

15 January 2008

Company Announcement Office  
Australian Stock Exchange Limited  
Level 4, Stock Exchange Ltd  
20 Bridge Street  
SYDNEY 2000

Dear Sirs

**SALE OF THE SOUTH AUSTRALIAN PROPERTY**

The Directors of Joyce Corporation Limited wish to announce that an agreement has been reached with Sheela Foam Pty Ltd to sell the property located at 12 Hewittson Road, Elizabeth West, South Australia (4.989 ha) for \$4.2 million.

The Company retains the properties in Queensland (3.419ha) and New South Wales (4.184ha).

The sale will result in a pre tax profit of \$2.30 million and the Directors anticipate that no income tax would be payable given estimated tax offsets available to the company. The Company will also provide \$550,000 (after tax) to cover rental adjustments over the next three financial years.

The funds generated from the sale will be used to further underpin the robust growth plans of Bedshed including network growth from the present forty to eighty stores over the next five years.

The sale is subject to a sixty day due diligence period with settlement thirty days thereafter.

Yours faithfully



Malcolm McLean  
Company Secretary