

WESTOZ INVESTMENT COMPANY LIMITED

Opportunities in WA

Disclaimer

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Westoz Investment Company Difference

West Australian based and investment focused

\$168m of dividends and franking credits

Investment Manager aligned with investors

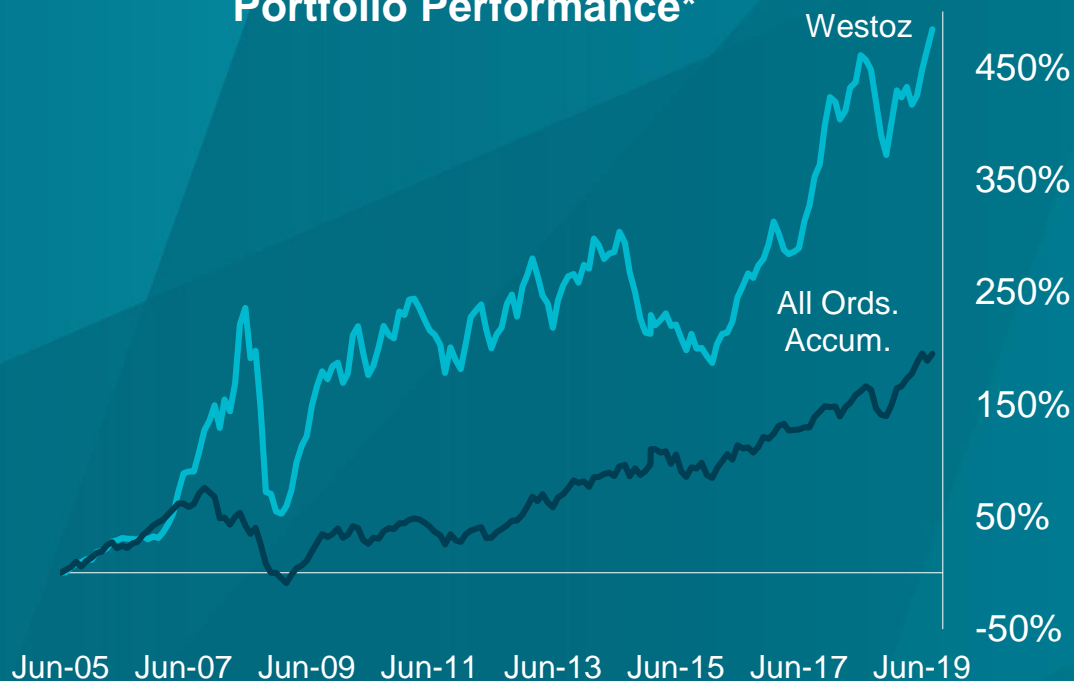
Consistent investment process and team

Westoz Investment Company (WIC.ASX)

Company Snapshot

	Sep 19
Market Capitalisation	\$145m
Last Price	\$1.08
Net Assets Per Share	\$1.24
Share Price Discount	13%
FY2019 Dividend	6c
FY2020 Target Dividend	6c
Fully Franked Yield	5.6%
Grossed up Yield	7.9%

Portfolio Performance*



*Portfolio performance represents the return on the company's gross investment portfolio before all fees, expenses and taxes.

