

Thursday, 14 August 2008

MARKET ANNOUNCEMENT

Net Tangible Asset Backing - 31 July 2008

Month Ending:	%Change	Current Month 31 July 2008	Previous Month 30 June 2008
Pre-Tax NTA Backing per share ⁽¹⁾	-5.77%	\$0.9108	\$0.9667
Post-Tax NTA Backing per share ⁽²⁾	-5.55%	\$0.9001	\$0.9530
Based on total issued share capital		19,737,896	19,737,896

The NTA position (post-tax) comprises the following items:

Net Assets	Current Month \$'millions	Previous Month \$'millions
Investment in the FSP Equities Leaders Fund (FSP Fund) managed by the Company's investment manager, FSP Equities Management Limited (FSP) ⁽¹⁾	17.90	18.97
Provision for income tax ⁽²⁾	(0.21)	(0.27)
Net cash on deposit / other assets	0.08	0.11
Total Net Assets	17.77	18.81

About The FSP Equities Leaders Fund (FSP Fund) ⁽⁴⁾

The 12 month net performance of the FSP Fund to 31 July 2008 was -22.1%. The benchmark performance (S&P/ASX 200 Accumulation Index) was -15.6%.

The FSP Fund is a wholesale fund not open to retail investors. The investment management team is led by Mr Ronni Chalmers. The objective of the fund is to outperform the S&P/ASX 200 Accumulation Index over the medium term. There is no minimum equity weighting with the equity weighting as at 31 July 2008 being 95.3%.

75 % of the equity portfolio is targeted to companies contained within the S&P/ASX 200 index. The remaining 25 % of the portfolio is invested in companies outside of the S&P/ASX 200 index. The equity portfolio contained approximately 105 holdings as at 31 July 2008. The Investment Manager is "style neutral" and invests in growth stocks, value stocks, stocks with maintainable dividend yields and special situations.

ABN 58 061 287 045

Registered Office:

Suite 202, Angela House
30-36 Bay Street
Double Bay New South Wales 2028
T | (02) 9363 5088
F | (02) 9363 5488
E | info@scarboroughequities.com.au
W | www.scarboroughequities.com.au

ASX Code: SCB



Company Secretarial Office:

Level 14, The Forrest Centre
221 St Georges Terrace
Perth, Western Australia 6000
Local T | 1300 762 678
T | (08) 9214 9717
F | (08) 9322 1515
E | info@scarboroughequities.com.au

FSP Equities Leaders Fund - Performance

Returns To:	1mth	3mths	6mths	1yr	2yrs	3yrs	Since Inception
31/07/2008	(%)	(%)	(%)	(%)	(% p.a.)	(% p.a.)	(% p.a.)
FSP Fund	-5.7%	-12.3%	-13.5%	-22.1%	6.7%	10.4%	15.1%
ASX / S&P 200 Accumulation Index	-4.6%	-10.3%	-10.0%	-15.6%	4.0%	8.7%	10.9%

FSP Equities Leaders Fund as at 31 July 2008

Top 20 Holdings		
ASX Code	Asset Name	Fund Weight
BHP	BHP BILLITON	18.7%
WBC	WESTPAC BANKING CORPORATION	7.0%
RIO	RIO TINTO	5.1%
WPL	WOODSIDE PETROLEUM	5.1%
WES	WESFARMERS	3.9%
IPL	INCITEC PIVOT	2.8%
MOG	MACQUARIE GROUP	2.4%
NCM	NEWCREST MINING	2.2%
LGL	LIHIR GOLD	2.0%
FLX	FELIX RESOURCES	1.9%
STO	SANTOS	1.8%
LYC	LYNAS CORPORATION	1.7%
SUN	SUNCORP-METWAY	1.5%
HVN	HARVEY NORMAN	1.4%
MTS	METCASH	1.4%
CBA	COMMONWEALTH BANKING GROUP	1.3%
SRK	STRIKE RESOURCES	1.3%
BOQ	BANK OF QUEENSLAND	1.2%
MCC	MACARTHUR COAL	1.1%
SRL	STRAITS RESOURCES	1.1%

Sector weights of equity holdings	Fund Weight
Materials Total	43.2%
Financials Total	17.1%
Energy Total	14.5%
Industrials Total	7.1%
Consumer Staples Total	7.0%
Consumer Discretionary Total	5.8%
Health Care Total	1.8%
Information Technology Total	1.6%
Property Trusts Total	1.1%
Telecommunication Services Total	0.7%
Utilities Total	0.1%

Notes:

1. NTA backing is calculated for SCB and its controlled entities (SCB Group).

The SCB Group's investments are financial assets which are measured at fair value at month end. The fair value of listed securities are measured at bid price (where available) and last sale price (where bid price is not available) at month end and excludes disposal costs. The fair value of the Company's investment in the FSP Fund is valued at the unit price at month end published by FSP - such unit price reflects the net tangible asset backing of the fund and no buy/sell spread or exit fees are charged to the Company.

2. The post-tax NTA backing per share is reported net of provision for tax liabilities on the SCB Group's net profit (including after any realised and unrealised gains on investments) after consolidation.
3. Based on information provided by the Investment Manager, FSP Equities Management Limited.
4. FSP Equities Management Limited (FSP) was appointed manager in December 2004.

For further information:

Farooq Khan
Chairman
T | 1300 762 678
E | fkhan@scarboroughequities.com.au

Christopher Ryan
Director
T | (02) 9363 5088
E | c.ryan@westchester.com.au