

# Results Presentation 

Half Year ended
11 January 2004

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23 February 2004

## PROFIT AFTER TAX (AFTER WINS)



## EARNINGS PER SHARE BEFORE GOODWILL



EBIT GROWS FASTER THAN SALES - ASSISTED BY COST REDUCTIONS EPS GROWS FASTER THAN EBIT - ASSISTED BY CAPITAL MANAGEMENT

## SALES



FIRST HALF 2004 SALES FROM CONTINUING OPERATIONS WERE UP 7.6\%

## SALES SUMMARY

|  | HYO3 | HYO4 |  |
| :--- | ---: | ---: | ---: |
|  | $\mathbf{\$ m}$ | $\mathbf{\$ m}$ | Inc |
|  | 11,217 | 11,860 | $5.7 \%$ |
| Supermarkets and Liquor | 834 | 1,069 | $28.2 \%$ |
| Petrol | $\mathbf{1 2 , 0 5 1}$ | $\mathbf{1 2 , 9 2 9}$ | $\mathbf{7 . 3} \%$ |
| Total Supermarkets |  |  |  |
|  | 1,437 | 1,559 | $8.5 \%$ |
| BIG W | 435 | 487 | $12.0 \%$ |
| Consumer Electronics | $\mathbf{1 , 8 7 2}$ | $\mathbf{2 , 0 4 6}$ | $\mathbf{9 . 3} \%$ |
| Total General Merchandise |  |  |  |
| Continuing operations | $\mathbf{1 3 , 9 2 3}$ | $\mathbf{1 4 , 9 7 5}$ | $\mathbf{7 . 6 \%}$ |
| Wholesale |  |  |  |
| Group Sales | $\mathbf{2 1 5}$ | $\mathbf{7 4}$ | $-65.6 \%$ |

## CODB / SALES



## GROSS PROFIT MARGIN



## CODB / SALES (EXCL WHOLESALE)



## GROSS PROFIT MARGIN (EXCL WHOLESALE)



## EBIT



## EBIT MARGIN

Margin has increased an average of 15 bps per period over the last 4 half years


## EBIT SUMMARY

|  | Jan-03 |  | Jan-04 |  | Change |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Before Goodwill | After Goodwill | Before Goodwill | After Goodwill | Before Goodwill | After Goodwill |
|  | \$M | \$M | \$M | \$M |  |  |
| Food and Liquor | 464.3 | 451.5 | 527.5 | 514.8 | 13.6\% | 14.0\% |
| Petrol | 11.9 | 11.9 | 10.5 | 10.5 | -11.8\% | -11.8\% |
| Total Supermarkets | 476.2 | 463.4 | 538.0 | 525.3 | 13.0\% | 13.4\% |
| BIG W | 86.0 | 86.0 | 93.8 | 93.8 | 9.1\% | 9.1\% |
| Consumer Electronics | 22.5 | 20.3 | 27.1 | 24.9 | 20.4\% | 22.7\% |
| Total General Merchandise | 108.5 | 106.3 | 120.9 | 118.7 | 11.4\% | 11.7\% |
| Total trading result | 584.7 | 569.7 | 658.9 | 644.0 | 12.7\% | 13.0\% |
| Property | 14.4 | 14.4 | 12.3 | 12.3 | -14.6\% | -14.6\% |
| Central overheads | (43.5) | (43.5) | (43.4) | (43.4) | -0.2\% | -0.2\% |
| Continuining Operations | 555.6 | 540.6 | 627.8 | 612.9 | 13.0\% | 13.4\% |
| Wholesale | (0.9) | (0.9) | 0.9 | 0.9 | - | - |
| Total Group EBIT | 554.7 | 539.7 | 628.7 | 613.8 | 13.3\% | 13.7\% |

## TOTAL SUPERMARKETS INCL PETROL

HYO3 HYO4 CHANGE

Sales (\$mil)
Gross Margin (\%)
Cost of Doing Business (\%)
EBIT to Sales (\%)
EBIT (after goodwill) (\$mil)
EBIT (before goodwill) (\$mil)
Funds employed (\$mil)
ROFE (\%)

12,051.0 12,929.0 7.3 \%
$24.47 \quad 24.16 \quad-0.31 \% p t s$
$20.62 \quad 20.10 \quad-0.52$ \%pts
$3.85 \quad 4.06 \quad 0.21 \% p t s$
463.4525 .3
476.2538 .0