Dividends

Paid 96c in fully franked dividends since inception

Consistent dividend of 6c fully franked for last four years

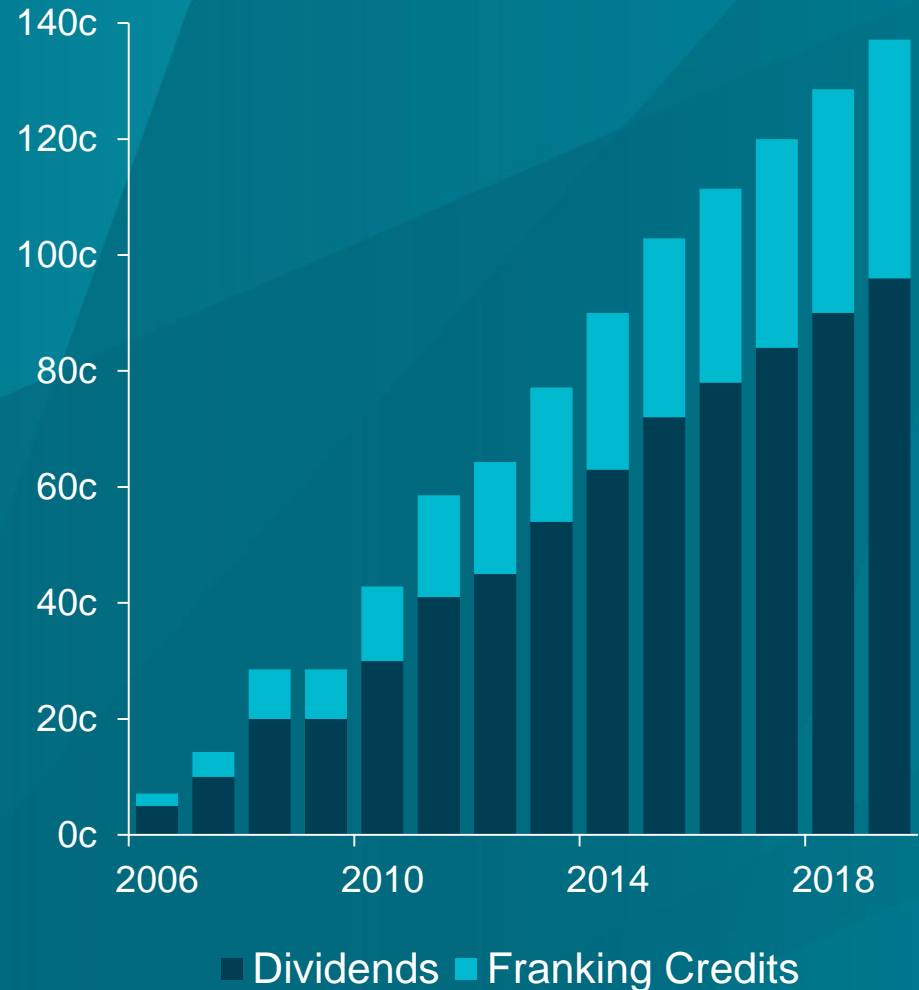
Board has declared a target dividend of 6c for FY2020

Healthy level of profit reserves and franking credits

