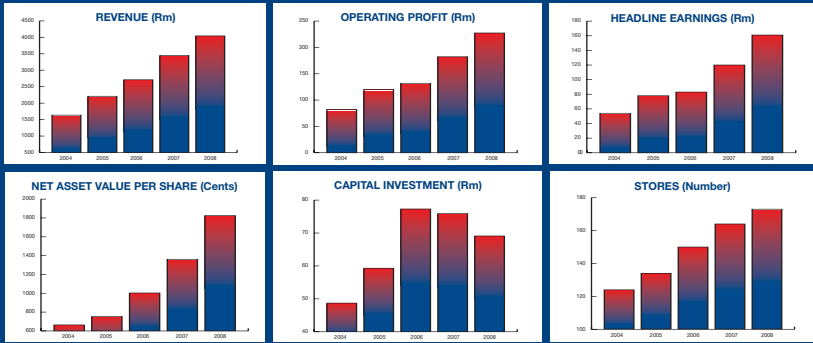


AUDITED ANNUAL FINANCIAL RESULTS & DIVIDEND DECLARATION JUNE 2008



REVENUE Δ 17% • NET ASSET VALUE PER SHARE Δ 34%
OPERATING PROFIT Δ 25% • HEADLINE EARNINGS Δ 35%
DIVIDEND PER SHARE Δ 32%

NOTES TO THE CONDENSED GROUP ANNUAL FINANCIAL INFORMATION

- Basis of preparation.** The condensed consolidated financial information ("financial information") announcement is based on the audited financial statements of the group for the year ended 30 June 2008 which have been prepared in accordance with International Financial Reporting Standards ("IFRS"), the Listings Requirements of the JSE Limited and the South African Companies Act (1973) and consistently applied to the prior year.
- Independent audit by the auditors.** These condensed consolidated results have been audited by our auditors PricewaterhouseCoopers Inc., who have performed their audit in accordance with the International Standards on Auditing. A copy of their unqualified audit report is available for inspection at the registered office of the company.
- Reporting period.** The group adopts the retail accounting calendar, which comprises the reporting period ending on the last Saturday of the month (2008: 28 June (52 weeks) 2007: 30 June (53 weeks)).
- Earnings per share.** Earnings per share is calculated by dividing the earnings attributable to shareholders for the year by the weighted average number of 22 709 487 ordinary shares in issue during the year (June 2007: 22 680 722 shares).
- Headline earnings per ordinary share.** The calculations of headline earnings and diluted headline earnings per ordinary share are based on headline earnings of R 161.2 million (June 2007: R 119.8 million) and a weighted average of 22 709 487 (June 2007: 22 680 722) and fully diluted of 22 709 487 (June 2007: 22 680 722) ordinary shares in issue.
Reconciliation between net profit attributable to the equity holders of the company and headline earnings:

R'000	Jun-08	Jun-07	% change
Net profit attributable to the company's equity holders	160 768	121 640	32
Amortisation/impairment of goodwill	-	462	-
Loss/(profit) on sale of assets after taxation	391	(2 351)	-
Headline earnings	161 159	119 751	35
Headline earnings per share (cents)	709.7	528.0	34
Diluted headline earnings per share (cents)	709.7	528.0	34
- Declaration of dividend.** The board has declared a final dividend (No. 31), of 128 cents (June 2007: 94 cents) per ordinary share to all shareholders of Cashbuild Limited. The dividend per share is calculated based on 25 805 347 (2007: 25 805 347) shares in issue at date of dividend declaration. The total dividend for the year amounts to 229 cents (2007: 173 cents) a 32% increase year on year.
Date dividend declared: Monday, 15 September 2008
Last day to trade "CUM" the dividend: Friday, 3 October 2008
Date commencement trading "EX" the dividend: Monday, 6 October 2008
Record date: Friday, 10 October 2008
Date of payment: Monday, 13 October 2008
Share certificates may not be dematerialised or rematerialised between Monday, 6 October and Friday, 10 October 2008, both dates inclusive.
On behalf of the board
DONALD MASSON Chairman
Johannesburg
PAT GOLDRICK Chief executive
15 September 2008

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 (173 at the end of this reporting year). 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, large construction companies and government-related infrastructure developers, as well as all other customers requiring quality building materials at lowest prices.

Cashbuild has built its credibility and reputation by consistently offering its customers quality building materials at the lowest prices and through a purchasing and inventory policy that ensures customers' requirements are always in stock.