1,711.1 1,716.4
$27.10 \quad 30.60$
13.4 \%
13.0 \%
0.3 \%
3.50 \%pts

## SUPERMARKETS

## Strong profit growth built on solid sales growth and significant cost reductions

- Supermarket sales grew 7.3\% (5.7\% excluding Petrol) for the half
- Comparable store sales grew 3.3\%. Q1 was 2.8\% strengthening in Q2 to 3.8\%
- Second quarter inflation was up about $0.5 \%$ on the first quarter
- The half reflected significant competitor promotional activity (including petrol)
- Costs reduced by 0.52 \% on sales, approximately $60 \%$ of savings were reinvested in lower selling prices. Gross margin down ( $0.31 \%$ pts)
- Inventory below last year despite 7.3\% growth in sales. 3 day reduction in inventory compared with last year. Service levels to stores and in stock positions continue to improve. Benefits largely due to StockSmart and AutoStockR
- 8 new Supermarkets opened (compared to 20 last half year) and 1 smaller store closed in the first half. 10 stores are scheduled to open in the second half with trading area expected to grow 3+\% assisted by refurbishment / extension of existing sites
- Food and Liquor EBIT grew 14.0\%, significantly faster than sales due to cost savings


## LIQUOR

All liquor operations (Dan Murphy's, BWS, First Estate and attached liquor) recorded strong growth in revenue and earnings in a competitive market

- Dan Murphy's continued to expand with 2 stores opened in NSW (total of 8 stores in NSW/ACT), its first store opened in Queensland and 1 store opened in Victoria
- Opened 24 free standing liquor stores (including the acquisition of 6 Baily \& Baily stores in SA)
- Comparable store sales in all our liquor businesses were strong
- Continuing opportunities to expand Dan Murphy's operations exist particularly in NSW and QLD and to acquire further free standing liquor stores
- Sales from our 50\% owned QLD liquor business MGW* were up 40.2\% to \$148m (\$90m from liquor stores operations and $\$ 58 \mathrm{~m}$ from hotel operations). Anticipate strong growth from this business as we progress refurbishment, relocation and repositioning

Group Liquor sales for the half year including MGW were $\$ 1.2$ billion. We are on track to achieve our stated target of annual sales of $\$ 2.5$ billion

* MGW sales are not consolidated into Woolworths group sales, as this entity is not a controlled entity in accordance with Australian Accounting Standards


## PETROL

Our petrol division, strengthened by our alliance with Caltex, continues to be a good supplemental offer with petrol sites conveniently located near our Supermarkets

- Petrol sales increased by $28.2 \%$ for the half
- Strong volume growth in comparable sites continues to fractionalise costs
- EBIT slightly lower than last year as a result of lower fuel gross margins with increases in oil prices not fully reflected in pump prices
- 11 new canopies were opened during the half
- 36 co-branded Woolworths / Caltex alliance sites are now opened
- Volume increases after conversion to co-branded sites exceeded our expectation
- Remaining sites are expected to be brought on line over the next 6 months bringing total alliance sites up to around 130
- Targeting a total of 450 canopies (optimum number of canopies to support our Supermarket chain)
- Currently selling approximately 54 million litres per week representing $11 \%$ market share


## HYO3

## Sales (\$mil)

Gross Margin (\%)
Cost of Doing Business (\%)
EBIT to Sales (\%)
EBIT (after goodwill) (\$mil)
EBIT (before goodwill) (\$mil)
Funds employed (\$mil)
ROFE (\%)

* No purchased goodwill in BIG W


## BIG W

Everyday Low Price (EDLP) offering built on ongoing cost reductions is a key driver of continuing strong growth in sales and earnings

- High single digit sales growth (+8.5\%) in a competitive market
- Comparable store sales increased $4.2 \%$ in line with FY03 growth (Q1: 5.0\%; Q2: 3.6\%)
- In Q2, October and December were strong months with $5+\%$ comparable stores sales growth. November growth was slower with a late start to summer and with seven stores reaching their opening anniversary
- Strong growth in home entertainment. Continues to be a stand-out category
- Customer acceptance of EDLP offer remains strong
- Opened 3 new BIG W stores (compared with 8 last year) giving a total of 107 stores. 4 openings planned in the second half (May and June)
- EBIT increased $9.1 \%$, growing faster than sales, assisted by cost reductions
- EBIT growth expected to exceed sales growth for the full year


