BABCOCK & BROWN CAPITAL LIMITED

Babcock & Brown Capital
Full Year Results to 30 June 2008

28 August 2008

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BABCOCK & BROWN CAPITAL LIMITED

HIGHLIGHTS – FY08 FINANCIAL RESULTS

- Consolidated Profit of A$101.2m (2007: loss of A$131.7m)
- Strong earnings growth
  - BCM consolidated EBITDA of A$1,277m up 31% on pcp
    - eircom EBITDA up 26% to €712.0m (A$1,251m) due to:
      - Reflects full 12 months contribution from eircom (2007: 10½ months)
      - ongoing growth in Meteor – 57% growth in EBITDA and 36% revenue growth on pcp
      - continued strength in the Fixed Line business – EBITDA in line with prior year
    - Golden Pages Israel achieved an EBITDA of NIS 84m (A$25m) for the 11 months since acquisition. After adjusting for fair value adjustments from the acquisition, only NIS 40m (A$11.8m) is brought to account.
    - Corporate contribution to EBITDA of $15.8m increased by 76% on pcp
  - Group EPS of 52.3 cents (2007: loss of 65.8c) a 13% increase on prior six months
  - Adjusted EPS of 60.3 cents based on current issued capital of 167.9m shares
  - NAV of $5.58[1] per share vs A$4.66 at 30 June 2007

1 A$5.32 excludes impact of the buy-back

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HIGHLIGHTS – REVIEW OF MANAGEMENT ARRANGEMENTS

- The Independent Directors have commenced discussions with Babcock & Brown regarding the future management and potential internalisation of BCM
- This decision follows Babcock & Brown strategic review and BCM's ongoing investment review
  - Babcock & Brown have announced that it will provide ongoing support and management to BCM but that the Corporate & Structured Finance division, which is currently responsible for the Management of BCM, will gradually be wound down
- Detailed protocols to be developed to govern discussions between the parties.
- Independent Directors hope to seek shareholder approval for an internalisation proposal at the BCM AGM in November 2008. However, the Independent Directors are not in a position to provide any assurance that this will be the outcome of discussions
- Further updates will be provided to the market in due course

1 A$5.32 excludes impact of the buy-back

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HIGHLIGHTS – CAPITAL MANAGEMENT PROGRAM

Off-Market Buy-Back

- In light of the discussions with Babcock & Brown on management arrangements, the Board has decided to postpone the off-market buy-back scheduled to commence on 29 August 2008
- The Board believes shareholders should know outcome of these discussions before deciding whether they will participate in the off-market buy-back
- Further updates in the off-market buy-back will be provided on completion of the discussions

On-Market Buy-Back

- On-market buy back program to date has purchased 32.1m shares (16.0% of original equity)
- Total cost to date is $122.0m at an average price of $3.80
- To date the buy-back has increased NAV of BCM by 26 cents per share

Cash Reserves

- BCM retains $367m in cash reserves at 30 June 2008.

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FY08 BCM CONSOLIDATED FINANCIAL RESULTS

Consolidated Financial Performance	Year ended 30 June 08 A$'m	Year ended 30 June 07 A$'m[1]	% Change
Revenue	**3,650.1**	**2,903.7**	**25.7**
EBITDA			
eircom[1]	1,251.4	964.9	29.7
Golden Pages[2]	10.2	-	NM
Corporate	15.8	9.0	75.6
	1,277.4[3]	**973.8[3]**	**31.2**
EBIT	**748.2**	**126.0**	**>100**
Net Finance Costs	(511.0)	(378.2)	35.1
Earnings before tax	**237.2**	**(252.2)**	**>100**
Income tax expense (benefit)	(52.8)	(4.6)	>100
Profit/(Loss) from ordinary activities after tax	**184.3**	**(247.6)**	**>100**
(Profit)/Loss attributable to minority interests	(83.0)	115.9	>100
Profit/(loss) for the year attributable to BCM	**101.2**	**(131,7)**	**>100**
Earnings/(losses) per share	**52.3 cents**	**(65.8 cents)**	**>100**

NM: Comparison to prior year period is not meaningful
1 eircom consolidated from 18 August 2006
2 Golden Pages consolidated from 31 July 2007
3 Excluding restructuring, depreciation & amortisation, net finance costs and associated gains

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FY08 CONSOLIDATED FINANCIALS - EIRCOM

eircom Consolidated Financial Performance HY08 EUR: AUD 0.612	FY08 eircom 100% €'m	FY07[1] eircom 100% €'m	FY08 BCM Interest 57.1% A$'m	FY07[1] BCM Interest 57.1% A$'m
Fixed Line revenue	1,657.0	1,419.3	1,543.3	1,344.2
Mobile revenue	481.7	353.8	448.7	335.1
Consolidated Adjustments (intercompany transfers)	(78.0)	(53.0)	(68.5)	(50.5)
Total Revenue	**2,060.7**	**1,720.1**	**1,923.5**	**1,628.8**
Operating Cost (before restructuring costs)	(1,348.7)	(1,157.0)	(1,259.2)	(1,095.6)
EBITDA[2]	**712.0**	**563.1**	**664.3**	**533.2**
Other income/(expense)	86.1	(150.8)	80.7	(135.8)
Adjusted EBITDA	**798.1**	**412.3**	**745.0**	**397.4**
Depreciation & Amortisation – eircom	(399.2)	(349.8)	(372.6)	(331.2)
EBIT	**398.9**	**62.5**	**372.4**	**66.2**
Net finance costs	(277.6)	(211.5)	(259.1)	(201.4)
PIK finance costs	(55.3)	(28.3)	(51.7)	(26.7)
Operating profit/(loss) before tax	**66.0**	**(177.3)**	**61.5**	**(161.8)**
Income tax expense	(29.3)	7.4	(27.2)	7.0
Net profit/(loss) after tax	**36.7**	**(169.9)**	**34.3**	**(154.8)**
eircom Masts sale	**78.3**	**-**	**74.5**	**-**
Net profit/(loss) after tax, including masts (Jun 08)	**115.0**	**(169.9)**	**108.8**	**(154.8)**

1 eircom consolidated from 18 August 2006
2 eircom EBITDA for the period was €712m, compared to €698m in BCM Ireland Finance Limited's ("BCMIF") accounts produced for bondholders. The difference of €14m consists of: fair value adjustments excluded by BCM (€7m), management fee (€3.5m) and incentive fees (€3.3m).

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FY08 CONSOLIDATED FINANCIALS – GOLDEN PAGES

Golden Pages Consolidated Financial Performance FY08 AUD:NIS 3.374	Six months to 30 Jun 2008 NIS'm	Six months to 30 Jun 2007 NIS'm	Six months to 30 Jun 2008 A$'m	Six months to 30 Jun 2007 A$'m
Net Revenue				
Print	84.0	92.8	24.9	27.5
Online	26.4	18.5	7.8	5.5
Local Search & Information Businesses	47.4	33.6	14.1	99.0
Consolidated Net Revenue	**157.8**	**144.9**	**46.8**	**42.9**
EBITDA (pre transaction costs)				
Print	25.0	29.4	7.4	8.7
Online	4.4	(0.5)	1.3	(0.1)
Local Search & Information Businesses	9.4	5.6	2.8	1.7
Consolidated EBITDA (pre transaction costs)	**38.8**	**34.5**	**11.5**	**10.3**

Golden Pages was purchased on 31 July 2007
Dun & Bradstreet, Michatnim and Weekend which were purchased during 2007

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FY08 CONSOLIDATED FINANCIALS – GOLDEN PAGES

Golden Pages **AUD:NIS 3.25**	**NIS'm**	**A$'m**
Acquisition Cost	415.5	106.9
Loss/Profit for 11 months	(49.3)	(14.6)
Foreign Exchange movement	-	20.4
Impairment Loss	(14.4)	(4.3)
Carrying Value – 30 June 2008	**351.8**	**108.4**
Enterprise Valuation at 30 June 2008 (Deloittes Valuation)	**965.3**	**297.4**
Less: net debt	(613.5)	(189.0)
Equity value	**351.8**	**108.4**

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FY08 BCM CONSOLIDATED BALANCE SHEET

Babcock & Brown Capital Group Position	At 30 Jun 08 A$'m	At 30 Jun 07 A$'m
Cash – Investment level (eircom & GP)	610.7	266.3
Cash – BCM level	355.2	577.3
Receivables	868.2	652.0
Property, Plant & Equipment	3,551.7	3,472.0
Intangible assets	5,402.2	5,045.4
Other assets (including deferred tax assets)	357.0	410.7
Total Assets	**11,145.0**	**10,423.7**
Payable and accruals	1,349.4	1,130.2
Provisions	523.6	646.5
Borrowings (refer slide 41 & 43)	7,289.2	6,802.7
Other liabilities	700.1	676.2
Total Liabilities	**9,862.3**	**9,255.6**
Net Assets	**1,282.7**	**1,168.1**
Minority Interests	345.2	235.8
Net Assets attributable to BCM members	**937.5**	**932.3**
Net Asset Value	**$5.58***	**$4.66**

* A$5.32 excludes impact of the buy-back

EUR:AUD 0.6096

FY08 FINANCIAL RESULTS COMMENTARY

eircom Operations	• Continues strong performance • Group achieved EBITDA[1] of €712m, an increase of 7% on prior year. Increase reflects strong growth in Meteor revenue up 36% to €481.7 and solid growth of 17% in Fixed Line to €1,657m[2] • Group EBITDA margin of 35%, an increase of 6% over 33% at 30 June 2007 • Group revenue of €2,060.7m up 20% on prior year
Golden Pages Operations	• Continues to perform in line with expectations • Completed two smaller 'bolt-on' acquisitions during the year • Impairment of A$4m on goodwill from Golden Pages Israel investment, based on Deloitte's valuation.
Corporate	• At 30 June 2008 A$367m available in cash reserves. • Post 30 June 2008, given Israeli CPI and interest rates, NIS120 million (A$38 million) was remitted to GP to repay debt. • Cash held either on hand or in short-term deposits with quality credit rated Australian financial institutions.
BCM Consolidated Financial Position	• NAV per share at 30 June 2008 was A$5.58[3] representing a 20% increase over A$4.66 at 30 June 2007 and 8% from A$5.19 at 30 December 2007.