TRADING WEEKS
For the year under review Cashbuild had the normal 52 trading weeks compared to the prior year's 53 weeks. When comparing the year under review with 52 weeks for the 2007 financial year the increase would have been as follows:

- Revenue Up 20%
- Operating profit Up 35%
- Earnings per share Up 42%
- Headline earnings per share Up 46%

FINANCIAL HIGHLIGHTS
The following information is presented on the basis of comparing the current year's 52 weeks trading with the prior year's 53 weeks.

Revenue for the year increased by 17% whilst profit increased by 32%. This increase in profit was the result of an improvement in operating profit of 25% as well as an 86% increase in net finance income. Basic earnings per share increased by 32% whilst headline earnings per share increased by 34%. Net asset value per share has shown a 34% increase from 1361 cents (June 2007) to 1 825 cents. Cash and cash equivalents increased by 283% mainly due to suppliers being paid after the cut-off for year end.

Stores in existence since the beginning of July 2006 (pre-existing stores) accounted for 11% of the increase in revenue with the remaining 6% increase due to the 24 new stores the group has opened since July 2006. The increase for the year has been achieved on the back of steady revenue growth in the first three quarters of this financial year, with excellent growth in the 4th quarter. Gross profit margins for the year were slightly higher in percentage terms at 21.6% (June 2007: 21.4%), but in rand terms have increased by a pleasing 18%.

Operational expenses for the year remained well controlled with existing stores increasing by 11%. New stores contributed 5%, the total increase for the year being 16%. The main contributor to the increase on the existing stores is the continued investment in people to maintain and improve customer service standards, as well as customer focused advertising that was undertaken during the year.

The effective tax rate for the year of 31% is lower than the prior year, mainly due to the 1% reduction in the South African Companies tax rate from 29% to 28%.

Cashbuild's balance sheet remains solid. Stock levels have increased by 37% as a result of comparable growth in sales of 29% during the 4th quarter. This increase is further attributable to the stocking of nine additional stores since the prior year-end (accounting for 8% of the increase). Some strategic decisions were made relating to stock levels on certain key line items which also resulted in higher stockholding. Overall stockholding at 87 days (June 2007: 72 days) showed an increase on the prior year due to the reasons referred to above. Trade receivables increased in line with expectations and remain well under control.

During the year Cashbuild opened nine new stores, three stores were relocated and five stores refurbished. Cashbuild will continue its store expansion, relocation and refurbishment strategy in a controlled manner, with more than ten new stores planned to open during the next financial year.

INFORMATION TECHNOLOGY
The project whereby Cashbuild's total IT requirement will be replaced with a fully integrated SAP All-in-One and Active Retail solution, is progressing according to plan and is currently in the realisation phase. The project is expected to be completed by December 2009.

PROSPECTS
Management remains confident about the trading prospects for the next quarter based on the fact that the first nine trading weeks since year-end have reported an increase in revenue in the region of 29% on that of the comparable nine weeks.

CONDENSED GROUP INCOME STATEMENT - AUDITED				
R'000	Year ended 30 June 2008	Year ended 30 June 2007	% change	
Revenue	4 043 493	3 448 386	17	
Cost of sales	(3 171 658)	(2 709 854)	17	
Gross profit	871 835	738 532	18	
Selling and marketing expenses	(552 885)	(474 334)	17	
Administrative expenses	(97 656)	(85 404)	14	
Other operating expenses	(3 326)	(3 674)	(9)	
Other income	9 447	7 228	31	
Operating profit	227 415	182 348	25	
Finance cost	(2 886)	(2 533)	14	
Finance income	20 200	11 856	70	
Profit before income tax	244 729	191 671	28	
Income tax expense	(75 180)	(63 333)	19	
Profit for the year	169 549	128 338	32	
Attributable to:				
Equity holders of the company	160 768	121 640	32	
Minority interest	8 781	6 698	31	
	169 549	128 338	32	
Earnings per share (cents)	707.9	536.3	32	
Diluted earnings per share (cents)	707.9	536.3	32	

CONDENSED GROUP CASH FLOW STATEMENT - AUDITED				
R'000	Year ended 30 June 2008	Year ended 30 June 2007	% change	
Cash flows from operating activities				
Cash generated from operations	469 508	120 421		
Interest paid	(2 886)	(2 533)		
Taxation paid	(85 568)	(64 838)		
Net cash generated from operating activities	381 054	53 050		
Cash flows from investing activities				
Net investment in assets	(68 681)	(66 233)		
Interest received	20 200	11 856		
Net cash used in investing activities	(48 481)	(54 377)		
Cash flows from financing activities				
Net treasury shares movement	-	2 313		
Increase in other borrowings	222	191		
Dividends paid				
- own equity	(44 284)	(31 062)		
- minorities	(6 714)	(2 559)		
Net cash used in financing activities	(50 776)	(31 117)		
Net increase/(decrease) in cash and cash equivalents	281 797	(32 444)		
Cash and cash equivalents at beginning of year	99 580	132 024		
Cash and cash equivalents at end of year	381 377	99 580		

