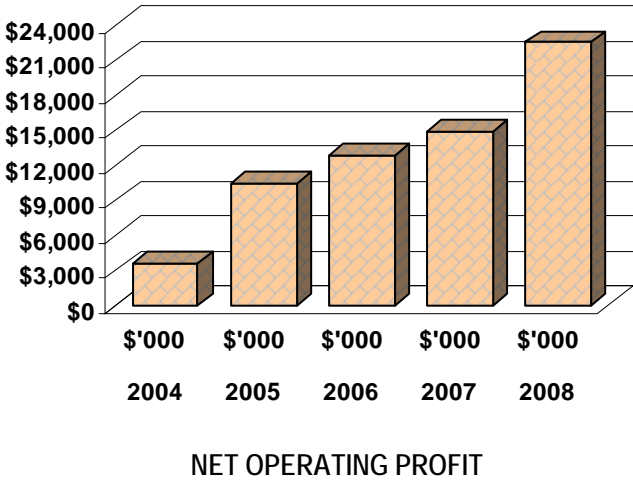
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2008
Annual General Meeting
Chairman's Address

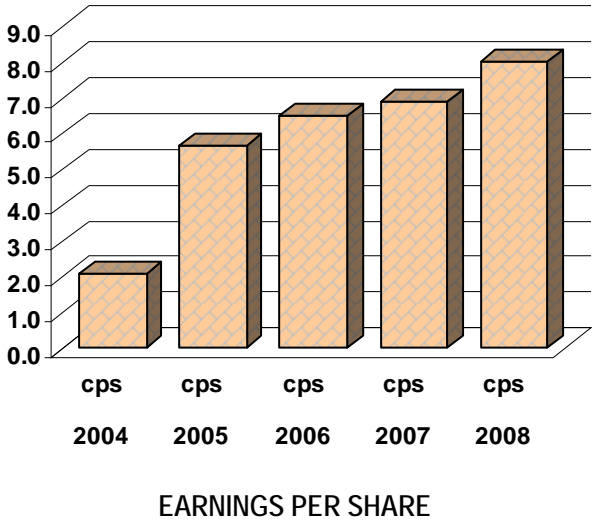
Underlying Profits

- ❑ Operating profit after tax before special dividend income and realised gains on investment portfolio was up 46.8% to \$18.3m.
- ❑ Realised gains on the investment portfolio after tax was up significantly to \$3.4m, from \$910k in FY07.
- ❑ The consolidated profit of the economic entity after providing for income tax and eliminating outside equity interests amounted to \$22.6m, up 51% year on year.



Earnings per Share

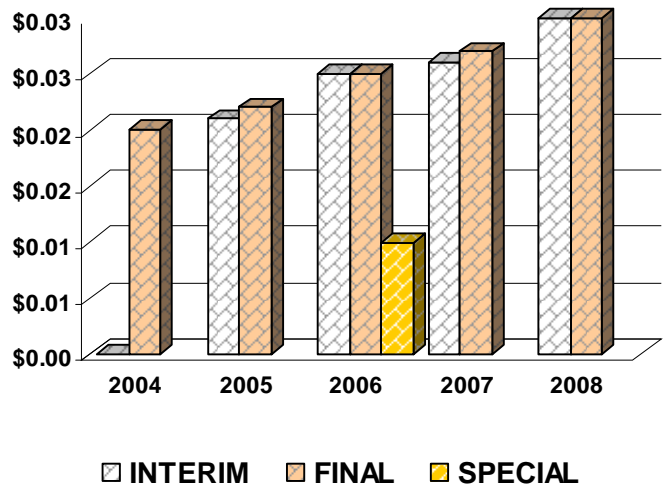
- ❑ Basic earnings per share before special dividend income and realised gains on investment portfolio was up 12.5% to 6.5cps.
- ❑ Basic earnings per share after special dividend income and realised gains on investment portfolio was up 15.9% to 8.0cps.
- ❑ The calculation of the earnings per share includes the effects of the Placement undertaken in August 2007. This resulted in a total raising of \$49.3m and the issue of 34m new BKI shares.