1 Pre MAST sale, management fee, management incentive costs, restructuring costs, construction income and LTIP
2 Reflects full 12 months contribution from eircom (2007: 10½ months)
3 A$5.32 excludes the effect of the buy-back

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FY08 FEES

Management	• **A$19.4m – 2% of net assets of A$932 – A$1,010m** Based on the formula set out in the original BCM prospectus dated December 2004, management fees were calculated on a sliding scale. The monthly management fee is calculated on 2% of consolidated net assets.
Investment Bank Advisory	• **A$4m – Golden Pages acquisition** • **A$7m – eircom Mast sale advisory fee and separation advice** All investment banking advisory fees payable to Babcock & Brown relate to the investments of BCM. Fees relate to the original investments and subsequent refinancings of the investments. Babcock & Brown has a preferred right to undertake investment banking advisory roles for BCM which is disclosed in the original BCM prospectus.
Performance	• **No performance fees were payable for FY08** Babcock & Brown is entitled to receive an annual performance fee calculated by reference to the pre-tax Total Shareholder Return as follows: **Pre-tax Shareholder return** — **Annual performance fee** Between 10% and 25% — 20% of the amount (if any) by which the actual TSR exceeds a notional 10% pre-tax TSR but is equal to or less than a notional 25% pre-tax TSR. Above 25% — 30% of the amount (if any) by which the actual TSR exceeds a notional 25% pre-tax TSR, less the aggregate of any performance fees previously paid by BCM to Babcock & Brown during the term of the Management Agreement. At 30 June 2008 BCM share price would have need to be $7.06 ($6.59 removing effect of buy-back), for a performance fee to be payable

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STRATEGIC UPDATE

Discussions with Babcock & Brown	• Discussions with Babcock & Brown will have no impact on the ongoing management of BCM in the normal course of business, nor on BCM's ownership of either eircom or Golden Pages
Relationship between BCM and Babcock & Brown	• BCM is listed on the ASX and operates as a completely separate entity to Babcock and Brown Limited • BCM has its own balance sheet and surplus liquid resources • Completely separate governance structure to Babcock & Brown • No cross holdings or cross loans with any of the Babcock & Brown funds. • BCM is managed by Babcock & Brown who have an 8% stake in the company.
Independence of BCM Board	• The BCM Board has majority of independents • All major decisions are subject to approval by the Board
BCM Board Changes	**Rob Topfer** • Stepped down from executive role at Babcock & Brown • Remain on the board of BCM • Remains actively involved in the business under a consultancy arrangement with Babcock & Brown **Phil Green** • Announced intention to retire from the BCM Board upon the nomination and acceptance of a suitable replacement

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CAPITAL MANAGEMENT UPDATE

On-Market Buy-Back	• Under the share Buy-Back program, 16% of the total issued capital have been bought back at a cost of A$122m • Represents approximately 32.1m shares at a volume weighted average price of A$3.80 per share
Off-Market Buy-Back	• Deferred pending completion of discussions between Babcock & Brown and BCM Independent Directors regarding the future management of BCM

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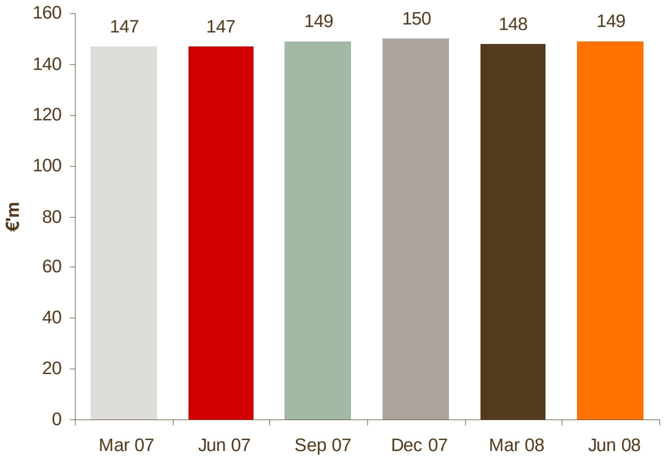
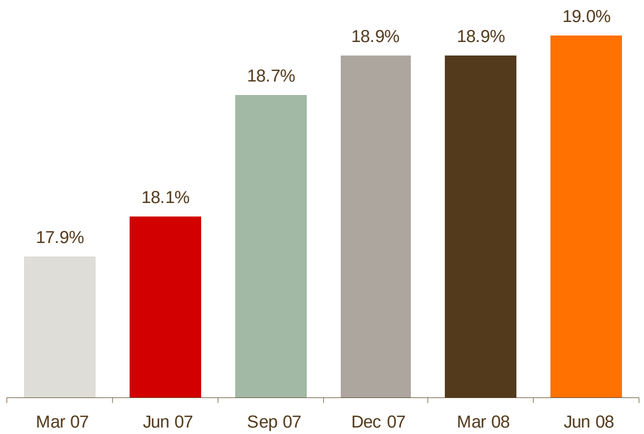
EIRCOM – INVESTMENT SCORECARD

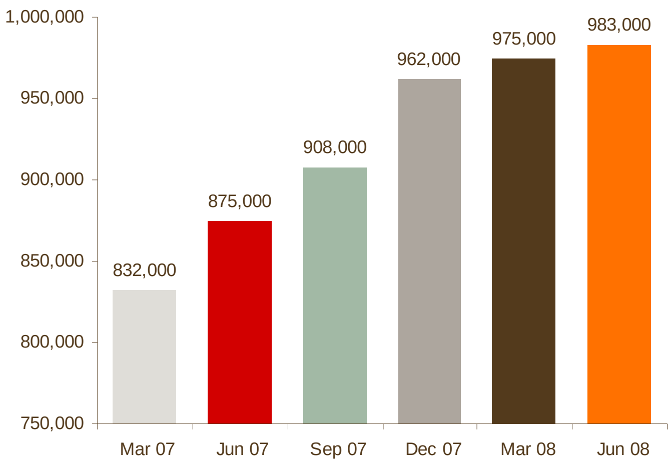
FIXED LINE – Actual EBITDA[1] per quarter
KPI: Maintain Fixed Line EBITDA at ~€150m per qtr, ~€600m p.a.



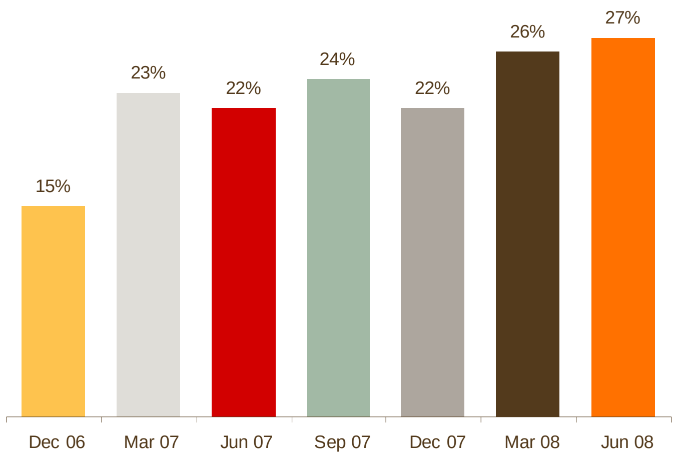
MOBILE – Actual Subscriber Market Share per quarter[2]
KPI: Attain historical European average 3rd player market share of 20%[4]



MOBILE – Actual Subscribers per quarter[2]
KPI: Grow mobile phone subscribers



MOBILE – Actual EBITDA Margin % per quarter[3]
KPI: Attain historical European average 3rd player EBITDA margin of 30%[4]



December quarter returns lower EBITDA margin due to heavy subscriber upgrade and steady acquisition at Christmas.
In a growth phase, more EBITDA is spent on customer acquisition than in a mature business. EBITDA margins also improve with scale

1 Pre: MASTCo sale, management fee, fair value adjustments and restructuring costs and management incentive costs
2 Source: ComReg Quarterly reports and company estimates. December 2007 number have been adjusted to include mobile broadband estimates.
3 Before management incentive costs
4 JP Morgan

