AUDITED ANNUAL FINANCIAL RESULTS FOR THE YEAR ENDED 30 JUNE 2005

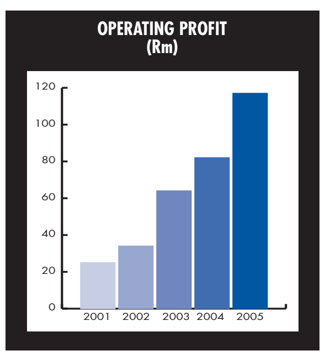
Cashbuild

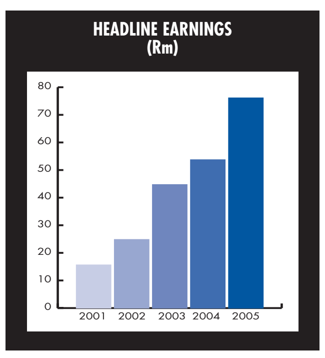

OPERATING PROFIT
43%

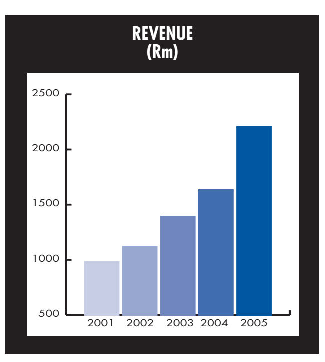
HEADLINE EARNINGS
41%

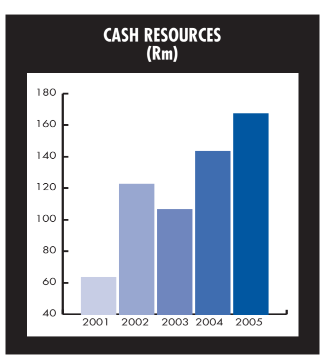
REVENUE
35%

CASH RESOURCES
17%









CONDENSED GROUP INCOME STATEMENT - AUDITED

R'000	30 June 2005	30 June 2004	% Change
Revenue	**2 208 902**	1 635 233	35.1
Cost of sales	**1 725 135**	1 281 919	
Gross profit	**483 767**	353 314	
Operating expenses	**366 777**	271 458	35.1
Operating profit before financing income	**116 990**	81 856	42.9
Net financing income	**6 954**	8 002	(13.1)
Profit before taxation	**123 944**	89 858	37.9
Taxation	**42 034**	31 903	
Profit after taxation	**81 910**	57 955	41.3
Minority interest	**5 969**	4 652	
Attributable earnings	**75 941**	53 303	42.5
Reconciliation of attributable earnings to headline earnings:			
Attributable earnings	**75 941**	53 303	
(Profit)/loss on sale of assets after taxation	**(50)**	137	
Impairment of property	**-**	307	
Amortisation of goodwill	**240**	217	
Headline earnings	**76 131**	53 964	41.1
Earnings per share (cents):			
- Headline	**347.5**	251.3	38.3
- Fully diluted headline	**313.3**	232.4	34.8
- Basic	**346.7**	248.2	39.7
- Fully diluted basic	**312.5**	229.5	36.2
Dividend per share (cents):			
- interim	**53**	29	83.0
- final (note 7)	**54**	49	10.2
- total dividend	**107**	78	37.2
Number of shares in issue ('000)	**25 805**	23 225	
Weighted average number of shares ('000)	**21 906**	21 477	
Fully diluted weighted number of shares ('000)	**24 300**	23 225	

CONDENSED GROUP BALANCE SHEET - AUDITED

R'000	30 June 2005	30 June 2004
Assets		
Non-current assets	**167 012**	126 965
Property, plant & equipment	**146 154**	103 331
Intangible assets	**7 654**	8 521
Deferred taxation	**5 792**	6 530
Other non-current assets	**7 412**	8 583
Current assets	**602 848**	460 413
Inventories	**397 480**	279 141
Trade and other receivables	**38 198**	37 876
Cash and cash equivalents	**167 170**	143 396
Total assets	**769 860**	587 378
Equity and liabilities		
Shareholders' funds	**199 542**	154 238
Minority interest	**20 836**	16 350
Non-current liabilities	**22 867**	21 710
Interest-bearing borrowings	**-**	203
Operating lease liability	**22 453**	21 146
Deferred taxation	**414**	361
Current liabilities	**526 615**	395 080
Short-term borrowings	**47**	289
Tax liability	**20 012**	17 787
Trade and other liabilities	**505 605**	375 789
Employee benefits	**951**	1 215
Total liabilities	**549 482**	416 790
Total equity and liabilities	**769 860**	587 378
Capital expenditure	**59 274**	48 697
Depreciation of property, plant and equipment	**16 005**	10 664
Amortisation of intangible assets	**243**	220
Net asset value per share (cents)	**773**	664
Capital commitments	**39 977**	53 221
Property lease commitments	**334 969**	217 271
Contingent liabilities	**1 874**	3 044