## CONSUMER ELECTRONICS

## HYO3 HYO4

Sales (\$mil)
Gross Margin (\%)
Cost of Doing Business (\%)
EBIT to Sales (\%)
EBIT (after goodwill) (\$mil)
EBIT (before goodwill) (\$mil)
Funds employed (\$mil)
ROFE (\%)
$435.0 \quad 487.0$
$33.59 \quad 31.46$
$28.94 \quad 26.35$
4.65
5.11
20.3
22.5
251.9
8.10
10.30

CHANGE
12.0 \%
-2.13 \%pts
-2.59 \%pts
0.46 \%pts
22.7 \%
20.4 \%
-4.4 \%
2.20 \%pts

## CONSUMER ELECTRONICS

Attractive product ranges at competitive prices drive double digit revenue and earnings growth

- Continued solid progress rebuilding this business in line with plan
- Sales grew 12.0\%, with comparable store sales up $10.0 \%$ for the half year
- Digital Cameras and Home Entertainment including TV's, DVD players and home theatre systems were stand out categories
- Competitive pricing enabled by ongoing cost reductions, has been instrumental in driving sales volume and EBIT growth
- EBIT (after goodwill) up 22.7\%, increased faster than sales
- Inventory below last year despite double digit sales growth with days inventory 20 days below last year
- ROFE grew to over $10 \%$ due to strong growth in earnings and significant reduction in inventory
- Anticipate full year EBIT will grow faster than sales


## SHAREHOLDER PAYOUTS



FY2000 FY2001 FY2002 FY2003 HY 2004
PROFIT GROWTH, COUPLED WITH BALANCE SHEET MANAGEMENT, DELIVERED \$3,064m PAYOUT TO SHAREHOLDERS OVER 4122 YEARS

## DIVIDENDS PER SHARE INTERIM



## BALANCE SHEET

|  | $\begin{array}{r} 2003 \\ \text { \$million } \end{array}$ | $\begin{array}{r} 2004 \\ \text { \$million } \end{array}$ |  |
| :---: | :---: | :---: | :---: |
| Inventory <br> Trade Payables | $\begin{gathered} 2,064.1 \\ (1,919.2) \end{gathered}$ | $\begin{gathered} 2,042.7 \\ (2,032.4) \end{gathered}$ | Down $\$ 21 \mathrm{~m}$ on last year despite $7.6 \%$ increase in sales from continuing operations |
| Net investment in inventory | 144.9 | 10.3 |  |
| Receivables | 486.1 | 490.0 | Days creditors remained unchanged at 42 days |
| Other creditors | $(1,109.9)$ | $(1,203.3)$ |  |
| Working Capital | (478.9) | (703.0) | Negative working capital increased \$224m |
| Fixed assets and investments | 2,459.2 | 2,636.0 | Net capital expenditure \& acquisitions less depreciation Increase mainly due to liquor acquisitions |
| Intangibles | 541.6 | 563.1 |  |
| Total Funds Employed | 2,521.9 | 2,496.1 |  |
| Net Tax Balances | 10.8 | 43.7 | Increase due to HYO4 tax provision |
| Net Assets Employed | 2,532.7 | 2,539.8 |  |
| Borrowings current | (101.2) | (398.1) |  |
| Borrowings non current | (496.7) | (495.2) |  |
| Cash and Deposits | 276.2 | 285.1 |  |
| Net Debt | (321.7) | (608.2) | Net repayable debt increased $\$ 287$ m despite buybacks totalling \$674m |
| Net Assets | 2,211.0 | 1,931.6 |  |
| Shareholders Equity | 1,623.4 | 1,343.6 |  |
| Minority shareholders equity | 4.6 | 5.0 | Balance sheet remains strong and conservative |
| Noteholders (WINS) Equity | 583.0 | 583.0 |  |
| Total Equity | 2,211.0 | 1,931.6 |  |

## CAPITAL MANAGEMENT

## Prudent capital management continues to be an important strategy for Woolworths

- Approximately 12.7 million shares were repurchased on market during the half year, returning approximately $\$ 140$ million to shareholders
- S\&P rating has remained unchanged at A-
- Fixed charge cover ratio strengthens to 2.59 times compared with 2.55 times last year
- Off market buy-back undertaken during H203 had a significant positive impact on HY04 EPS
- Franking credits of $\$ 321$ million ${ }^{(1)}$
(1) Includes franking credits that will arise from income tax payable at the end of the financial period