Dividends Paid

- Based on the profits earned by BKI during the year the directors declared an interim fully franked dividend of 3cps and a final fully franked dividend of 3cps.
- This brings the total fully franked dividends for the year to 6.0 cps up from 5.3cps in FY07.
- The 3cps Final Dividend includes an attributable LIC Capital Gain of 0.5cps which will enable some shareholders to claim a tax deduction.





Portfolio Management

- ❑ On the 12th of June 2008, BKI announced its intention to internalise the management of its investment portfolio from 1st December 2008 which is expected to significantly reduce management expenses going forward.

- ❑ The Directors of Brickworks Investment Company express their appreciation to Souls Funds Management Limited for the advisory services provided over the past 5 years.

- ❑ Corporate and Administrative Services Pty Limited (CAS) will continue to provide the Group with administration and secretarial services.

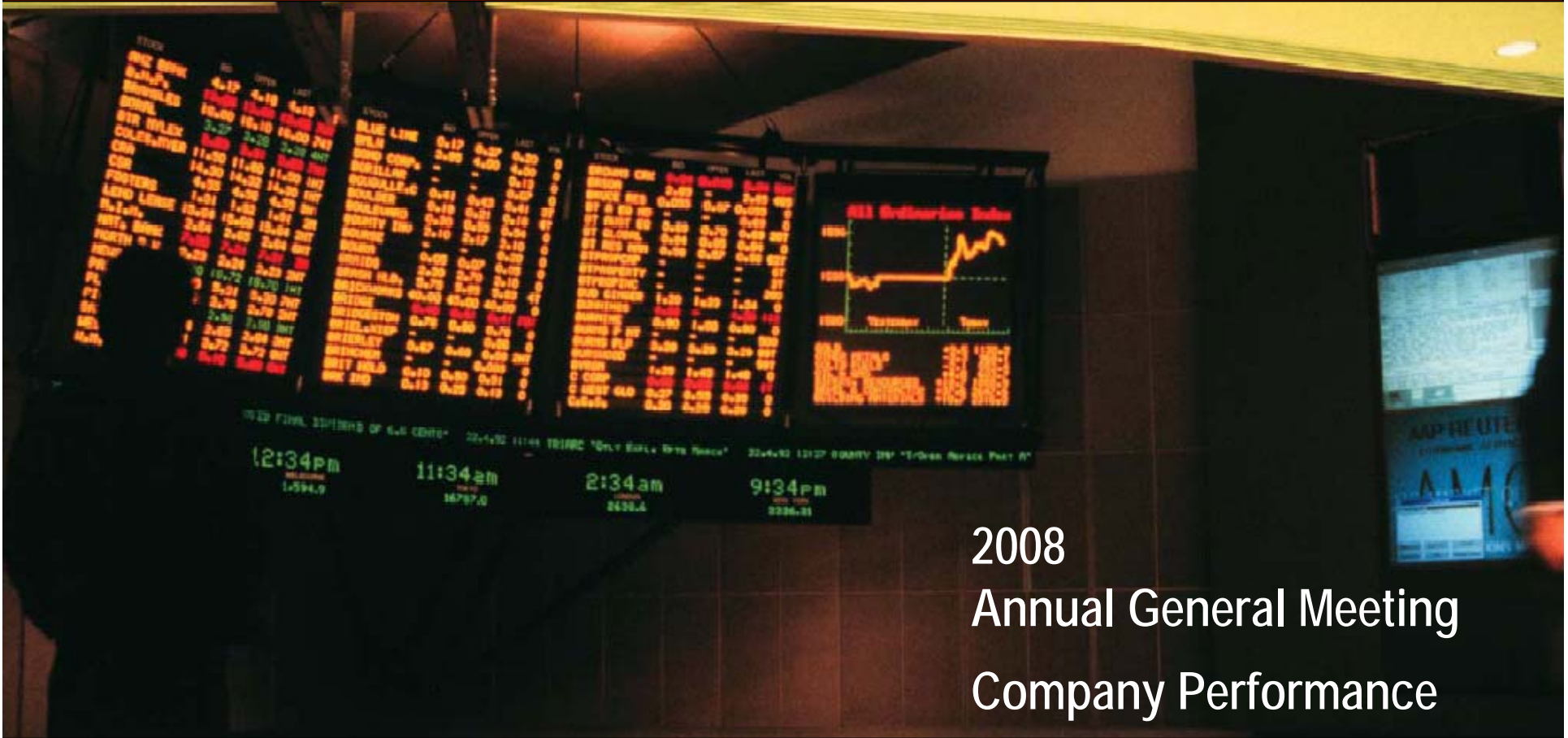
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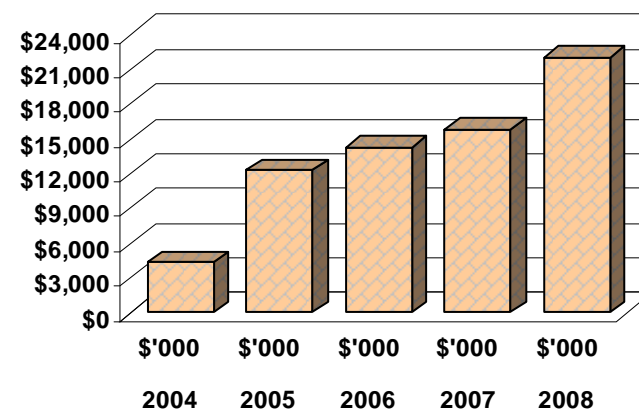
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2008
Annual General Meeting
Company Performance