CONDENSED GROUP CASH FLOW STATEMENT - AUDITED

R'000	30 June 2005	30 June 2004
Cash flows from operating activities		
Cash receipts from customers	**2 208 580**	1 637 186
Cash paid to suppliers and employees	**(2 063 330)**	(1 520 988)
Cash generated from operations	**145 250**	116 198
Interest received	**7 599**	8 683
Interest paid	**(645)**	(681)
Dividends paid	**(24 475)**	(15 300)
Taxation paid	**(39 018)**	(28 002)
Net cash inflows from operating activities	**88 711**	80 898
Cash flows from investing activities		
Additions to property, plant and equipment	**(58 863)**	(41 042)
Additions to system implementation	**(398)**	(6 442)
Additions to trademarks	**-**	(22)
Acquisition of subsidiary	**-**	4
Proceeds on disposal of property, plant and equipment	**1 119**	1 024
Net cash (outflows) from investing activities	**(58 142)**	(46 478)
Cash flows from financing activities		
Proceeds from issue of ordinary shares	**75 068**	-
Net treasury shares movement	**(82 725)**	2 038
Increase in long-term liabilities	**1 104**	654
(Decrease) in short-term borrowings	**(242)**	(106)
Net cash (outflows)/inflows from financing activities	**(6 795)**	2 586
Net increase in cash and cash equivalents	**23 774**	37 006
Cash and cash equivalents at beginning of year	**143 396**	106 390
Cash and cash equivalents at end of year	**167 170**	143 396

GROUP STATEMENT OF CHANGES IN EQUITY - AUDITED

R'000	Share capital	Share premium	Foreign currency translation reserve	Distributable reserves	Total
Opening balance at 1 July 2003	**209**	**27 795**	**2 730**	**97 542**	**128 276**
Attributable earnings for the year				53 303	53 303
Dividend paid				(15 300)	(15 300)
Net treasury shares movement	11	2 027			2 038
Operating lease adjustment (Note 3)				(14 079)	(14 079)
Closing balance at 30 June 2004	**220**	**29 822**	**2 730**	**121 466**	**154 238**
Attributable earnings for the year				75 941	75 941
Dividend paid				(22 980)	(22 980)
Issue of shares	26	75 042			75 068
Share issue expenses written off		(188)			(188)
Net treasury shares movement	(22)	(82 515)			(82 537)
Closing balance at 30 June 2005	**224**	**22 161**	**2 730**	**174 427**	**199 542**

CONDENSED GROUP SEGMENTAL ANALYSIS

R'000	South Africa June 2005	South Africa June 2004	Other members of common monetary area* June 2005	Other members of common monetary area* June 2004	Botswana and Malawi June 2005	Botswana and Malawi June 2004	Group June 2005	Group June 2004
Income statement								
Revenue								
- External	**1 739 638**	1 239 762	**263 224**	215 291	**206 040**	180 180	**2 208 902**	1 635 233
- Internal	**34 566**	33 161						
Operating profit before financing income	**88 419**	61 901	**13 745**	13 732	**14 826**	6 223	**116 990**	81 856
Balance sheet								
Segmental assets	**616 485**	478 631	**83 647**	52 073	**69 728**	56 674	**769 860**	587 378
Segmental liabilities	**471 533**	322 315	**22 428**	44 819	**55 521**	49 656	**549 482**	416 790
Depreciation	**13 829**	8 945	**1 026**	566	**1 150**	1 153	**16 005**	10 664
Amortisation	**202**	202	**-**	-	**41**	18	**243**	220
Impairment of property	**-**	307	**-**	-	**-**	-	**-**	307
Capital expenditure	**49 414**	42 438	**9 486**	4 307	**374**	1 952	**59 274**	48 697

* includes Namibia, Swaziland & Lesotho

NOTES TO THE CONDENSED GROUP ANNUAL FINANCIAL INFORMATION

1. Audit opinion. The condensed announcement of results has been derived from the group annual financial statements, prepared in accordance with South African Statements of Generally Accepted Accounting Practice and in the manner required by the Companies Act.
PricewaterhouseCoopers Inc. have audited the group annual financial statements and their unqualified audit report as well as their report on the condensed announcement are available for inspection at the registered office of the company.