Augmented by solid start to FY2020

Current gross yield of 7.9%

Cumulative Dividends



Positive start to FY2020 for investment portfolio

Pre-tax NTA +10.8% to \$1.24*

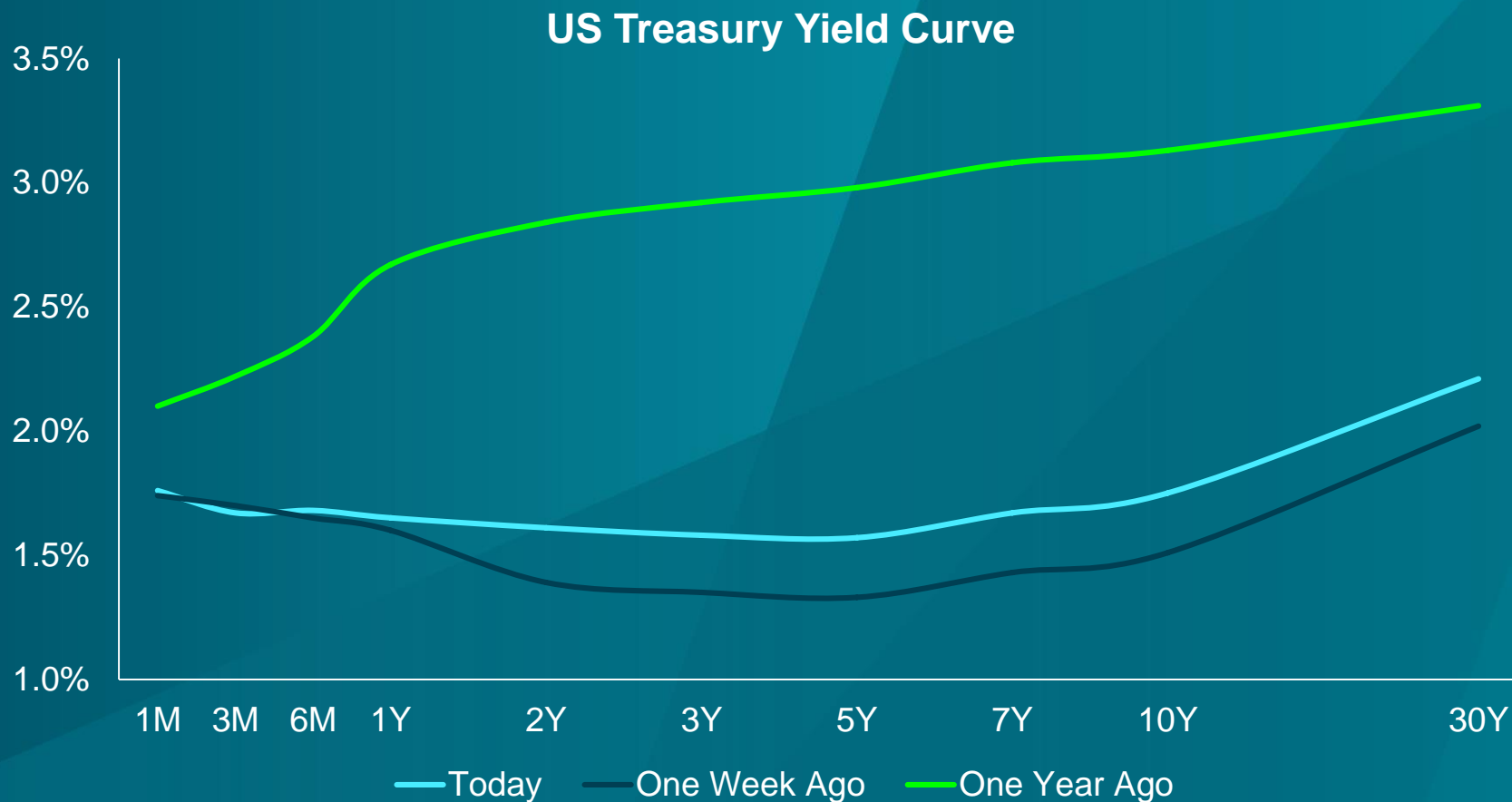
WIC share price \$1.08*, has lagged NTA increase

