

Market Metrics

Code	WIC.ASX
Share Price	118.5c*
Net Tangible Assets Per Share	120.6c*
Share Price Discount to NTA	-1.7%
Current Financial Year Target Dividend	6.0c
Yield on Target Dividend	5.1%

Quarterly Summary

Australian equity markets generated a strong return for investors in the December quarter, rising 8.2% on a total accumulation basis. All major sectors showed positive returns, with resource stocks leading the way on the back of better commodity prices, rising 15.6%. Small cap stocks also performed well, with that index rising 13.7%.

Our view that the Western Australian economy has bottomed was further reinforced in the quarter by commodity price improvements (iron ore up 18%, nickel up 22%, oil up 17%) and statistical data releases that showed year on year State Final Demand change had returned to positive territory and that trend employment growth was back at historic averages after several years of below growth trend.

Our portfolio performed strongly in the quarter, with a return (before allowance for fees and taxes) of 16.7%, lifting the overall return for the financial year to date to 29.3%. Major contributors to the gain were NRW Holdings Limited (up 31%), Beach Energy Limited (up 53%) and IMF Bentham Limited (up 46%)

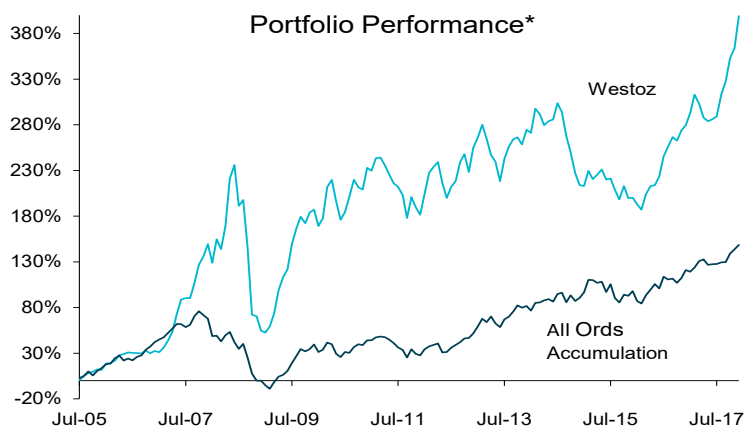
Cash holdings have increased over the quarter, rising to 24% of assets, up from 16% at the end of September.

Cents	Dec-17*	Sep-17
NTA Before Tax	124.4	112.8
NTA Before Tax on Unrealised Gains	126.5	116.8
NTA After Tax	120.6	113.3
Share Price	118.5	99.5

*December 2017 NTA's are after allowance for a 3.0 cent per share dividend liability. Shares are currently trading with entitlement to this dividend.

Portfolio Summary

Cedar Woods Properties Limited	9%
Cooper Energy Limited	7%
NRW Holdings Limited	6%
Austal Limited	6%
Australis Oil & Gas Limited	6%
Finbar Group Limited	5%
Woodside Petroleum Limited	4%
Southern Cross Electrical Engineering Ltd	4%
Mount Gibson Iron Limited	4%
IMF Bentham Limited	3%
Beach Energy Limited	3%
Macmahon Holdings Limited	3%
Western Areas Limited	3%
Other	17%
Short Positions	-4%
Cash	24%
Total	100%



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

Stock In Focus

Cedar Woods Properties Limited (CWP.ASX)

CWP is a diversified property developer with operations in Western Australia, Victoria, Queensland and South Australia. Established in 1987 and listed on the Australian Stock Exchange in 1994 it is focussed on urban land subdivision and built form development in the residential, commercial and retail sectors.

The company's recent strategy has been to grow and develop its national project portfolio so it is well diversified by geography, product type and price point. In this regard 2017 saw CWP make acquisitions in Brisbane, Adelaide, Perth and Queensland, complete its first apartment project at Williams Landing in Victoria and conclude the sale of the Target Australia office building also at Williams Landing which is expected to settle during FY19.

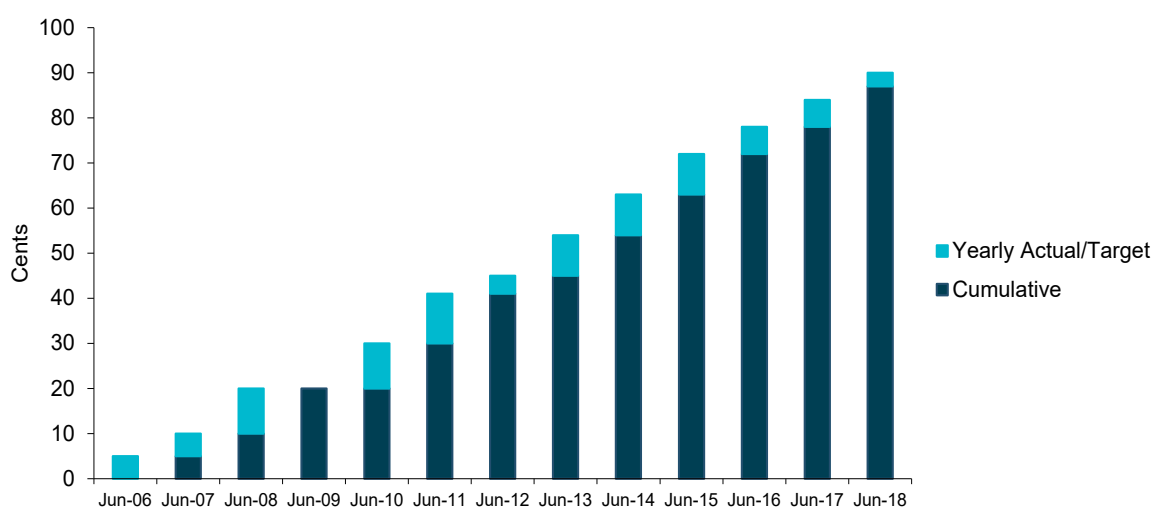
CWP at a Glance			
	FY17	FY18	FY19
Revenue (\$m)	\$221m	\$262m	\$350m
EBITDA (\$m)	\$69m	\$69m	\$83m
NPAT (\$m)	\$45m	\$46m	\$56m
Dividend Yield (%)	4.90%	4.90%	5.70%
EV:EBITDA (x)	8.8	8.8	7.3
Price Earnings Ratio (x)	10.6	10.4	8.6

* FY17 actual, FY18 and FY19 analyst estimates

CWP has been a long term holding for us. We were initially attracted by the alignment of interests for shareholders, with stable management reporting to a Board with meaningful holdings in the company. This structure had provided a consistent pipeline of profitable development projects, initially in Western Australia and more recently on the east coast.

The company has reported presales which suggest a strong uplift in 2019 revenues and with exposure to an improving Western Australian economy, we remain optimistic on the potential for further growth.

Dividend History



About Westoz Investment Company Limited

Westoz Investment Company Limited was established in May 2005 with the aim of providing investors with an exposure to a portfolio of assets that are intended to show consistent positive returns.

The portfolio of assets is managed by Westoz Funds Management Pty Ltd, a 100% owned subsidiary of Euroz Limited.

The investment mandate is to identify undervalued companies listed on the Australian Stock Exchange and to invest to produce a positive return. Because of the geographic location of the manager, it is anticipated that the majority of situations identified will have a connection to Western Australia and will have a market capitalisation of less than \$1 billion.

For more information please refer to our website www.westoz.com.au.