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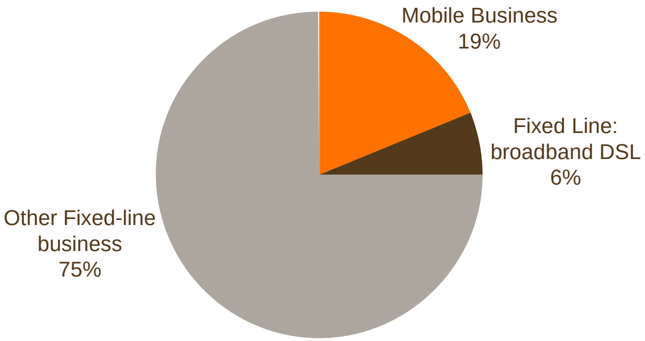
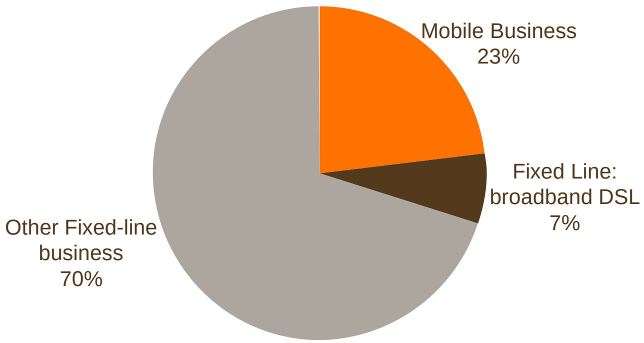
EIRCOM - REVENUE AND EBITDA SEGMENTATION

Revenue 30 June 2007

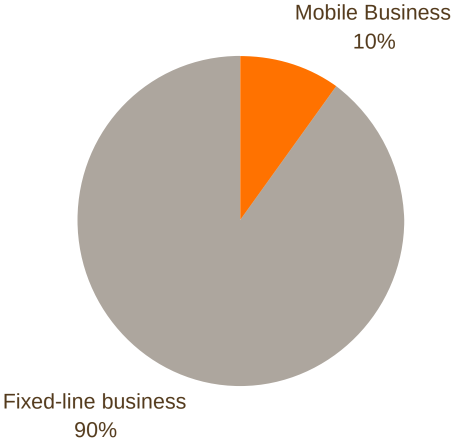


Revenue 30 June 2008

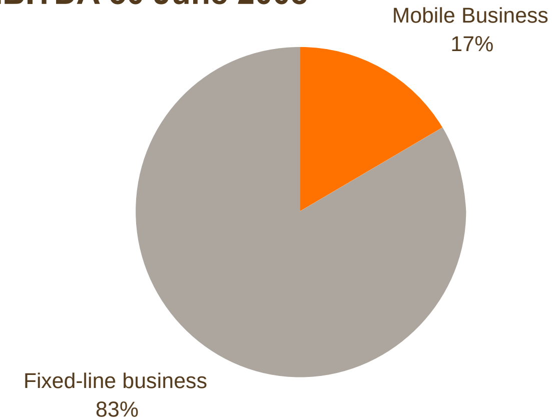


Group revenue has grown by 4% in the year to June 2008

EBITDA 30 June 2007



EBITDA 30 June 2008



Group EBITDA has grown by 8% in the year to June 2008

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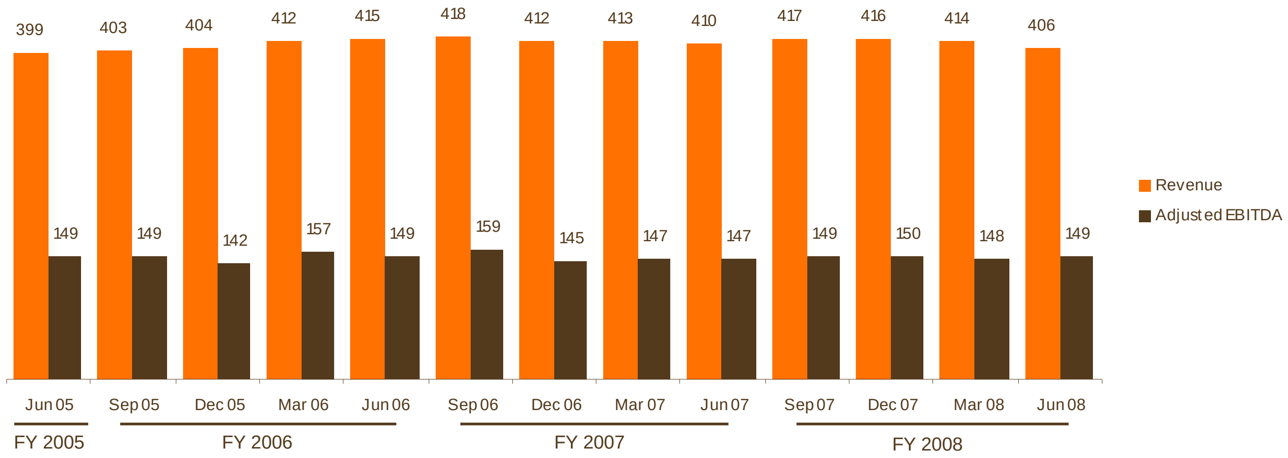
EIRCOM – FIXED LINE

- €149m of EBITDA[1] increased 1% on the June 2007 quarter due to reduced costs arising from headcount reduction and other savings
- Revenue flat year on year
- Higher broadband revenues continue to offset the decline in fixed line traffic volumes
- Winback year to date to June 2008 of 81%, vs 83% for the year to June 2007
- Investment in the fixed network continues with a focus on increasing capacity, broadband roll-out, demand-led growth and Next Generation Networks (NGN) developments



Quarterly revenue and Adjusted EBITDA[1]
(June 05 to June 08)

Source: eircom annual and interim reports
1 Pre: MAST Co sale, management fee, fair value adjustments and restructuring costs and management incentive costs

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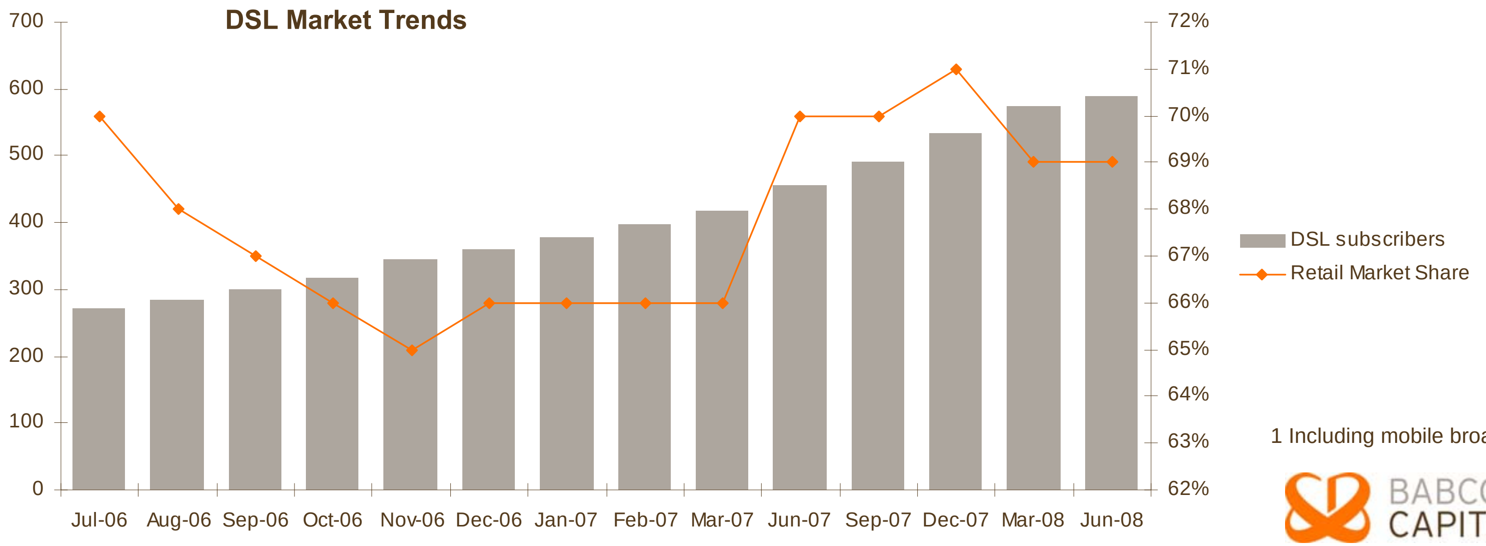
EIRCOM - FIXED LINE continued

Broadband

- Broadband revenues of €153m, 26% ahead of prior year
- New developments, such as speed increases across the portfolio (other than 1MB) and improved bundles as well as promotions are being considered to continue to drive the market and ensure competitiveness
- Increased use of broadband bundled offerings remain an effective acquisition and retention tool
- Broadband rollout – a total of 590 exchange sites enabled as at 30 June 2008, connecting more than 1.4m lines pre-qualifying for broadband.
- 138,000 net DSL customer adds during the year resulting in 593,000 total subscribers at 30 June 2008 a 30% increase yoy
- eircom has a retail share of total DSL market (retail, bitstream, LLU) of 69% and total broadband market share (both Wholesale and Retail and excluding LLU) of 58%[1]