Revenue

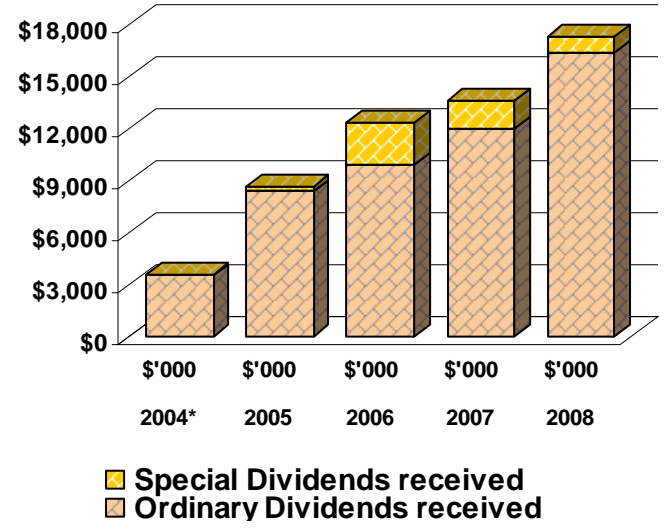
- ❑ Revenue from ordinary activities increased 39% to \$22.0m, up from \$15.8m in FY07.
- ❑ Revenue from the investment portfolio comprising ordinary dividend income increased by 36.4% to \$17.2m.
- ❑ Interest Income amounted to \$3.9m up from \$1.6m in the previous corresponding period.





