


Chairman's Address
Ken Moss

Boral Annual General Meeting 2008

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2008 was a particularly challenging year due to several extraordinary external factors



§ Significant deterioration in **US housing activity**



§ Protracted **Australian housing downturn** especially in NSW

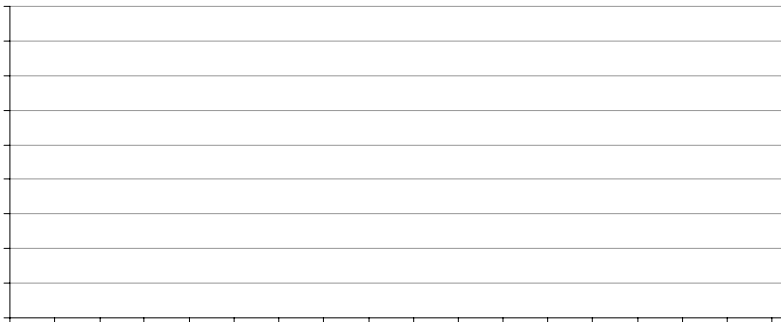


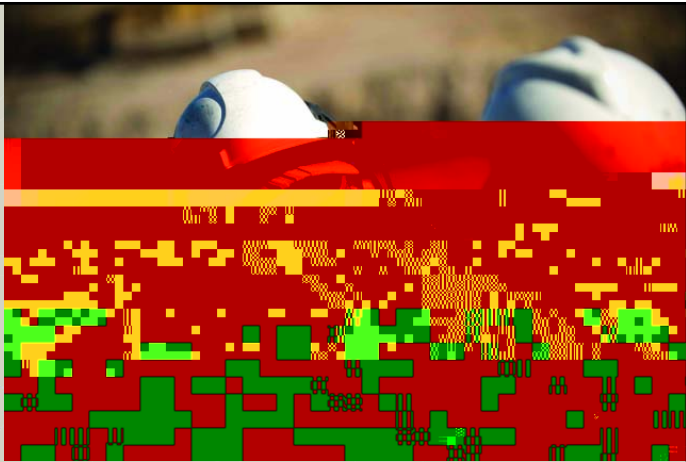
**A solid lift in Australian EBITDA (\$52m) was offset
by a large decline in offshore EBITDA (\$123m)**



Dividend returns continued to be solid and fully franked

Final dividend	17 cents
Interim dividend	17 cents
Total dividend	34 cents
Franking level	remains at 100%
Gross-up dividend	49 cents
Dividend payout ratio	from 68% to 83%