Solid reporting season, gold development companies performing

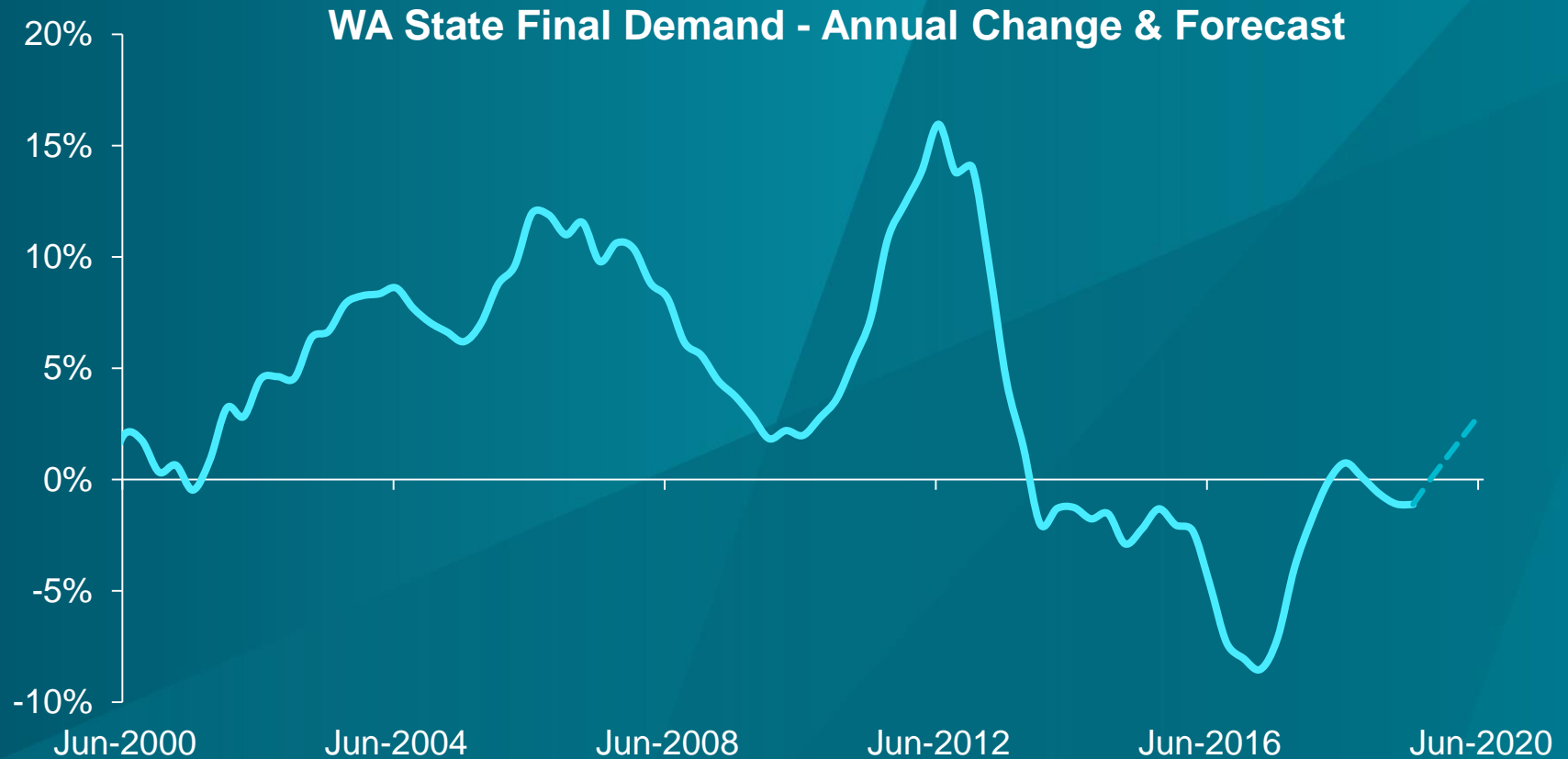
WA Economy - recent economic releases and indicators encouraging