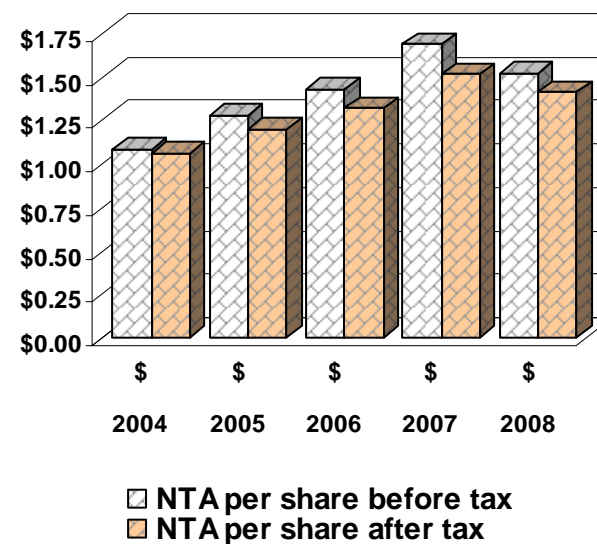
Dividends Received

- Ordinary dividend income amounted to \$16.4m, up 36% from \$12.0m in FY07.
- Special dividend income totalled \$892k, a decrease of 43% year on year (FY07 included special dividend payments from New Hope, WattyI, Perpetual, Rural Press and Brambles).



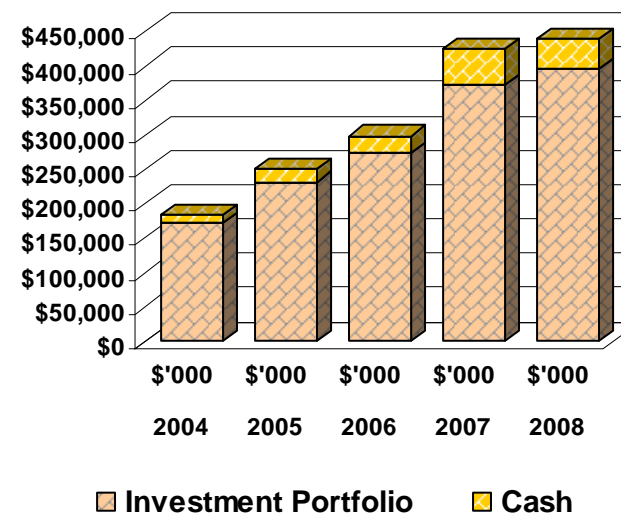
Net Tangible Asset Backing (NTA)

- ❑ The pre tax NTA of The Company as at the 30th June 2008 was \$1.52 per share. This is a decrease of 10% on last year.
- ❑ The post tax NTA per share was \$1.41, down 7% from \$1.51 in FY07.
- ❑ The calculation of the NTA (both on a pre and post tax basis) includes the effects of the Placement undertaken in August 2007. Which, as stated earlier, resulted in a total raising of \$49.3m and the issue of 34m new shares.



Total Portfolio Valuation

- ❑ The total portfolio value as at the 30th June 2008 was \$437.6m, up 3.2% on last year.
- ❑ Despite a considerable fall in the domestic stock market over FY08 The Company's Investment Portfolio grew from \$371m to \$394m.
- ❑ The main contributor being the significant appreciation in New Hope Corporation's share price. Rising from \$2.21 per share to \$5.35 per share a gain of 147%.
- ❑ BKI also held \$43.6m in cash, which represents approximately 10% of the portfolio.





Portfolio Movements

❑ During the year there was a net investment by the Company of \$65.3m, represented by purchases of \$75.6m and sales of \$10.3m.

❑ Major purchases during the year included:

- ❑ Suncorp-Metway (Preference Shares)
- ❑ AMP Limited
- ❑ Tattersall's Group Limited
- ❑ Woolworths Limited
- ❑ Metcash Limited
- ❑ ANZ Banking Group Limited
- ❑ Perpetual Limited
- ❑ Westfield Group
- ❑ Suncorp- Metway Limited (Ordinary Shares)
- ❑ Westpac Banking Corporation



Portfolio Movements cont.