## CASH FLOW HALF YEAR

|  | HY01 \$m | HY02 \$m | HY03 <br> \$m | HY04 \$m |
| :---: | :---: | :---: | :---: | :---: |
| EBITDA | 556.6 | 649.9 | 737.4 | 814.3 |
| Interest paid (including cost of Income notes) | (42.2) | (52.7) | (44.5) | (51.3) |
| Taxation paid | (117.9) | (134.3) | (165.1) | (188.8) |
|  | 396.5 | 462.9 | 527.8 | 574.2 |
| Net reduction (increase) in working capital ${ }^{(1)}$ | (48.6) | $243.6{ }^{(2)}$ | $(206.2)^{(3)}$ | (262.9) |
| Other operating cashflows | (14.9) | (14.0) | (29.4) | 1.0 |
|  | (63.5) | 229.6 | (235.6) | (261.9) |
| Total cash provided by operating activities | 333.0 | 692.5 | 292.2 | 312.3 |
| Payments for the purchase \& refit of Franklins stores | - | (328.6) | - | - |
| Payments for other acquisitions | (68.2) | (46.8) | (13.8) | (32.9) |
| Payments for normal capex | (262.3) | (268.0) | (319.1) | (342.4) |
| Proceeds on disposal of businesses | 39.4 | - | - | - |
| Proceeds on disposal of property plant \& Equipment | 69.4 | 115.4 | 43.4 | 11.6 |
|  | (221.7) | (528.0) | (289.5) | (363.7) |
| Repayment of employee loans | 5.5 | 1.9 | 5.3 | 6.9 |
| Proceeds from assignment of employee loans | 45.0 | - | - | - |
| Total cash used in investing activities | (171.2) | (526.1) | (284.2) | (356.8) |
| Free Cash | 161.8 | 166.4 | 8.0 | (44.5) |

(1) Half year cash flows typically show increases in working capital. This is due to seasonal factors which see inventory levels in June significantly lower than those in December.
(2) However as a result of timing differences which impacted on creditor payments and creditor balances HY02 had a reduction in working capital different to a normal trend. In the disclosure that was presented at HY03 the cashflows were normalised to adjust for these timing differences to show an equivalent timing outcome against the HY02 year.
(3) HY03 movement in working capital has been adjusted to exclude the one off impact of the increase in employee entitlement provisions of $\$ 31.3 \mathrm{~m}$ arising from the change in Australian Accounting Standard AASB 1028 - "Employee Entitlements"

Full year cash provided by operating activities is expected to be above last years amount of $\$ 1.2$ billion with free cash for the year expected to be in line with or slightly better than NPAT (after servicing WINS) for the year

## DAYS STOCK ON HAND (HALF YEAR)



9 days reduction over past 4 half years equals $\$ 515 \mathrm{~m}$ cash flow benefit

## RETURN ON EQUITY ${ }^{(1)}$



ROE INCREASES 8.1\%PTS DUE TO SHARE BUY-BACKS AND GROWTH IN EARNINGS
(1) Based on closing Shareholders funds
(2) Decline in ROE in HYO3 due to the effect of changes in Australian Accounting Standards.

RETURN ON FUNDS EMPLOYED" (HALF YEAR)


ROFE increases $3.19 \%$ pts due to a decrease in funds employed underpinned by a reduction in inventory and double digit growth in EBIT.
(1) This measures the pre-tax return on funds employed regardless of how they are financed

## PROGRESS TO DATE

|  | HY00 | HY01 | HY02 | HY03 | HY04 |
| :--- | :--- | :--- | :--- | :--- | :--- |
| Sales will grow in the upper single digits <br> supported by bolt on acquisitions | $9.5 \%$ | $9.2 \%$ | $13.4 \%$ | $10.9 \%$ | $6.4 \%{ }^{(1)}$ |
| EBIT will outperform sales <br> growth driven by cost savings | $10.2 \%$ | $11.5 \%$ | $18.9 \%$ | $13.5 \%$ | $13.7 \%$ |
| EPS will outperform EBIT growth <br> assisted by capital management | $12.1 \%$ | $21.6 \%$ | $27.4 \%$ | $16.3 \%$ | $17.6 \%$ |