1 Including mobile broadband

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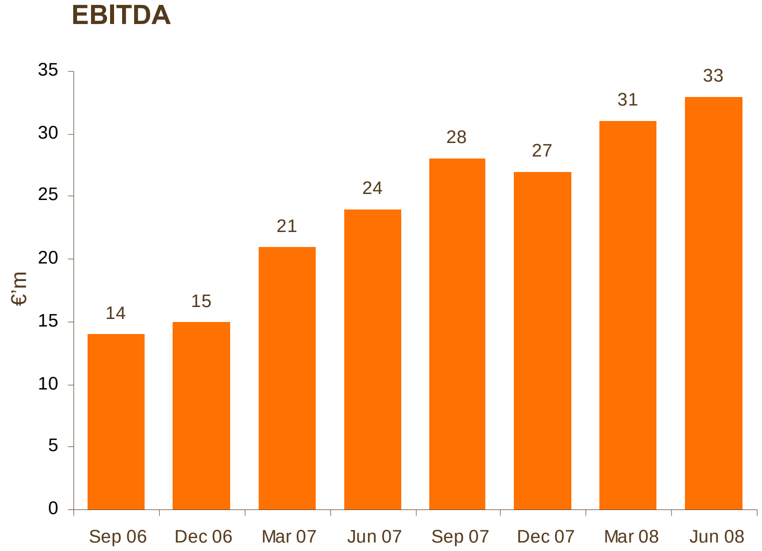
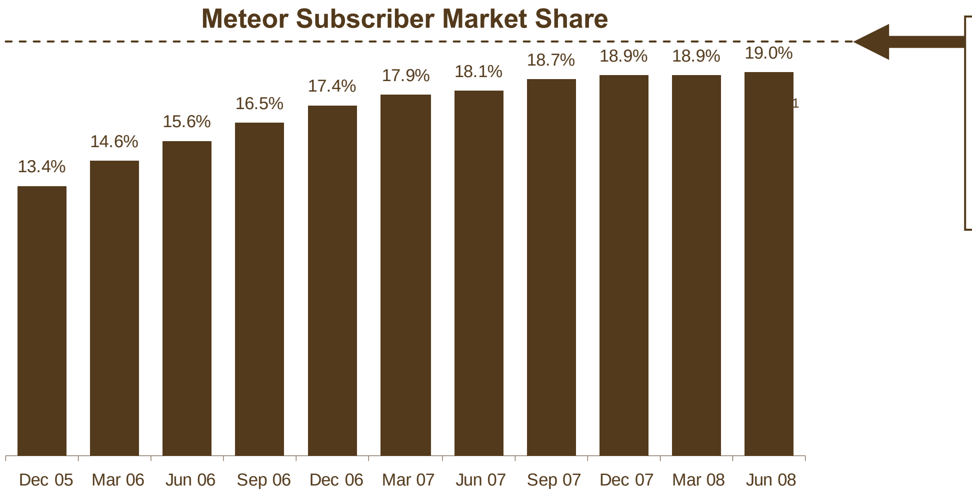
EIRCOM - METEOR

- EBITDA[1] of €33m for the June 2008 quarter, an increase of 38% on the June 2007 quarter
- EBITDA[1] of €118m for the full year, an increase of 57% on the $75m for FY07 due to higher subscriber numbers and economies of scale
- Revenue of €481m up 24% on previous year.
- Increase in Meteor market share to 19% from 18.1% in June 2007[2]
- Irish mobile market penetration rate at 121% up from 119% over the previous quarter[3]
- Irish mobile market continues to grow strongly at 9% year on year with Meteor taking 26% of net adds[4]

1 Pre management incentive costs
2 Source: ComReg quarterly reports and company estimates
3 ComReg Quarterly report June 2008 – position as at March 2008
4 Management estimate





Average historical 3rd operator volume market share in Europe is ~20%

Key market share drivers

- Value positioning
- Strong distribution
- Effective marketing

Source: ComReg and company estimates for market share, December 2007 number has been adjusted to include broadband mobile estimates. JPMorgan for average 3rd operator market share

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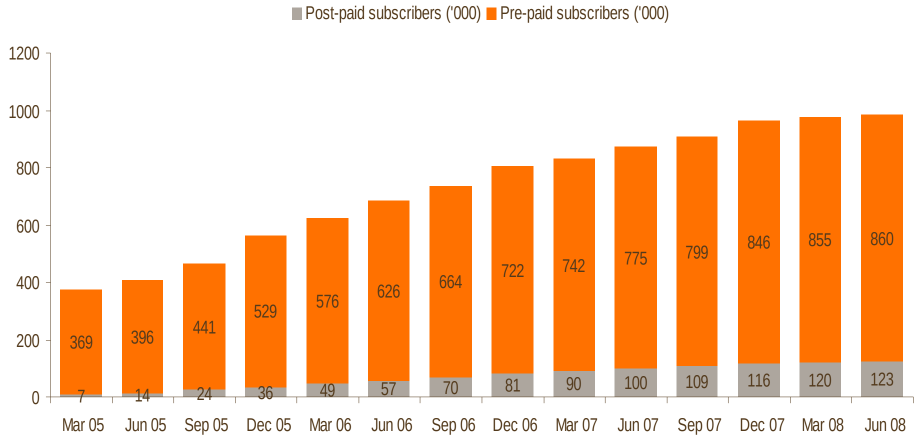
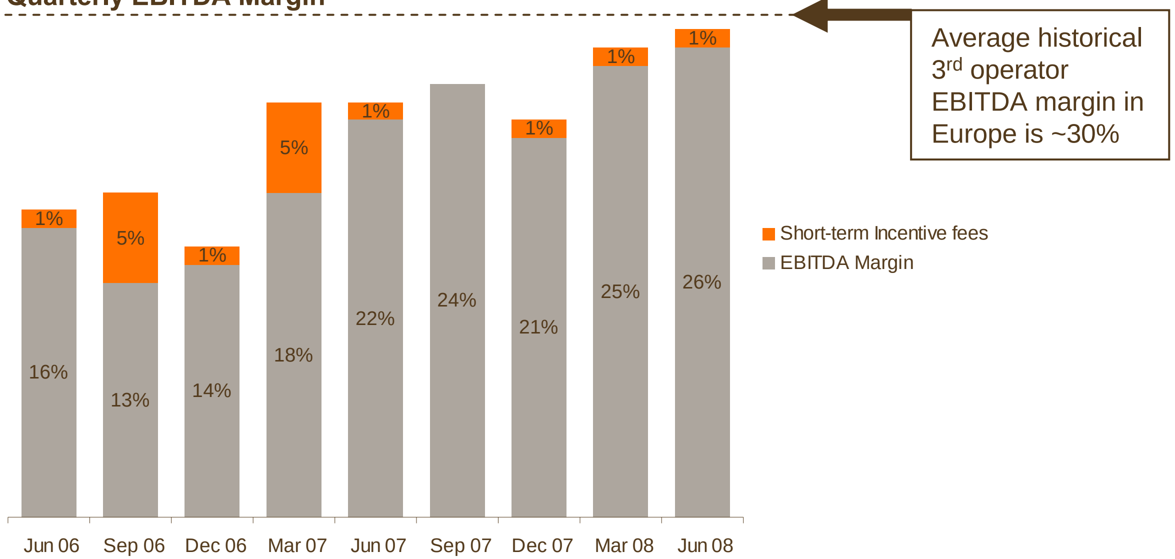
EIRCOM – METEOR continued

- EBITDA margin (pre management incentive costs) for the June 2008 quarter of 27% up from 23% in the June 2007 quarter on the back of increased subscriber numbers and greater subscriber activity
- 12% increase in the number of net subscribers from 875,000 to 983,000 year on year
  - post-paid increased to 12.5% of the total base (June 2007 - 11%)
  - a 23% increase in post-paid customers year on year
- Blended ARPU per month of €40.22 – a 4% increase on June 2007



Source: eircom management results

Quarterly EBITDA Margin



Source: eircom management results, JPMorgan for average 3rd operator margin
* incentive fee costs are highlighted separately

Key EBITDA drivers

- Increased net subscriber base
- Network enhancement
- 3G roll-out and increased product selection
- Scale effect increasingly having an impact
- December quarter returns lower EBITDA margin due to heavy subscriber acquisition costs associated with Christmas trading period

EIRCOM – CAPITAL EXPENDITURE

- €331m cash spend during the 12 months to 30 June 2008, equating to 16% of revenue being invested in capital expenditure

- Second year of planned increased CAPEX program (c. €1bn over 3 years), after which will trend back to normal levels

- Fixed line capex expenditure predominantly relates to:
  - DSL rollout
  - Upgrade to next generation core and renewal of access network

- Mobile capex expenditure predominantly relates to:
  - 3G network rollout

EIRCOM – VALUE ENHANCING INITIATIVES & KEY UPDATES

Mobile

3G	• Meteor has already achieved 10% 3G population coverage • On track for 33% population coverage by the end of September 2008 with commercial launch soon after
Meteor billing system	• Launch of new billing system within 12 months to enable improved customer service and retention

Broadband

NGN Core	• Extensive build to 240 towns nationwide • Will deliver faster broadband speeds, as well as affordable e-Services for Business customers throughout the country.
Broadband Rollout	• Extended broadband rollout plan to 917 exchanges underway – 590 sites enabled as at 30 June 2008, connecting more than 1.4m lines pre-qualifying for broadband • Broadband penetration in Ireland, including mobile broadband now estimated at 26% (Company estimate)
National Broadband Scheme	• One of two bidders shortlisted for National Broadband Scheme to build and operate broadband network in rural areas in Ireland with Government subvention • Contract expected to be announced in November 2008