Major sales during the year included:

Divestments

- Consolidated Rutile Limited
- Coventry Group Limited
- Iluka Resources Limited

Corporate Actions

- APA Group, Babcock and Brown Power, Babcock and Brown Wind Partners and Alinta Limited (Takeover by Babcock and Brown Limited)
- HPAL Limited (Takeover by Salmat Limited)
- Publishing and Broadcasting (Demerger – Crown Limited & Consolidated Media Holdings Limited)
- Adelaide Bank (Merger between Bendigo Bank)



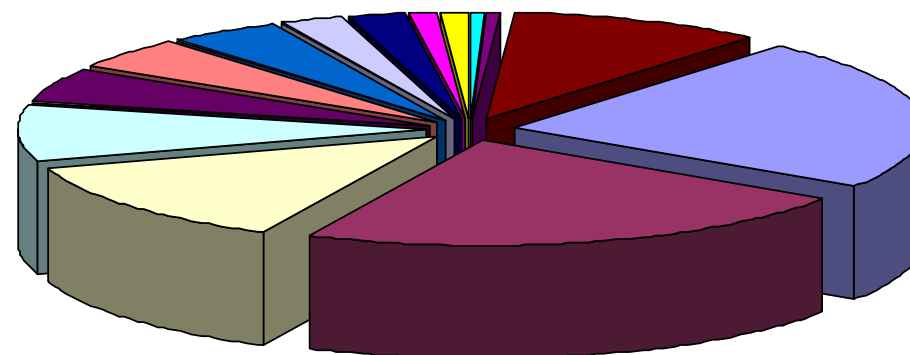
List of Top 20 Securities as at 30th June 2008

1. New Hope Corporation Limited
2. National Australia Bank Limited
3. BHP Billiton Limited
4. Commonwealth Bank
5. Woodside Petroleum Limited
6. St George Bank Limited
7. Woolworths Limited
8. Wesfarmers Limited
9. Telstra Corporation Limited
10. Campbell Brothers Limited
11. Macquarie Group Limited
12. AGL Energy Limited
13. Fairfax Media Limited
14. Choiseul Investments Limited
15. Bendigo Bank Limited
16. Onesteel Limited
17. Metcash Limited
18. Huntley Investment Company Limited
19. Suncorp-Metway Limited
20. Brambles Limited

Sector Weightings

□ As at 30th June 2008, the Banking sector represented 23.2% of the BKI Portfolio, while the Materials, Energy and Utilities sectors, represented 35.8% weighting of the BKI portfolio.

□ The Company's investment philosophy has not changed: We are a long term investor in Australian listed companies that generate an increasing income stream for distribution to its shareholders in the form of fully franked dividends.



■ Banks	23.2%
■ Energy & Utilities	22.6%
■ Materials	13.2%
■ Consumer Staples	8.5%
■ Diversified Financials	5.2%
■ Consumer Services	4.8%
■ Insurance	4.5%
■ Telecommunications	2.5%
■ Media	2.2%
■ Transportation	1.1%
■ Capital Goods	1.0%
■ Property	0.7%
■ Retailing	0.5%
■ Cash	10%

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Update Review
July 2008 – September 2008



Volatile Markets Continue

July 2008 – September 2008

- ❑ Over the three month period since the 30th June 2008 the Australian stock market has continued its volatility. On a Total Shareholder Return basis (Share price appreciation plus reinvestment of dividends), the benchmark S&P/ASX 300 Accumulation Index has fallen 10.7%.
- ❑ Over the same period Brickworks Investment Company has returned a positive 7.4%, an out performance of 18.1%.
- ❑ These numbers, whilst short term, displays the quality of the shares in the BKI portfolio despite the ongoing market volatility.

Total Shareholder Returns V's S&P/ASX 300 Accumulation Index

□ Brickworks Investment Company's total shareholder return over a rolling 4 year period as at 30th September 2008 (measured by share price appreciation and dividend received) is shown below:

	Brickworks Investment Company Limited	S&P/ASX 300 Accumulation Index	Out Performance
6 Months %	12.9	-12.3	25.2
1 Year %	-10.1	-27.1	16.8
2 Years %	3.7	-3.2	6.9
3 Years %	19.6	12.3	7.3
4 Years %	51.8	47.9	3.9



Portfolio Movements

Since the 30th June 2008

- ❑ Since the 30th June 2008 Brickworks Investment Company has taken advantage of share price volatility investing some \$11m in stocks on a cum dividend basis.
- ❑ As at the 30th September 2008, BKI had cash reserves of some \$30.8m. This places The Company in a very strong position to take advantage of any favorable market opportunities should they arise.