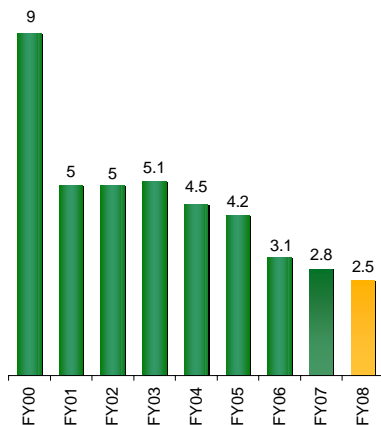


Leadership & People Management

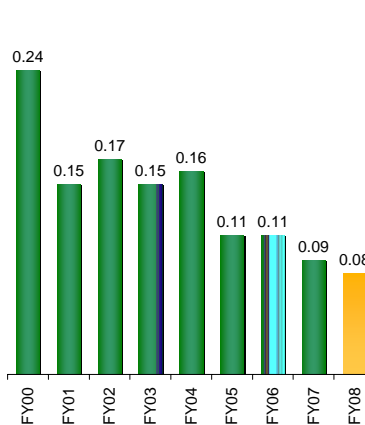


Boral's safety performance has continued to improve

Lost time injury frequency rate (LTIFR)¹

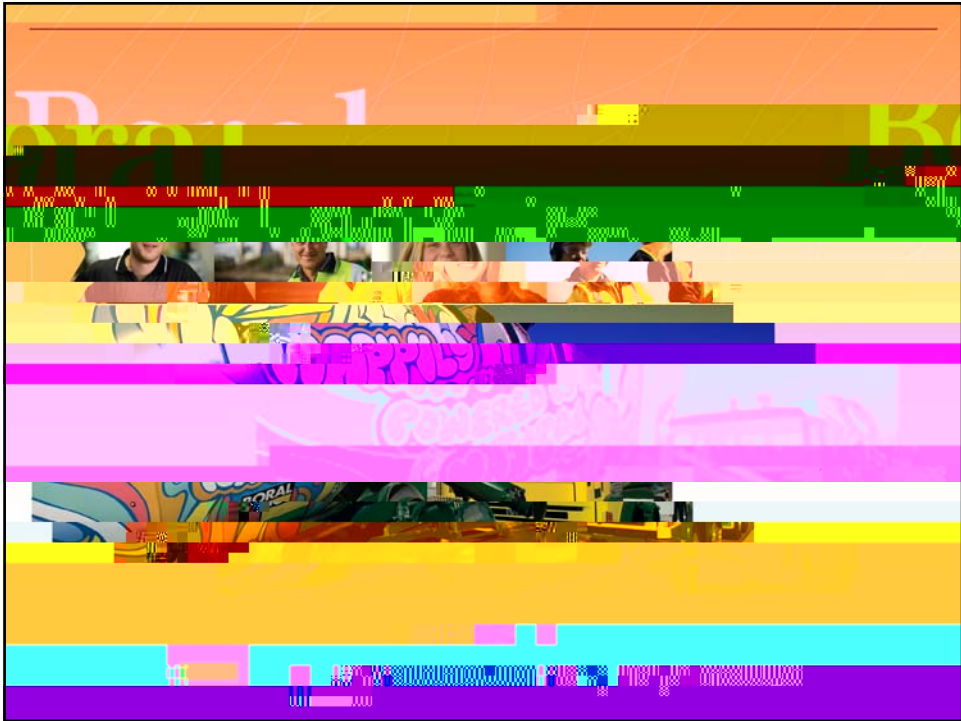


% Hours lost



1. Lost Time Injury Frequency Rate per 1 million hours worked





Boral's Sustainability Priorities are broad

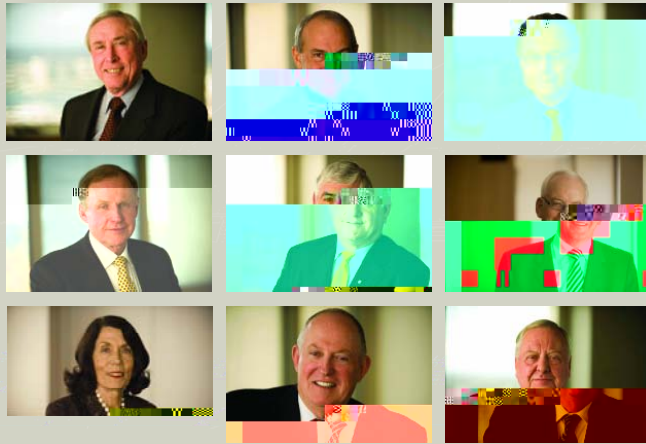


- § Health, safety and wellbeing
- § Employee and labour relation
- § Communications, awareness and training

- § Energy conservation and climate change
- § Water conservation and climate change
- § Waste and resource management, recycling and re-use
- § Land protection, remediation and rehabilitation
- § Environment and ecosystem protection



- § Community relations and engagement
- § Business ethics and



The Board & Corporate Governance

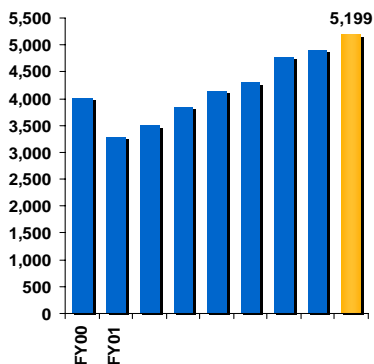


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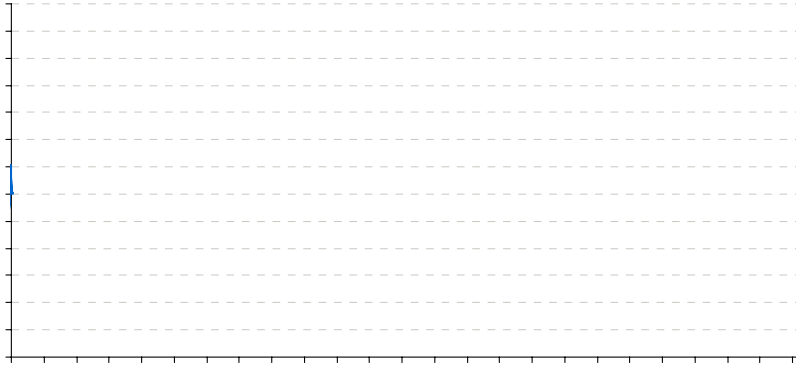
- 1 § Significant deterioration in **US housing activity**
- 2 § Dramatic increase in energy and other **input costs**
- 3 § Protracted **Australian housing downturn** especially in NSW
- 4 § Demand for concrete in Australia at record levels
- 5 § **Challenging conditions in Asia** for construction materials
- 6 § Global **credit crisis**
- 7 § Government progresses **emissions trading scheme**