Fixed Line

Call Set Up Charging	• From 2 September 2008, changes to call charges implemented which reduces call connection but rebalances call time cost
Northern Ireland Business	• Signed 6 – 10 year €100m contract for provision of connectivity to Northern Irish Civil Service • Network buildout underway and first phase complete with most government departments now connected
Tetra	• 56% shareholder in consortium awarded 8 year contract to design and build secure radio network in Ireland for emergency services

EIRCOM – VALUE ENHANCING INITIATIVES & KEY UPDATES

Regulatory

Line Shares	• ComReg had reduced monthly rental to €2.94 from €8.41 • This reduction has now been withdrawn
LLU	• Current price of €16.43 per month – the present regime due to expire end November 2008 • Submission being made by eircom
USO	• Binding performance targets introduced by ComReg on Line Faults measure
WACC	• Revised WACC agreed with Comreg at 10.21% vs 11.5% • No current material impact on EBITDA

General

Restructuring Program	• Fixed Line headcount reduced by 621 in the year to 30 June 2008 • Voluntary leaving restructuring program on track to achieve 900 FTE reduction by 2010
Real Estate Development	• Net c.€50m cash received in July 2008 in respect of new office building • Further property sales planned in the next 12 months

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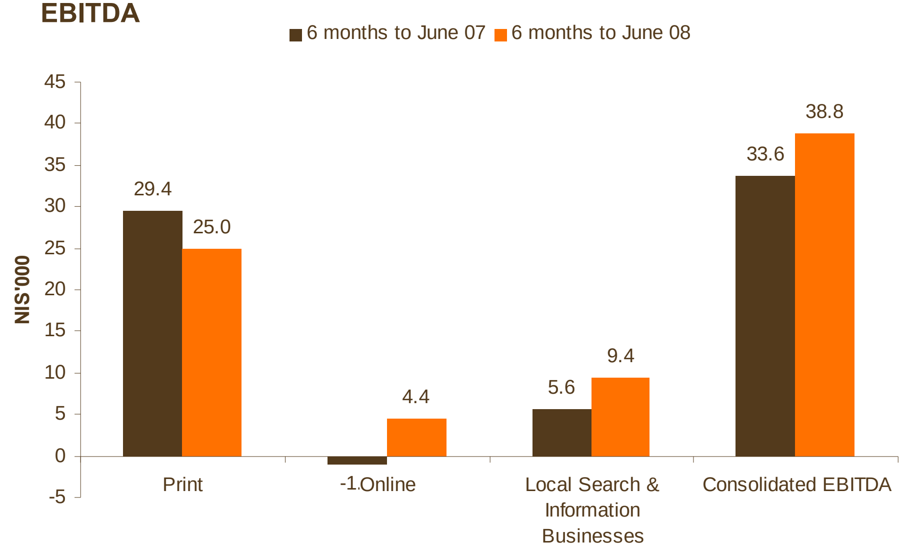
GOLDEN PAGES – 6 MONTH OPERATIONAL UPDATE

Net Revenue

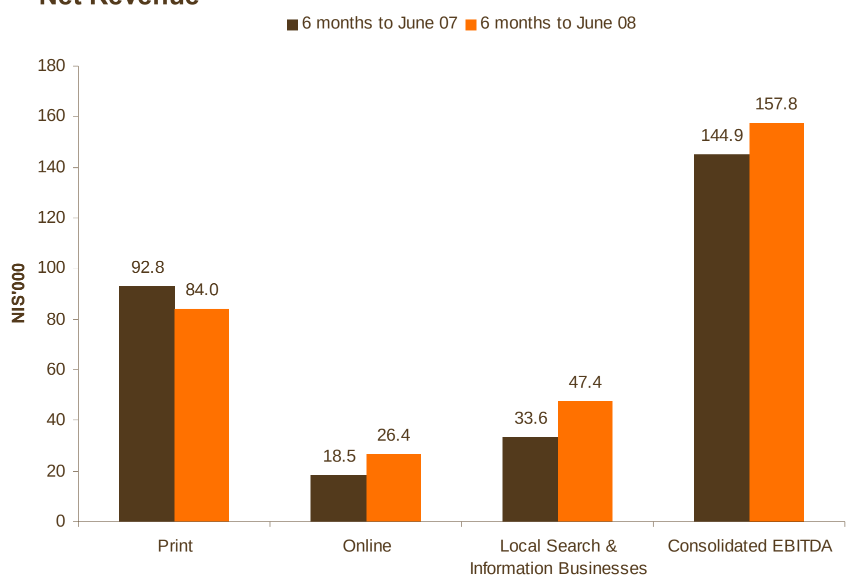
9% increase in consolidated Net Revenue[1]

- 43% increase in Online revenue offset 9% decline in print revenue
- 41% increase in Local Search & Information Businesses largely attributed to growth of the businesses and acquisitions made during the second half of 2007

EBITDA



Net Revenue



EBITDA

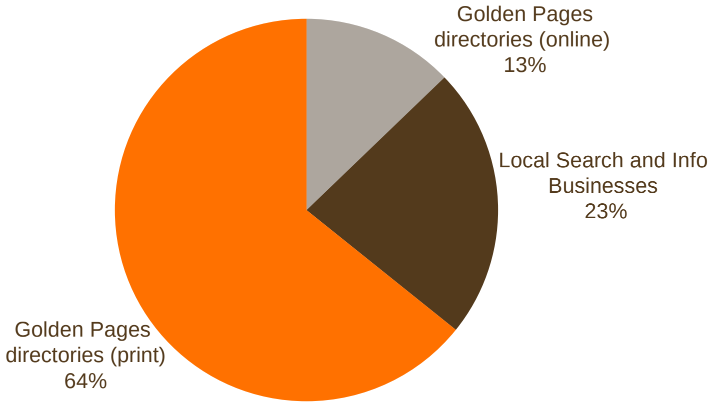
15% increase in consolidated EBITDA[1, 2]

- Increase in Online EBITDA[1] partially offsets decline in Print
- 68% growth in Local Search & Information Businesses primarily as a result of acquisitions[1] and growth in underlying businesses

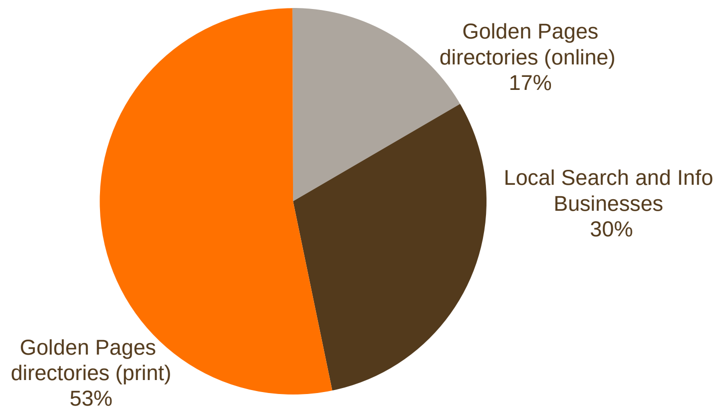
1 June 2007 figure excludes Dun & Bradstreet, Michatnim & Weekend which were acquired during 2007
2 Pre transaction costs