Major purchases include:

- ❑ QBE Insurance Group Limited
- ❑ Coca-Cola Amatil Limited
- ❑ OneSteel Limited
- ❑ Fairfax Media limited
- ❑ Woolworths Limited
- ❑ Wesfarmers Limited
- ❑ ASX Limited

Major sales include:

- ❑ Babcock & Brown Infrastructure
- ❑ BBI EPS Limited (Exchangeable Preference Shares)



Underlying Profit

1st July 2008 to 30th September 2008

- ❑ The unaudited operating profit after tax before special dividend income and realised gains and losses on investment portfolio is up approximately 12% on the previous corresponding period.

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Takeover Bid for
Huntley Investment Company



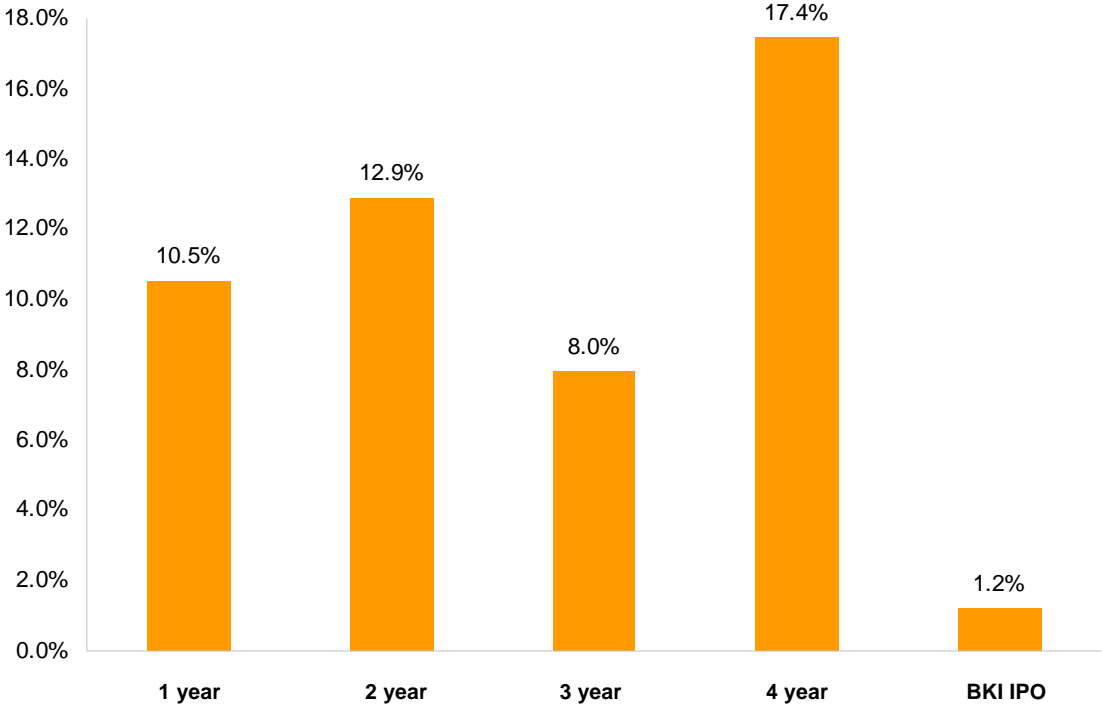
Takeover Bid for Huntley Investment Company Limited

- ❑ BKI has made a takeover offer for Huntley Investment Company (HIC), offering 0.6 BKI Shares for each HIC Share.
- ❑ This values HIC at \$0.73 per share and implies a substantial premium of 10.9% based on the closing prices of BKI Shares and HIC Shares on the 17th September 2008.
- ❑ BKI combined with HIC will be a leading listed investment company with a market capitalisation of approximately \$481m.
- ❑ A condition of the bid is that the S&P ASX 200 does not fall below 4,600 which is currently the case. Given the current volatility in the market, BKI is considering its position with respect to this condition.