West Australian project spend returning

Market Expectations – Change is Constant



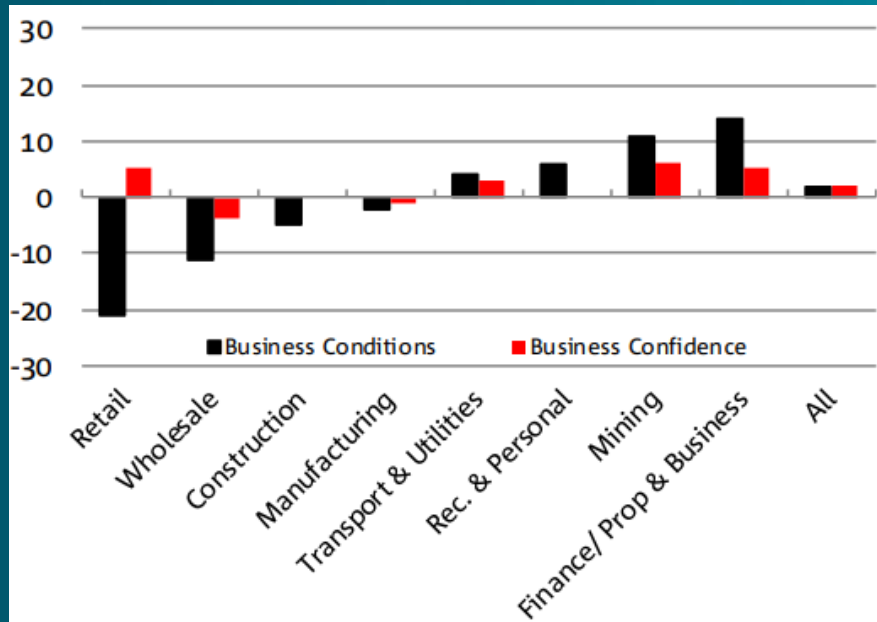
Current strong consensus for cuts susceptible to reversal on increased economic/political stability