GOLDEN PAGES - REVENUE & EBITDA SEGMENTATION

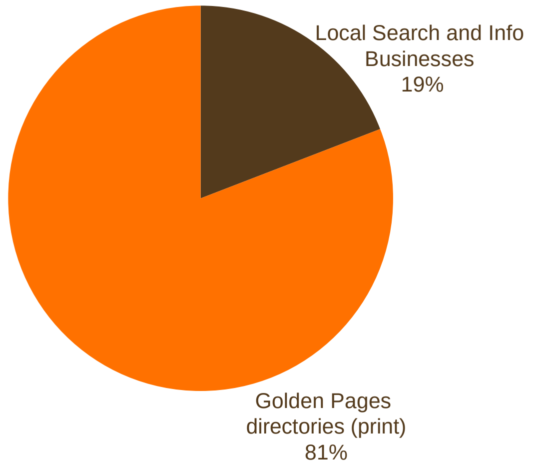
Revenue 30 June 2007



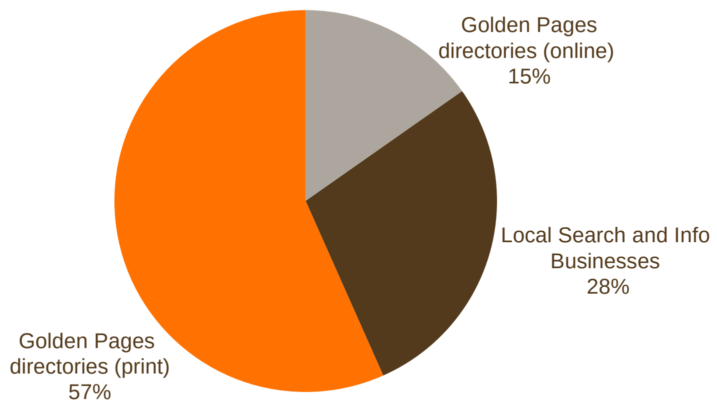
Revenue 30 June 2008



EBITDA 30 June 2007



EBITDA 30 June 2008



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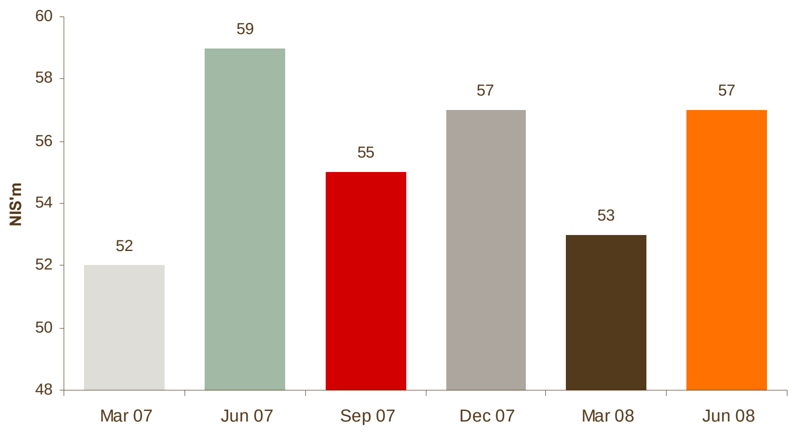
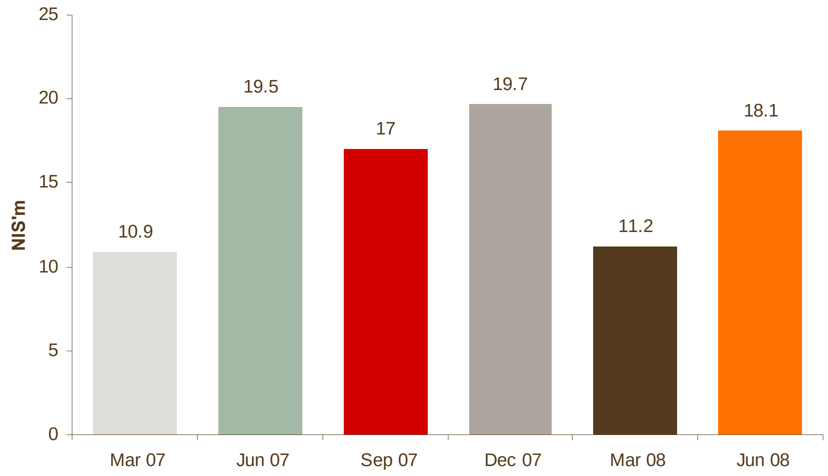
GOLDEN PAGES – PRINT & ONLINE
Quarterly Investment Scorecard

Net Revenue per quarter

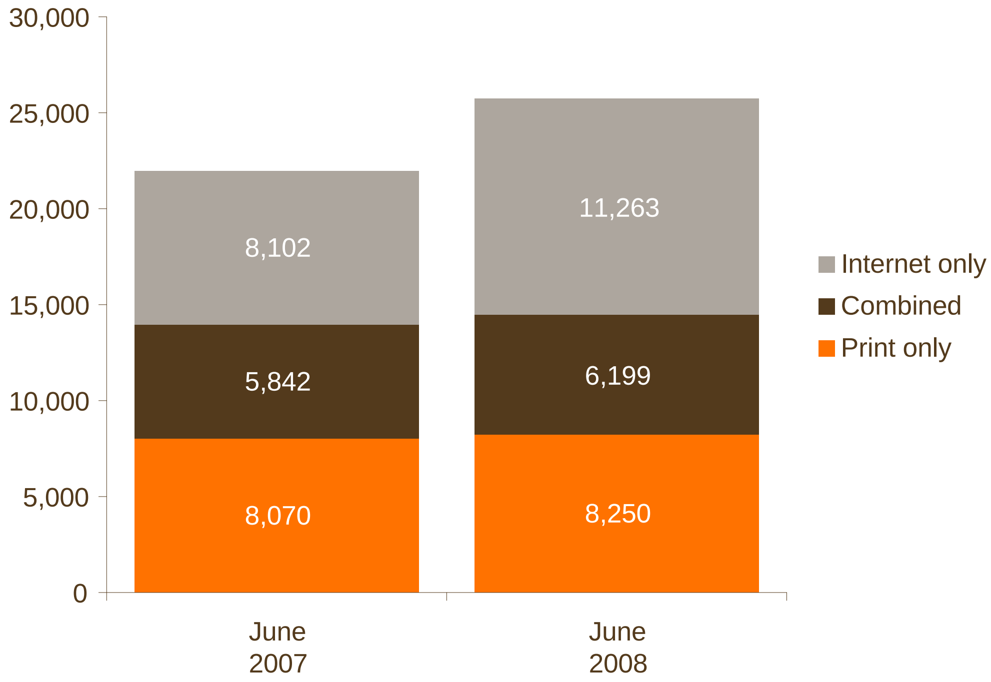


EBITDA per quarter



- Revenue for June 2008 quarter 7.5% higher than previous quarter
- Revenue and EBITDA effected by reduction in Tel Aviv summer canvass

GOLDEN PAGES PRINT & ONLINE CUSTOMER BASE



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GOLDEN PAGES – LOCAL SEARCH & INFO BUSINESSES
Quarterly Investment Scorecard

Revenue (unaudited) NIS'm	**Jun 08 quarter**	Mar 08 quarter	Dec 07 quarter	Sept 07 quarter[1]	Jun 07 quarter
Zap	**4.6**	4.1	4.9	3.8	3.8
Rest	**3.7**	2.9	3.9	3.1	2.9
ProGroup	**3.3**	2.9	3.8	3.1	3.6
Dun & Bradstreet	**10.5**	7.6	7.1	15.5	5.7
Weekend, Mitchatnim & Doctors[2]	**4.1**	3.8	2.8	N/A	N/A
EBITDA (unaudited) NIS'm	**Jun 08 quarter**	Mar 08 quarter	Dec 07 quarter[1]	Sept 07 quarter	Jun 07 quarter
Zap	**3.1**	2.0	1.9	2.3	2.1
Rest	**1.1**	0.6	1.0	0.9	1.0
ProGroup	**(0.2)**	(0.5)	1.5	(0.8)	0.5
Dun & Bradstreet	**1.2**	(0.8)	(0.1)	6.5	1.6
Weekend & Mitchatnim & Doctors[2]	**1.5**	1.0	1.1	N/A	N/A

- Some seasonality in each business, but year on year EBITDA grew 28% and revenue up by 64
  - All businesses experienced revenue growth on previous quarter as well as year on year
- Zap: continues to perform well. EBITDA margins for the 6 months were 59%
- ProGroup: performed below expectations over the past 6 months affected by student strikes and management changes
- Dun & Bradstreet: exceeding expectations for the 6 months driven largely by strong revenue from credit services
- Weekend & Michatnim and Doctors: New acquisitions

1 Adjusted to reflect post acquisition earnings only, in particular Dun & Bradstreet acquired in May 2007 and the remaining 30% of ZAP acquired in September 2007.
2 Michatnim, Weekend and Doctors businesses acquired in September 2007

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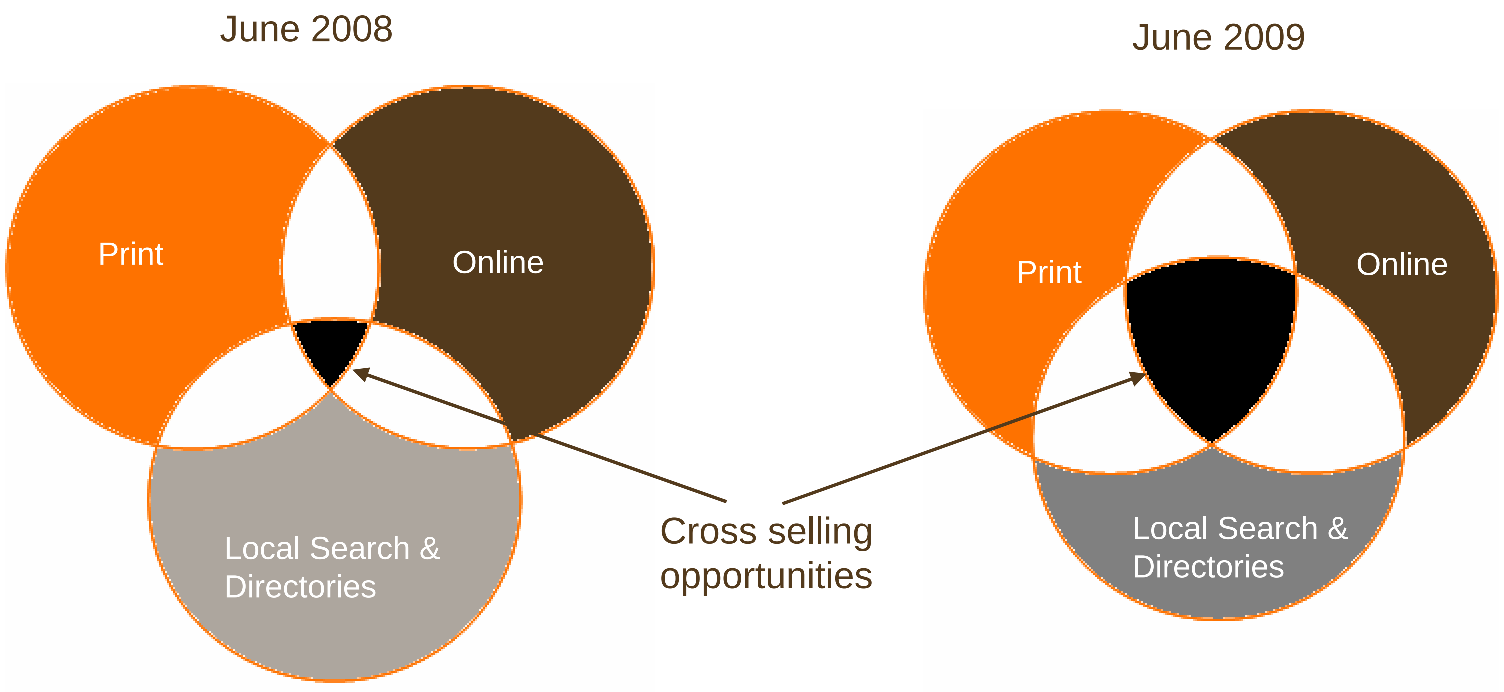
GOLDEN PAGES: CROSS SELLING OBJECTIVE



