



PTB GROUP LIMITED

DallasAirmotive
Authorised Service Centre &
Commercial Representative

4 June 2007

The Announcements Officer
Australian Stock Exchange
Sydney

Sale of Belmont property

PTB Group Limited has signed an unconditional contract to sell its surplus Belmont land for \$5.5 million. Settlement is expected on 29 June 2007.

The sale is expected to generate a profit of approximately \$1.9 million before tax. This profit was not forecast in the November 2006 Prospectus nor in the company's market announcement on the 23 April 2007.

Importantly this will free up a net \$3 million in working capital which can be productively invested in the group's core trading and financing activities. The land was previously identified as surplus to the Groups needs.

Yours faithfully

Craig Baker
Managing Director