Takeover Bid for Huntley Investment Company Limited

□ Total shareholder returns – BKI’s increased performance in excess of HIC



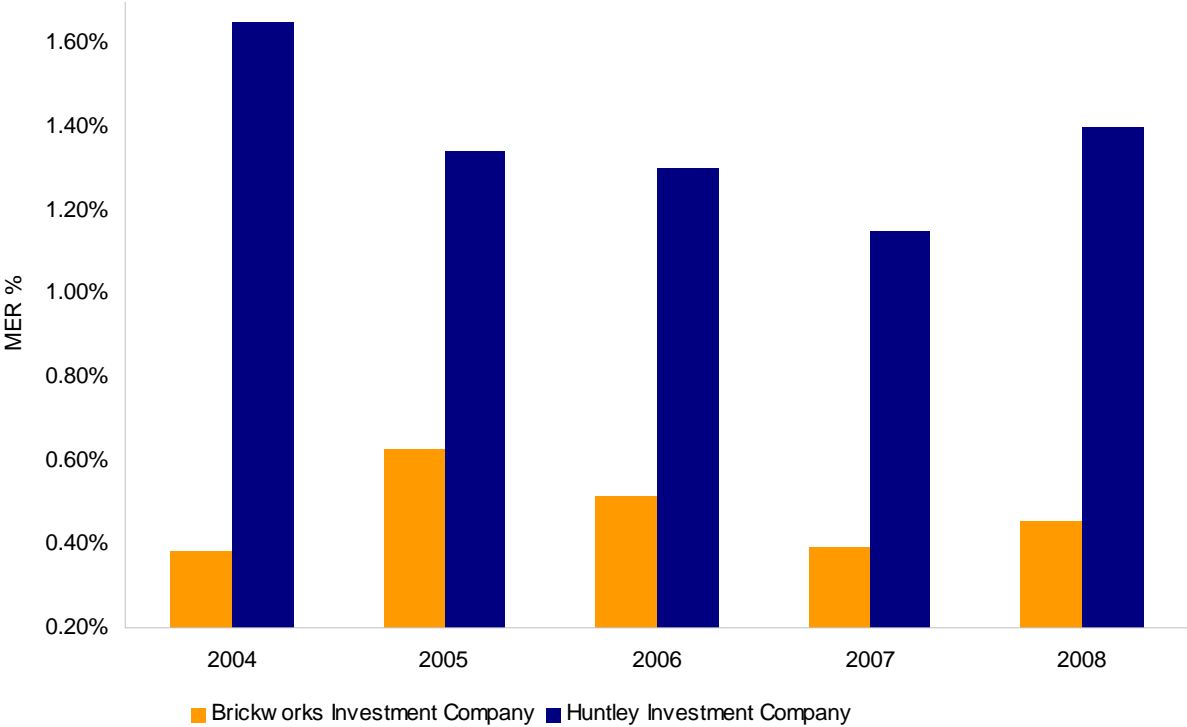
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Takeover Bid for Huntley Investment Company Limited

■ MER % - BKI versus HIC



Source: Company Filings



Takeover Bid for Huntley Investment Company Limited

- ❑ By accepting the Offer, HIC shareholders will be able to benefit from:
 - The out-performance which BKI has achieved since its inception as compared to HIC;
 - The lower management expense ratio charged by BKI (which will be further reduced by the enlarged size of the BKI portfolio and the cost reductions resulting from the internalisation of management announced on 2 June 2008);
 - Improved liquidity and the increased equity market presence and access to capital which BKI provides as a larger entity; and
 - Stronger diversification of investments by company and business sector.

- ❑ If you are an HIC shareholder the Directors of BKI urge you to read the Bidder's Statement carefully and then accept the Offer as soon as possible.

Questions



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Sydney NSW 2000

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