2. Accounting policies. The accounting policies used in the preparation of the annual financial statements are consistent with those used in the annual financial statements for the year ended 30 June 2004.
In terms of the JSE Limited Listing Requirements, compliance with IFRS is required for financial years beginning on or after 1 January 2005. Accordingly, the group is required to produce IFRS compliant financial interim results for six months ending 31 December 2005 and compliant financial statements for the year ending 30 June 2006 as well as restated comparatives. To this end the group has initiated an IFRS conversion project, which is on track to meet the required deadlines.

3. Change in accounting interpretation. The group previously accounted for operating leases by recognising the lease expense in the year in which the financial obligation arose. Due to the change in interpretation of the accounting standard regarding leases, lease payments under operating leases are now recognised as an expense on a straight line basis over the lease term unless another systematic basis is more representative of the time pattern of the user's benefit. The impact of this change is that earnings for the year was reduced by R 0.6 million and that of the prior year by R 0.1 million. Retained earnings at 1 July 2003 was reduced by R 14 million (after tax) and long-term liabilities increased accordingly.

4. Reporting period. The group adopts the retail accounting calendar, which comprises the reporting period ending on the last Saturday of the month (2005: 25 June (52 weeks); 2004: 26 June (52 weeks)).

5. Weighted average number of shares.

Number of shares reconciliation:	Jun-05	Jun-04
Opening number of shares in issue/fully diluted number of shares	**23 224 812**	23 224 812
Weighted number of shares issued during the year	**1 075 223**	-
Weighted number of treasury shares	**(2 394 348)**	(1 748 021)
Weighted number of shares	**21 905 687**	21 476 791

6. Earnings per share. Basic earnings per share is calculated by dividing the earnings attributable to shareholders by the weighted average number of 21 905 687 ordinary shares in issue during the year (June 2004: 21 476 791 shares).
To calculate the headline earnings per share, the earnings attributable to shareholders is adjusted for the (profit)/loss on sale of assets, after taxation, impairment of property and the amortisation of goodwill. It is also calculated net of treasury shares acquired or sold by the Cashbuild Share Incentive Trust, which are included in the calculation from the date of acquisition, as well as the shares held by the Cashbuild Empowerment Trust.
This headline earnings calculation is in compliance with SAICA Circular 7/2002 as directed by the JSE Limited.

7. Declaration of dividend. The board has declared a final dividend (No.25), of 54 cents per ordinary share to all shareholders of Cashbuild Limited.

Date dividend declared:	Wednesday, 28/09/2005
Last day to trade "CUM" the dividend:	Friday, 14/10/2005
Date commence trading "EX" the dividend:	Monday, 17/10/2005
Record date:	Friday, 21/10/2005
Date of payment:	Monday, 24/10/2005

Share certificates may not be dematerialised or rematerialised between Monday, 17 October 2005 and Friday, 21 October 2005, both dates inclusive.

On behalf of the board

DONALD MASSON
Chairman

PAT GOLDRICK
Chief executive

Johannesburg
28 September 2005

COMMENTS

NATURE OF BUSINESS
Cashbuild is southern Africa's largest retailer of quality building materials and associated products, selling direct to a cash-paying customer base through our constantly expanding chain of stores (134 at the end of this reporting period). Cashbuild carries an in-depth quality product range tailored to the specific needs of the communities we serve. Our customers are typically home builders and improvers, contractors, farmers, traders and increasingly, large construction companies and government-related infrastructure developers, as well as all discerning customers requiring quality building materials at lowest prices.

Cashbuild has built its credibility and reputation by consistently offering lowest everyday prices, and through a purchasing and inventory policy that ensures that customers' requirements are always in stock.

FINANCIAL HIGHLIGHTS
Headline earnings increased by 41% and operating profit before financing income by 43% for the year ended 30 June 2005. Net asset value per share has, notwithstanding the issue of an additional 2.6 million shares, increased by 16%, from 664 cents (June 2004) to 773 cents. On a comparable basis the increase would have been 29%.