- Integration project commenced in June 2008
- Objective to increase overlapping exposure between businesses to create further cross selling opportunities by June 2009

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GOLDEN PAGES – STRATEGIC FOCUS

	Strategic Focus / Value Creating Initiatives
Corporate	• **Expand portfolio of complementary directories / media businesses** Continual assessment of new areas of expansion for portfolio
Print & Online	• **Maintain stable print and online earnings** Management's objective is to achieve stable print and online revenues trend going forward
Local Search & Info Businesses	• **Grow Local Search & Info Businesses** Focus on cross selling opportunities between Online and Local Search & Info Businesses

CONTENTS

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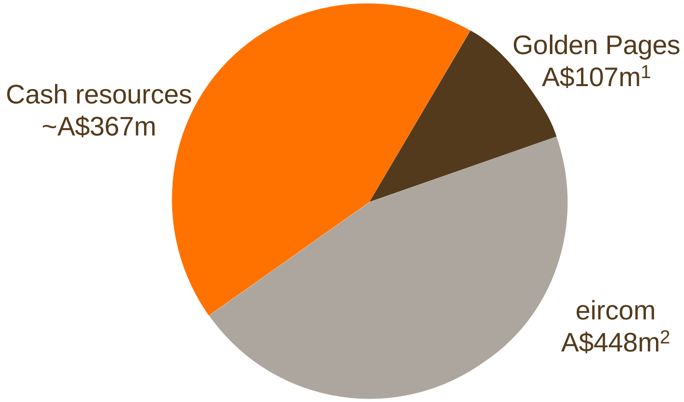
PORTFOLIO

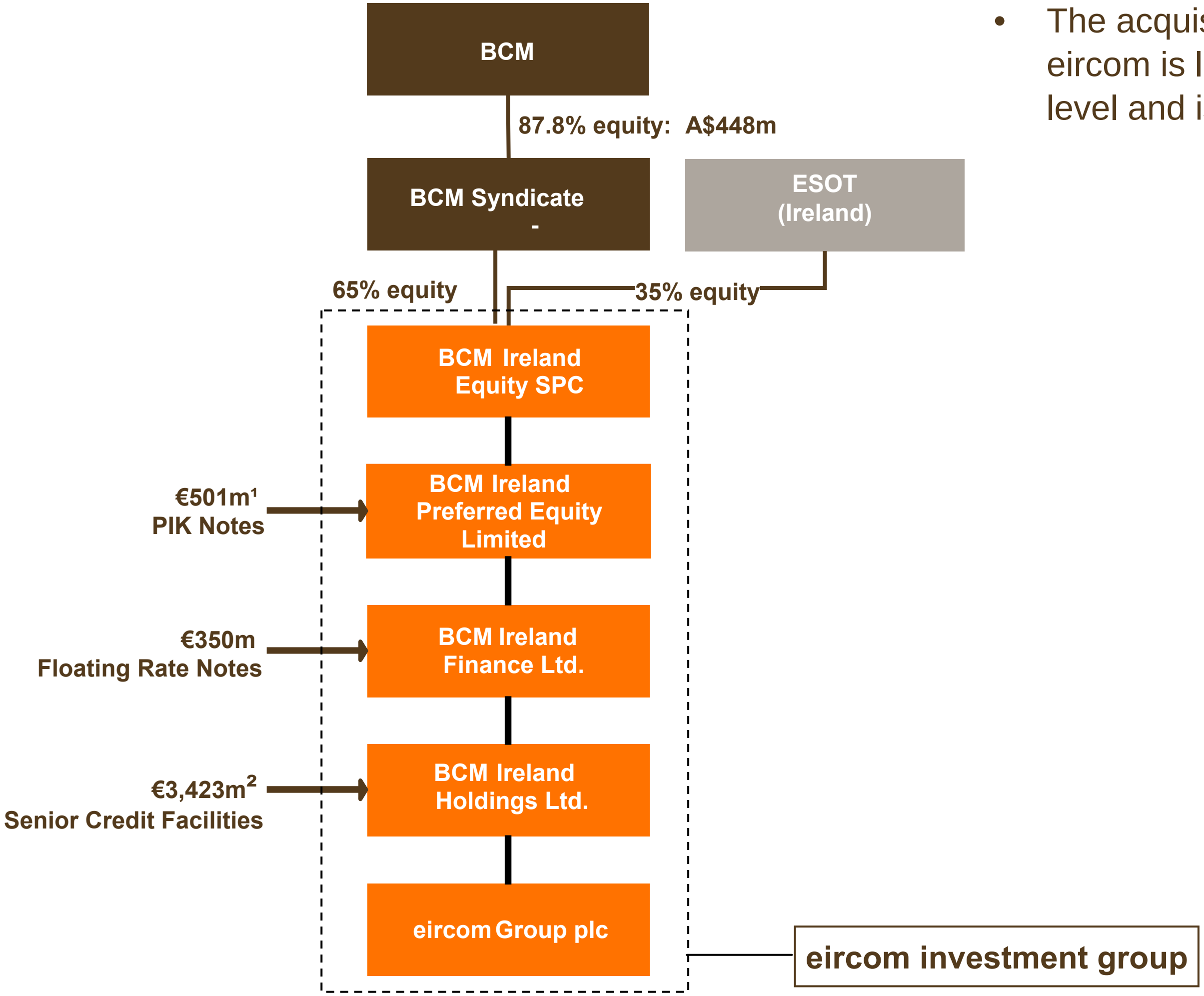
eircom	• Ireland's largest provider of fixed line wholesale and retail telecommunication services with rapidly growing share of mobile business • Acquired 57.1% in August 2006 representing equity investment of A$448m (for total enterprise value of ~A$8bn)
Golden Pages	• Israel's leading directories business with portfolio of complementary directory and search businesses • Acquired 100% for an equity investment of A$150m (total EV of A$248m) • Current equity investment, following refinance in February 2008, is A$108m
Cash Resources	• A$367m in cash at 30 June 2008

PORTFOLIO AS AT 30 JUNE 2008 (167.9m shares on issue)



[1] Equity amount invested following refinance
[2] Equity amount invested

EIRCOM - CORPORATE DEBT STRUCTURE

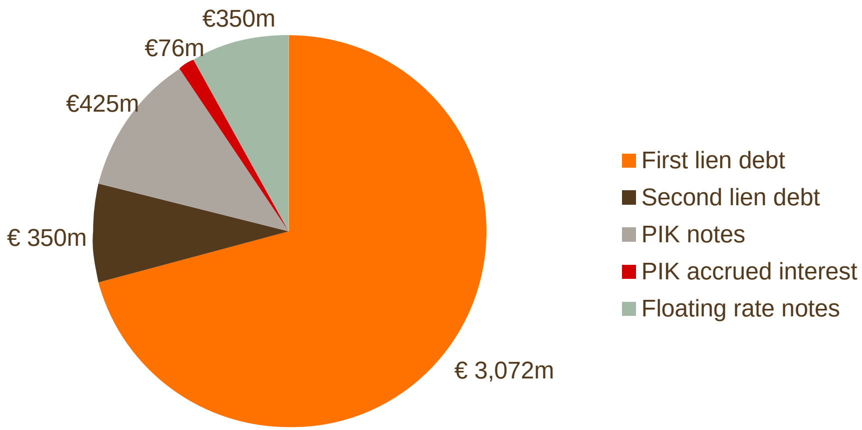


- The acquisition debt raised to acquire eircom is located at the investment group level and is non-recourse to BCM

[1] Includes capitalised interest
[2] A total of €78m loan principal repaid to 30 June 2008. Initial draw down €3,500m