Whilst sales lifted 6% and remains at high levels, EBITDA was down 10%



Total US dwelling starts ('000)¹



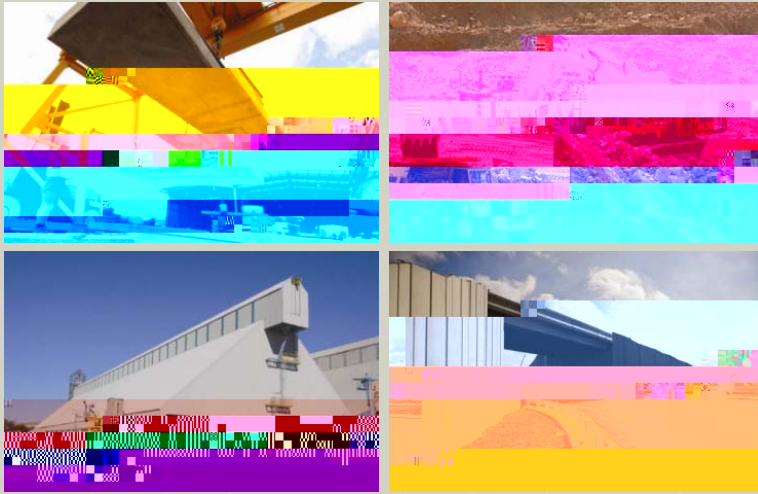
1. Seasonally adjusted annualised monthly starts from US Census



Detached dwellings in NSW remain at 40 year low levels and well below

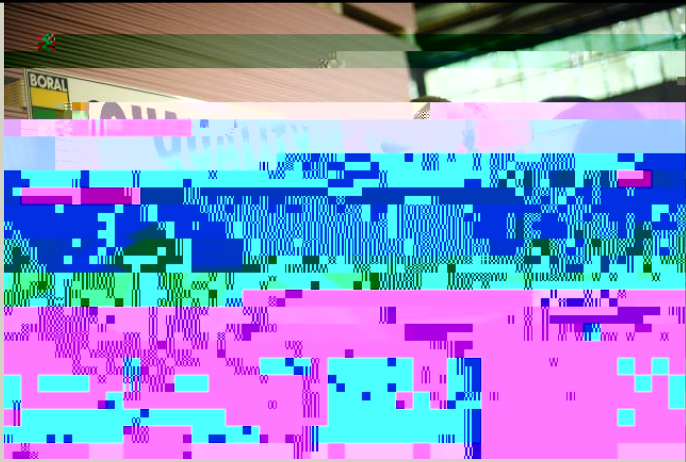


Construction Materials Australia



Asia





Ordinary Business



Financial Reports



Resolution 1

Adoption of Remuneration Report



Resolution 1 – Adoption of Remuneration Report

- § Boral's policies relating to remuneration of key management personnel



Resolution 1 – Adoption of Remuneration Report

- § Boral's policies relating to remuneration of key management personnel
- § Relationship between remuneration policies and the Company's performance



Resolution 1 – Adoption of Remuneration Report

- § Boral's policies relating to remuneration of key management personnel
- § Relationship between remuneration policies and the Company's performance
- § Details of performance condition of elements of Boral remuneration



Worked example of options

Share price after 3 yrs	TSR achieved	Performance relative to ASX100	Value of CEO's options pre-tax	Increase in market capitalisation
\$6.83	7% pa	<50 th percentile	Nil	\$0m (0% ¹)
\$7.25	9% pa	<50 th percentile	Nil	\$245m (6% ¹)
\$7.68	11% pa	50 th percentile	\$0.7m	\$500m (13% ¹)
\$9.10	17% pa	75 th percentile	\$3.6m	\$1,329m (33% ¹)

Assumptions: \$6.83 share price at grant; 34 cents dividend maintained; options exercised after 3 years; TSR performance achieved relative to ASX100 is based on five year performance relative to ASX100



Resolution 1 – proxy votes

Adoption of Remuneration Report

For	123,541,273
Open	10,092,918
Against	174,210,568

% to be cast FOR the resolution*

43.4%

* On basis open proxies in favour of Chairman of the Meeting are voted FOR



Resolution 2

Election of Director