(1) Sales from continuing operations grew 7.6\%

## CALTEX ALLIANCE

- Woolworths' existing petrol canopies (298 at 11 January 2004) remain outside the alliance with no change in reporting. Woolworths can expand these as required with no restrictions
- Approximately 130 plus Caltex sites to be converted to co-branded alliance sites with 36 sites already converted
- Minimal capital outlay to get access to alliance sites
- Caltex will supply fuel to all alliance sites and existing Woolworths sites.
- All alliance sites will continue to be managed by Caltex
- Woolworths sets the sell price of fuel and determines the redemption discount
- Caltex engaged as commission agent to sell fuel on behalf of the alliance
- Woolworths recognises $100 \%$ of alliance fuel sales
- Woolworths pays commission to Caltex
- After payment of commission, net profit recognised by Woolworths equates to 50\% of net profit earned by alliance sites on sales volume uplift attributable to redemption discount


## FUTURE GROWTH CONTINUED BALANCED FOCUS

Focus Areas
Continuing Growth

Cost Reductions
(The Enabler)

Capital \& Balance Sheet Management

Project Refresh I continues
Project Refresh II delivers

Efficient Balance Sheet
Continue to reduce inventory

Result
Upper single digit sales growth Improved customer offer
Lower prices
Bolt-on acquisitions

Upper Single Digit
Sales Growth


## GROWTH

## Considerable opportunities for ongoing growth in both revenues and earnings

## Continuing opportunity to grow market share

- Market share of Food, Liquor \& Grocery (FLG) remains below 30\% and still low by world standards


## Defined plans to continue space roll out

- Adding 15-25 new supermarkets each year and expanding existing stores ( $3 \%$ to $5 \%$ space rollout p.a.)
- Adding 6-10 BIG W stores each year (7\% space rollout p.a.)
- Adding 6-12 Dan Murphy's stores each year
- Continued roll-out of Powerhouse stores
- Planned store efficiency improvements (eg. centre of store and better

Supported by detailed plans for the next three to five years identifying specific sites
Minimal cannibalisation utilisation of space)

## Expansion of existing categories

- Targeting to grow liquor sales to over $\$ 2.5$ billion, including new venture into Queensland. Market share currently only approximately $17 \%$
- Targeted number of petrol canopies 450. Market share currently only approximately $11 \%$
- Increasing deregulation (trading hours eg. in Queensland on Sundays; limits on products sold, eg. newspapers; liquor regulations)
- Under-represented in fresh food including meat, fruit and vegetables
- Woolworths seeks to bring to its customers a diverse, interesting and wide range of goods at fair and consistent prices. This range features the major industry brands and the company's much respected Fresh Food offer. While retaining a strong commitment to branded merchandise, it must be recognised that Woolworths 'Homebrand' continues to be Australia's largest supermarket grocery brand.


## GROWTH

## Considerable opportunities for ongoing growth in both revenues and earnings

New range and formats

- New format rollouts (eg. smaller BIG Ws in country towns)
- New categories across supermarkets and general merchandise eg. pharmacy

Continued focus on improved in-store execution and service

- Providing more rapid service
- Benefits of StockSmart - improved distribution service to stores
- Benefits of AutostockR - improved ranging and centre of store program

Lower prices - a major sales driver

- Better and innovative buying
- Enabled by continued cost reductions


## Acquisitions

- Smaller bolt-on acquisitions sought both proactively and reactively
- Alert to larger acquisition opportunities if fit disciplined strategic approach and incremental to shareholder value


## PROJECT REFRESH

## Overview

- "Refresh" level $1^{*}$ initiatives over the past 4 years (to the end of FY03) underpin a reduction in CODB of $2.40 \%$ of sales, giving cumulative savings of $\$ 1.76$ billion.
- Savings over the next five years expected to be no less than $1 \%$ of annual sales ie $20+$ bp's per annum.
- Savings will be shared approximately $50 / 50$ between customer and shareholder.

[^0]
## PROJECT REFRESH

## Cumulative savings $\$ 6.9$ billion over 9 years

## Level III - Development

Level II - Logistics

Level I - Reorganisation / line items
$\begin{array}{llllllllll}99 & 00 & 01 & 02 & 03 & 04 & 05 & 06 & 07 & 08\end{array}$

## PROJECT REFRESH

9 year cum savings = \$6.9b


Level II

Increasingly logistics driven

Level I

Mainly line
items and reorganisation

## SUPPLY CHAIN INITIATIVES - STATUS PROGRESS ON TRACK

Replenishment

StockSMART
(DC forecast based inventory replenishment)

AutostockR
(Store forecast based inventory replenishment)