CONDENSED GROUP BALANCE SHEET - AUDITED				
R'000	30 June 2008	30 June 2007	% change	
ASSETS				
Non-current assets	299 971	261 721		
Property, plant and equipment	276 070	248 434		
Intangible assets	11 274	5 047		
Deferred income tax assets	12 627	8 240		
Current assets	1 304 794	772 583		
Assets held for sale	2 740	2 740		
Inventories	832 449	609 308		
Trade and other receivables	88 228	60 955		
Cash and cash equivalents	381 377	99 580		
Total assets	1 604 765	1 034 304		
EQUITY AND LIABILITIES				
Shareholders' equity	505 109	383 293		
Share capital and reserves	470 967	351 218		
Minority interest	34 142	32 075		
Non-current liabilities	43 052	35 537		
Deferred operating lease liability	39 330	31 982		
Deferred profit	1 855	1 907		
Deferred income tax liability	-	3		
Borrowings (non interest bearing)	1 867	1 645		
Current liabilities	1 056 604	615 474		
Trade and other liabilities	1 022 140	575 123		
Current income tax liabilities	33 224	39 222		
Employee benefits	1 240	1 129		
Total equity and liabilities	1 604 765	1 034 304		

ADDITIONAL INFORMATION - AUDITED				
R'000	Year ended 30 June 2008	Year ended 30 June 2007	% change	
Net asset value per share (cents)	1 825	1 361		
Ordinary shares ('000):				
- In issue	25 805	25 805		
- Weighted-average	22 709	22 681		
- Diluted weighted-average	22 709	22 681		
Capital expenditure	69 106	75 918		
Depreciation of property, plant and equipment	33 866	28 635		
Amortisation of intangible assets	1 802	1 333		
Impairment of intangible assets	-	462		
Capital commitments	170 012	75 445		
Property operating lease commitments	775 477	733 872		
Contingent liabilities	16 850	12 376		

CONDENSED GROUP STATEMENT OF CHANGES IN EQUITY - AUDITED									
R'000	Share capital	Treasury share capital	Share premium	Treasury share premium	Cum. translation adjustment	Retained earnings	Minority interest	Total equity	
Balance at 1 July 2006	258	(30)	115 817	(85 998)	(6 850)	235 712	27 936	286 845	
Profit for the year	-	-	-	-	-	121 640	6 698	128 338	
Dividend paid	-	-	-	-	-	(31 062)	(2 559)	(33 621)	
Treasury shares movement	-	1	-	2 312	-	-	-	2 313	
Currency translation adjustments	-	-	-	-	(582)	-	-	(582)	
Closing balance at 30 June 2007	258	(29)	115 817	(83 686)	(7 432)	326 290	32 075	383 293	
Profit for the year	-	-	-	-	-	160 768	8 781	169 549	
Dividend paid	-	-	-	-	-	(44 284)	(6 714)	(50 998)	
Treasury shares movement	-	-	-	-	-	-	-	-	
Currency translation adjustments	-	-	-	-	3 265	-	-	3 265	
Closing balance at 30 June 2008	258	(29)	115 817	(83 686)	(4 167)	442 774	34 142	505 109	

CONDENSED GROUP SEGMENTAL ANALYSIS - AUDITED									
R'000	South Africa		Other members of common monetary area*		Botswana and Malawi		Group		
	Year ended 30 June 2008	Year ended 30 June 2007	Year ended 30 June 2008	Year ended 30 June 2007	Year ended 30 June 2008	Year ended 30 June 2007	Year ended 30 June 2008	Year ended 30 June 2007	
Income statement									
Revenue	3 346 359	2 843 136	411 623	362 039	285 511	223 211	4 043 493	3 448 386	
Operating profit	178 245	150 272	24 278	16 593	24 892	15 483	227 415	182 348	
Balance sheet									
Segment assets	1 268 995	814 280	194 139	118 612	141 631	101 412	1 604 765	1 034 304	
Segment liabilities	901 539	536 731	111 485	42 157	86 632	72 123	1 099 656	651 011	
Other segment items									
Depreciation	29 751	24 618	2 826	2 927	1 289	1 090	33 866	28 635	
Amortisation	1 766	1 298	-	-	36	35	1 802	1 333	
Impairment	-	462	-	-	-	-	-	462	
Capital expenditure	67 914	66 926	675	6 476	517	2 516	69 106	75 918	

*Includes Namibia, Swaziland and Lesotho