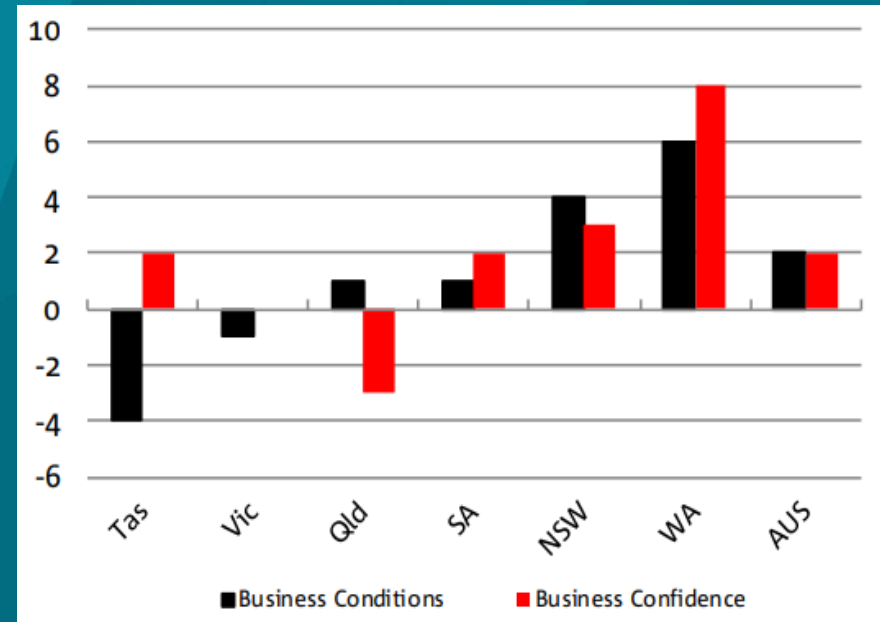
Quarter on quarter growth evident in latest release for June 2019 quarter

Further growth is forecast, driven by increasing private capital spend

Business Conditions by Industry



Business Conditions by State



West Australia leading nation in business conditions & confidence

Mining confidence and conditions relatively elevated

2019 year of inflection for major resource project spend in WA

Large scale iron ore projects underway

FMG (\$5.5b Eliwana, Iron Bridge)

RIO (\$3.7b Koodaideri)

BHP (\$4.2b South Flank)

+\$13 billion in capex to 2022, creating 9,400 construction jobs and 2,600 operating jobs

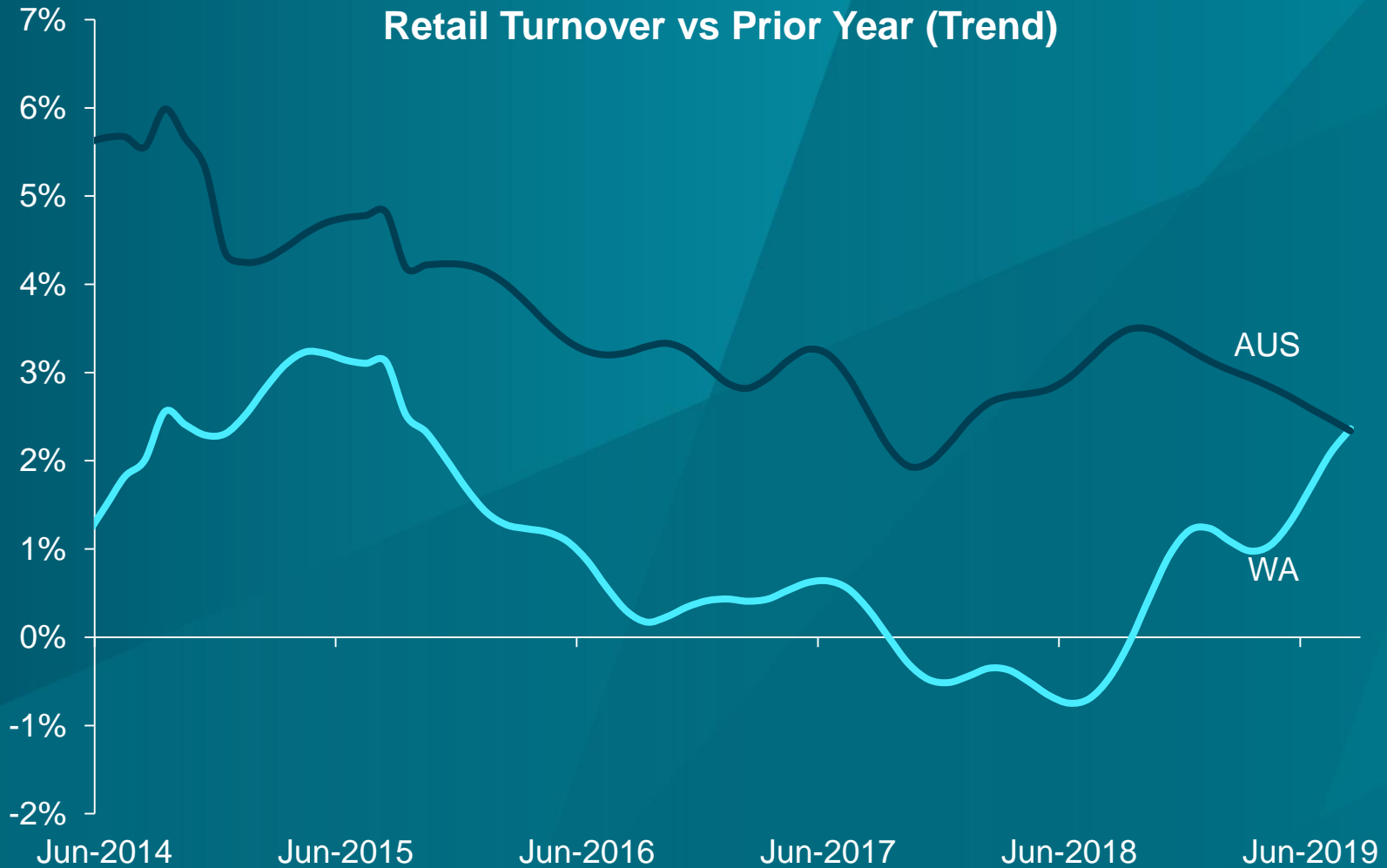
Next wave: +\$50 billion of LNG capex under consideration