Revenue for the first time, exceeded R2 billion, an impressive increase of 35% on the previous year. Stores in existence since the beginning of the prior reporting period (pre-existing stores) accounted for a healthy 26% of the increase with the remaining 9% increase due to the 21 new stores the company has opened since July 2003 (new stores).

This increase has been achieved as a result of the company's ability to continue to grow market share through its proven core strategies of 'always in stock', 'lowest everyday prices' and the addition of its latest core strategies of a free local delivery service and extended shopping hours. Our successful marketing campaign of "Life offers no guarantees, but Cashbuild does" has also had a positive effect on the top line growth.

Although there is a suggestion of a slow-down in the construction industry, Cashbuild in its market segment has not seen any evidence of this. The macroeconomic environment is still conducive to growth in this sector and Cashbuild continues to be optimistic. Margins remain at acceptable levels.

The exceptional growth in market share has been achieved with a planned resultant step-up in the cost base of the company. Operating expenses, as expected, showed an increase of 35% on the prior year, with pre-existing stores adding 26% of the increase, whilst new stores added 9%. This increase is attributable to costs associated with our core strategies and other costs in support of the future growth of the business, i.e. free local deliveries, pro-active investment in additional employees to support our future expansion plans, extended shopping hours, property expenses and expenditure on new IT infrastructure.

The tax rate for the year is at anticipated levels, but lower than that of the prior year, mainly due to the reduction in the South African companies tax rate.

Cashbuild's balance sheet remains solid. Stock levels have increased by 42% on the back of higher trading volumes (48% increase in the 4th quarter) with the Cashbuild stock model being adhered to by line management. This increase is further attributable to the stocking of 11 new stores opened during the last financial year (accounting for 10% of the increase). Overall stockholding remains well managed at 73 days (June 2004: 69 days). The company's strong cash generating ability resulted in an overall increase in cash levels to R167 million, representing a 17% improvement on the prior year (with no long-term interest-bearing borrowings).

Cashbuild's expansion plans continue in a controlled manner with 11 new stores opened, seven refurbished and one relocated during this financial year.

PROSPECTS
Revenue for the first 12 trading weeks of the new financial year continues to show strong growth on the comparable period. We have every expectation that these growth levels, barring any unforeseen circumstances or significant macroeconomic events, should continue for the remainder of the calendar year.

INFORMATION TECHNOLOGY
The first phase of Cashbuild's new IT system implementation, being the roll-out of a new IT platform at support office is still in the process of being bedded down. The second phase, being the roll-out of a new IT platform at store level will begin on completion of the first phase. This roll-out is expected to take two years and is planned to commence during the 2006 calendar year.

BROAD-BASED BEE TRANSACTION
In terms of the broad based BEE transaction approved by the shareholders on 7 February 2005, 2 580 535 shares were issued to the Cashbuild Empowerment Trust, bringing the total issued shares to 25 805 347 (June 2004: 23 224 812). The shares were issued for a total consideration of R 75.1 million (R29.09 per share). The trust was funded by way of an interest-free loan from one of the group companies. The first dividend payment to the beneficiaries of the Cashbuild Empowerment Trust was effected during May 2005. This was very well received by the new "shareholders" and has had a positive effect on staff morale and motivation.

DIVIDENDS
The board has resolved to amend the company's dividend policy to a 3 times cover based on 1st half results and a 2.5 times cover based on 2nd half results. The dividend declared by the board is already based on the amended policy. The increase in total dividend per share compared to the prior year amounted to 37%.

Directors: D Masson* (Chairman), P K Goldrick (Chief executive) (Irish), C T Daly, W F de Jager, J Molobela*, F M Rossouw*, N V Simamane*, A van Onselen (*Non-executive) • Company secretary: Alan C Smith
Registered office: cnr Aeroton and Aerodrome Roads, Aeroton, Johannesburg 2001 • PO Box 90115, Bertsham 2013
Transfer secretaries: Computershare Investor Services 2004 (Pty) Limited, 70 Marshall Street, Johannesburg 2001 • PO Box 61051, Marshalltown 2107 • Auditors: PricewaterhouseCoopers Inc. • Sponsor: Nedbank Capital
Cashbuild Limited (Registration number: 1986/001503/06) • (Incorporated in the Republic of South Africa) • Listed on the JSE • JSE Share code: CSB • ISIN: ZAE000028320

NORTHERN GRAPHICS J5/09306