EIRCOM – CORPORATE DEBT PROFILE AT 30 JUNE 08

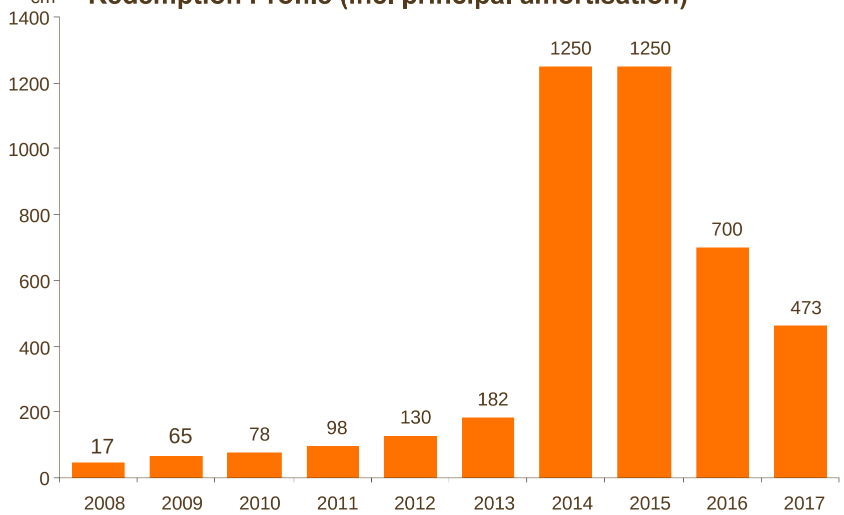
Facility



- All eircom debt is non-recourse to BCM
- Long dated debt profile with weighted average term of 8 years
- eircom's weighted average cost of cash pay debt is ~6.5%
- eircom continues to meet its quarterly covenants
- Internalisation of management will not result in any change in the debt position of eircom
- Internalisation does not cause a change of control in eircom debt. The requirement is that BCM continues to hold >50% of eircom

- eircom has total cash-pay debt of €3.77bn
- PIK notes valued at €425m with €76m accrued interest issued on new notes
- eircom has cash of €352m at 30 June 2008
- eircom has a c. €98m revolving credit facility available to draw on
- Interest rate swaps in place for over €3bn (~80% of total cash pay debt) with ~80% hedged for the next two years which reduces to ~60% for years three and four

Redemption Profile (incl principal amortisation)[1]



1 Worked on calendar year. Tranche A debt of €572m is an amortising loan with a maturity date of 2013

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EIRCOM - CORPORATE DEBT STRUCTURE AT 30 JUNE 2008

Facility	Amount (EUR m)	Maturity	Repayment	Margin (bps)
Tranche A	572[1]	Sep 2013	Amortising	E + 175
Tranche B	1,250	Sep 2014	Bullet	E + 187.5
Tranche C	1,250	Sep 2015	Bullet	E + 212.5
Total First Lien Debt	**3,072**			
Second Lien Debt	350	Mar 2016	Bullet	E + 425
Total Senior Debt	**3,422**			
Floating Rate Notes	350	Sep 2016	Bullet	E + 500
Total Cash Pay Debt	**3,772**			
PIK Notes[2]	501	Feb 2017	Bullet	E + 700
Total Debt	**4,273**			
Cash	(352)			
Net Debt	**3,921**			

All debt is non-recourse.
[1] Initial draw down €650m
[2] Includes capitalised interest on initial face value of €425m

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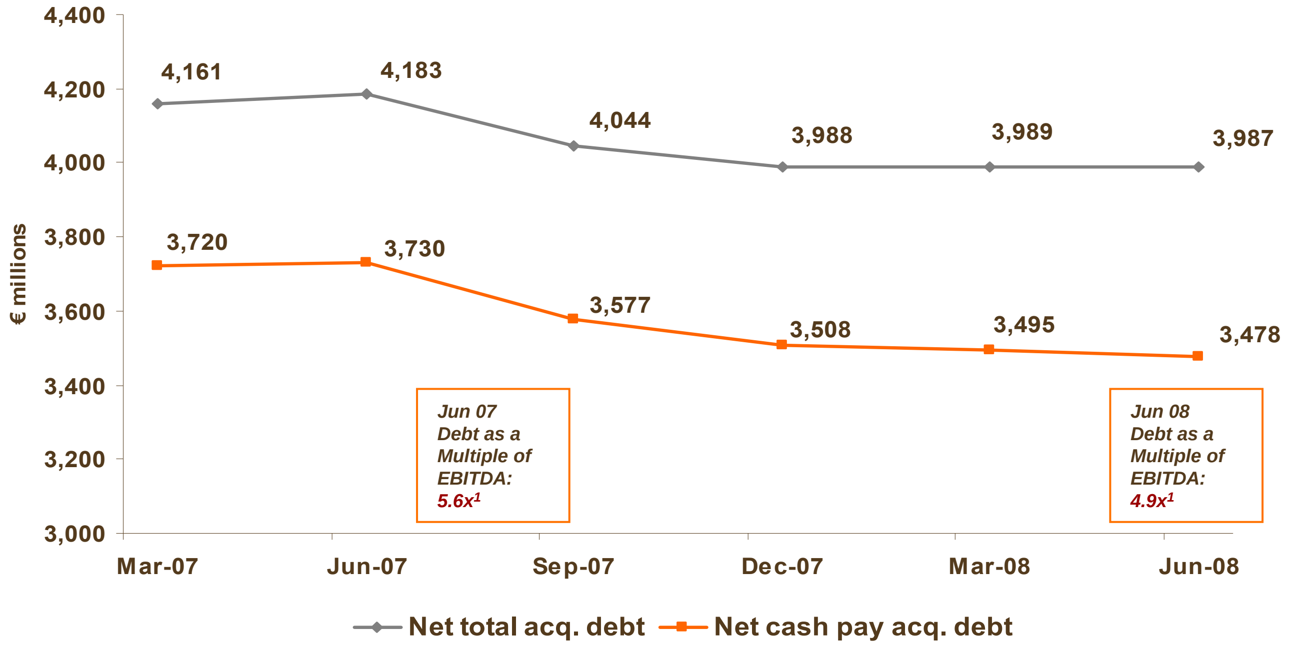
DEBT REPAYMENT

Movement in acquisition debt (including accrued interest)



[1] *Based on EBITDA before management charge and Fair value adjustments, and net cash pay debt*

- Net cash pay debt reduced by €242m since December 2006
- Repayments of €78m made in the period
- PIK debt increased by €68m - rolled up interest on the loan

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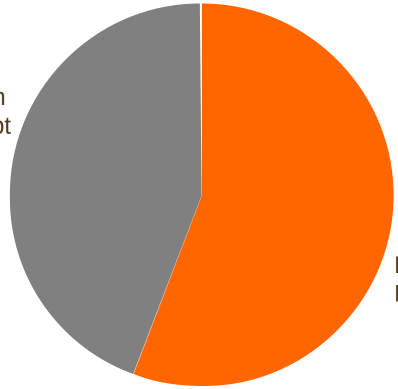
GOLDEN PAGES – CORPORATE DEBT PROFILE AT 30 JUNE 2008

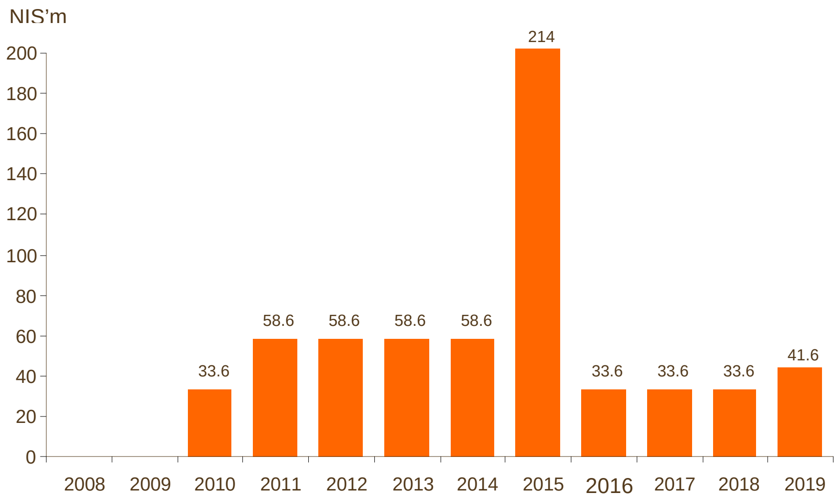
- GP has total fixed debt facility of NIS625m
- Interest rate dependent on CPI – current weighted average cost of debt is ~5.8% + CPI
- Given current CPI in Israel, subsequent to 30 June 2008, BCM remitted NIS 120 million (A$38 million) to GPM which will be used to repay existing debt facilities.

Facility



- Long dated debt profile with weighted average term of 7 years
- Continues to meet its quarterly covenants on cash and interest cover, and senior and total leverage
- Internalisation of management will require a renegotiation of GPM's bank debt but will not result in any change in the position of the GPM bonds

Redemption Profile*



* Worked on calendar year. Excludes working capital facility. Figures are before repayment of NIS 120 million in debt.

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GOLDEN PAGES – CORPORATE DEBT STRUCTURE AT 30 JUNE 2008

Capital	Jun 08 (NIS m)	Maturity	Repayment	Interest Rate (%)[1]
Working Capital	25	Feb 2015	Bullet	Prime +0.05 (eff 4.4)[2]
Facility A	154	Feb 2015[3]	Partial Bullet	WRI+2% (eff 6.15)[2]
Facility B	103	Feb 2015[3]	Partial Bullet	WRI+1.6% (eff 5.75)[2]
Bank Debt	**282**			
Bond	343	Apr 2019	Amortising from 2010	5.65[4]
Total Debt	**625**			
Credit Line C (Currently undrawn)	125	Up to Feb 2015	Bullet	WRI+1.85% (eff 6.00)[2]

All debt is non-recourse. All debt is held within the GPM Group
1 Fixed Rate Facilities and bond, CPI linked
2 Rates set using 3 month MAKAM (@ 4.15%) on 20 February 2008
3. Three year grace, 50% Bullet loan
4. Margin reduction of 0.65% on listing, potential 0.5% margin increase if rating decreased due to refinancing

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