Total Population Change, % Y-o-Y

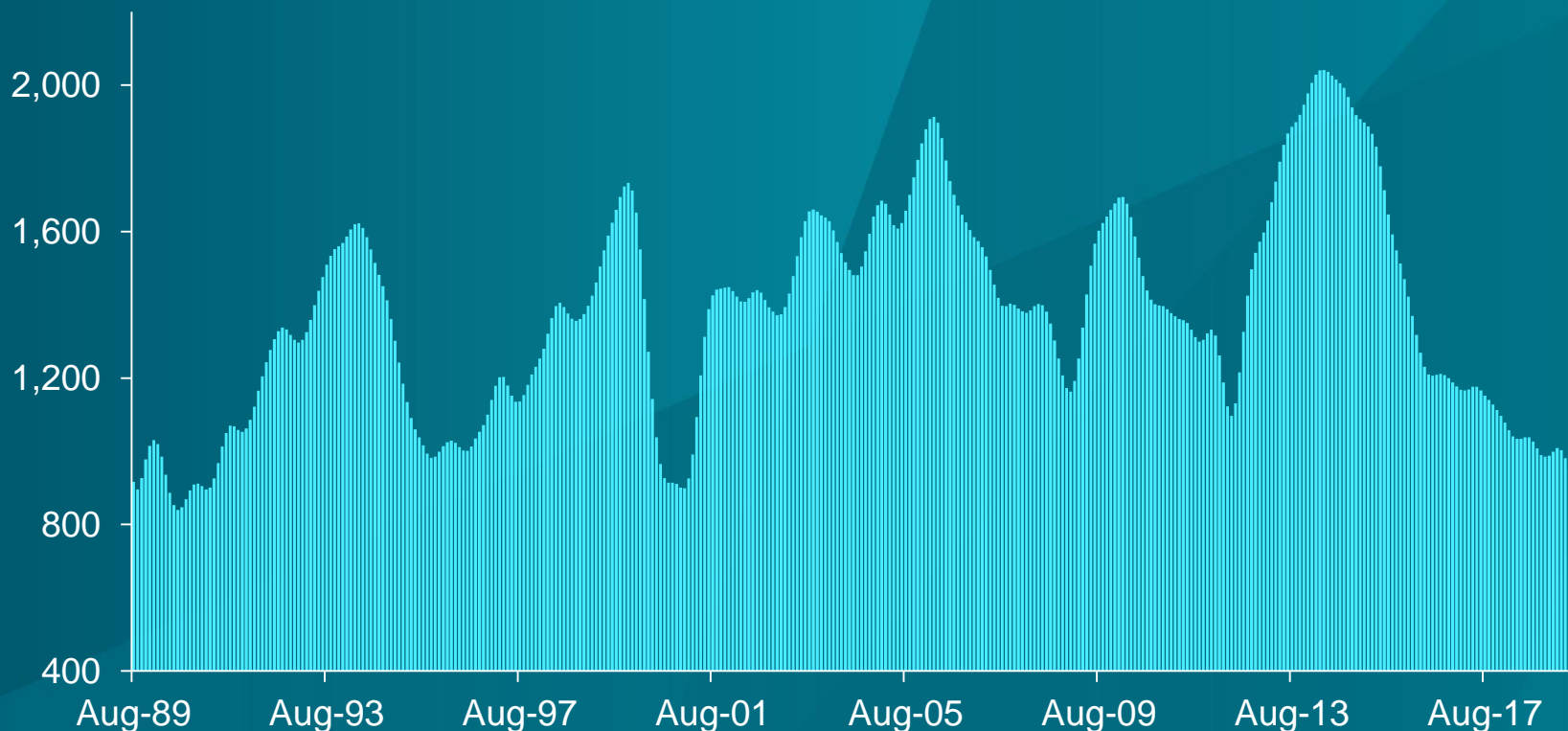


Population growth lifted off lows, latest 1% annual growth versus low of 0.6%

WA pre-boom average of 1.8%, Australian population growth currently 1.6%



WA Private House Approvals (Trend)



Cycle will turn but no rebound evident yet, activity at 20-30 year lows

Anecdotally - enquiries increasing, sales yet to flow, improvement expected

Returning to growth off a very low base

Significant project expenditure forecast over short and medium term

Population growth rebounding, still some way to go

Other private capex to lift off recessionary levels

Business conditions & confidence above national average

Housing market remains weak, consumer confidence remains subdued

Opportunities

Cyclical vs Growth

Small vs Large

Trade “war” impacted

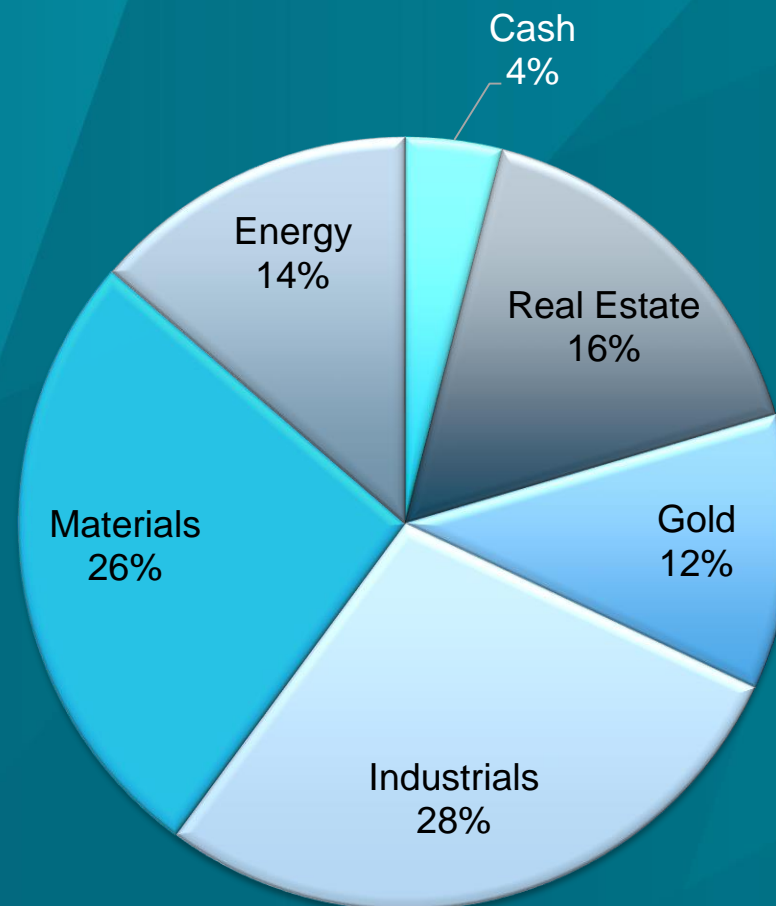
WA property

Offshore gold vs onshore gold

WA resources construction

Portfolio Holdings

	Sep 19
Cedar Woods Properties	10%
Ausdrill Limited	8%
BHP Group Limited	8%
Macmahon Holdings	7%
Finbar Group Limited	6%
OreCorp Limited	5%
Western Areas Limited	5%
Australis Oil & Gas	5%
Cooper Energy Limited	5%
West African Resources	5%
Sandfire Resources	4%
Emeco Holdings Limited	4%
Other	25%
Short Positions	-1%
Cash	4%



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