Electronic Direct Store Delivery

- Integration of StockSmart and AutoStockR to provide end-to-end replenishment functionality
- System development \& implementation complete
- DC stock level KPI targets achieved
- Store service level KPI targets achieved
- Software development completed
- AutostockR now fully live in 177 stores across all regions
- Roll-out to stores will be completed by August 2004 5 months earlier than schedule
- Automation of processing of direct store deliveries continues to perform well since complete rollout to all supermarkets with significant orders raised per week


## SUPPLY CHAIN INITIATIVES - STATUS

One Touch Roll Cages

Distribution Centres

Primary Transport

- Roll Cages are being successfully introduced into stores across WA
- Rollout across Australia over the next 18 to 24 months
- Plan to consolidate 31 Supermarket DC's to 9 Regional and 2 National DC sites
- Purchased land for Perth, Wyong \& Wodonga sites, close to finalising the fourth key site
- Development of Perth RDC underway and on schedule
- Adelaide DC has been extended and additional products are now being distributed
- Expanding Flow Through and Cross Dock processes to incorporate them into the existing DC network. Planned for pilot implementation in FY04
- New Warehouse Management System (WMS) development is progressing satisfactorily with a pilot implementation planned for FY04
- Secondary transport strategy will commence second Qtr 04
- First stage Transport Management System live November 2003 on time, on budget
- 26 vendors live for all or part of their volume
- Over 300 vendors at various stages of discussion on primary freight


## CURRENT TRADING

## Post Christmas:

- Food and Liquor sales trends reported in the second quarter continue.
- Trading in General Merchandise very strong.


## GUIDANCE F04

## Sales

- Full year sales growth in upper single digits


## Earnings

- Bottom end of range increased by 1c at first half sales announcement
- Anticipate earnings per share before goodwill will be in a range between 68 cps and 70 cps , a growth rate between $12 \%$ and $15 \%$
- EPS after goodwill is expected to be in the range of 65 cps to 67 cps , a growth rate between $12 \%$ and $15 \%$
- EBIT will continue to grow faster than sales


## Other

- Trading area expected to grow $3+\%$
- Inventory will reduce between 2 and 3 days
- Funds employed will increase less than sales

Guidance subject to current trading patterns being maintained, and present business, competitive and economic climate continuing

## Appendices

## VITAL SIGNS

Fixed charges cover
Days inventory (to cost of sales)
Days creditors (to sales)
Return on Funds Employed (pre tax) ROFE
Return on Total Equity
Return to Noteholders (pre tax)
Return on Shareholders Equity (post tax)
Net working capital

|  | HYO3 | HYO4 |
| ---: | ---: | ---: | :--- |

Rating of A- maintained, with CP and MTN pricing equivalent to $A$

## CAPITAL EXPENDITURE

|  | HYO4 Actual | F04 Forecast | F05 Forecast | F06 <br> Forecast | F07 <br> Forecast | F08 Forecast |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| New Stores / acquisitions | $62{ }^{(1)}$ | $126{ }^{(3)}$ | 140 | 135 | 138 | 140 |
| Store Refurbs/Extensions | 112 | 219 | 238 | 235 | 240 | 240 |
| Stay in Business | 49 | 89 | 61 | 65 | 68 | 68 |
| IT - Other | 19 | 78 | 64 | 71 | 75 | 80 |
| IT - Supply chain Level II | 15 | $26{ }^{(4)}$ | 53 | 42 | 8 |  |
| Supply Chain - level III ${ }^{(2)}$ | 32 | 36 | 101 | 88 | 17 | 32 |
| Supply chain - other | 5 | 29 | 19 | 19 | 21 | 23 |
| Property Developments | 78 | $140{ }^{(5)}$ | 135 | 150 | 145 | 150 |
| Gross Capex | 372 | 743 | 811 | 805 | 712 | 733 |
| Property Sales | (1) | (139) | (138) | (162) | (75) | (170) |
| Net Capex | 371 | 604 | 673 | 643 | 637 | 563 |

(1) Comprises acquisition of a liquor business Baily \& Baily ( 6 stores) and acquisition of 13 liquor stores and 1 supermarket.
(2) Excludes distribution centre site and construction costs- assume that these will be leased
(3) Below original forecast of $\$ 138 \mathrm{~m}$ due to 1 less supermarket expected to be opened due to timing and lower than expected costs
(4) Below original forecast of $\$ 39 \mathrm{~m}$ with lower than expected upfront costs.
(5) Below original forecast of $\$ 172 \mathrm{~m}$ due to decision to presell certain properties prior to development


[^0]:    * "Refresh" level 1 incorporates business reorganisation, and line item cost reduction programs

