

## SECTION 2A: APPENDIX 3

### PRELIMINARY FINAL REPORT

The following information must be given to NSX under listing rule 6.11

1. Details of the reporting period and the previous corresponding period.
2. Key information in relation to the following. This information must be identified as ***"Results for announcement to the market"***.
  - 2.1 The amount and percentage change up or down from the previous corresponding period of revenue.
  - 2.2 The amount and percentage change up or down from the previous corresponding period of profit (loss) after income tax.
  - 2.3 The amount and percentage change up or down from the previous corresponding period of profit (loss) for the period attributable to members of the parent.
  - 2.4 The amount per security and franked amount per security of final and interim dividends or a statement that it is not proposed to pay dividends.
  - 2.5 The record date for determining entitlements to the dividends (if any).
  - 2.6 A brief explanation of any of the figures in 2.1 to 2.4 necessary to enable the figures to be understood.

Note: The information required by item 2 must be placed at the beginning of the report. The other information may be presented in whatever way is most convenient, eg combined with the body of the report, combined with notes to the accounts, or set out separately.

3. An income statement together with notes to the statement, prepared in compliance with AASB 101: Presentation of Financial Statements and 108: Accounting Policies, Changes in Accounting Estimates and Errors or the equivalent foreign accounting standard.
4. A balance sheet together with notes to the statement prepared in compliance with AASB 101: Presentation of Financial Statements or the equivalent foreign accounting standard. The statement of financial position may be condensed but must report as line items each significant class of asset, liability, and equity element with appropriate sub-totals.
5. A statement of changes in equity together with notes to the statement prepared in accordance with AASB 101: Presentation of Financial Statements or the equivalent foreign accounting standard.
6. A statement of cash flows together with notes to the statement. The

statement of cash flows may be condensed but must report as line items each significant form of cash flow and comply with the disclosure requirements of AASB 107: Cash Flow Statements, or the equivalent foreign accounting standard.

7. Details of individual and total dividends or distributions and dividend or distribution payments. The details must include the date on which each dividend or distribution is payable and (if known) the amount per security of foreign sourced dividend or distribution.
8. Details of any dividend or distribution reinvestment plans in operation and the last date for the receipt of an election notice for participation in any dividend or distribution reinvestment plan.
9. A statement of retained earnings showing movements.
10. Net tangible assets per security with the comparative figure for the previous corresponding period.
11. Details of entities over which control has been gained or lost during the period, including the following.
  - 11.1 Name of the entity.
  - 11.2 The date of the gain or loss of control.
  - 11.3 Where material to an understanding of the report – the contribution of such entities to the reporting entity's profit from ordinary activities during the period and the profit or loss of such entities during the whole of the previous corresponding period.
12. Details of associates and joint venture entities including the following.
  - 12.1 Name of the associate or joint venture entity.
  - 12.2 Details of the reporting entity's percentage holding in each of these entities.
  - 12.3 Where material to an understanding of the report - aggregate share of profits (losses) of these entities, details of contributions to net profit for each of these entities, and with comparative figures for each of these disclosures for the previous corresponding period.
13. Any other significant information needed by an investor to make an informed assessment of the entity's financial performance and financial position.
14. For foreign entities, which set of accounting standards is used in compiling the report (e.g. International Accounting Standards).
15. A commentary on the results for the period. The commentary must be sufficient for the user to be able to compare the information presented with

equivalent information for previous periods. The commentary must include any significant information needed by an investor to make an informed assessment of the entity's activities and results, which would include but not be limited to discussion of the following.

- 15.1 The earnings per security and the nature of any dilution aspects.
  - 15.2 Returns to shareholders including distributions and buy backs.
  - 15.3 Significant features of operating performance.
  - 15.4 The results of segments that are significant to an understanding of the business as a whole.
  - 15.5 A discussion of trends in performance.
  - 15.6 Any other factors which have affected the results in the period or which are likely to affect results in the future, including those where the effect could not be quantified.
16. A statement as to whether the report is based on accounts which have been audited or subject to review, are in the process of being audited or reviewed, or have not yet been audited or reviewed
- Note: If the accounts have been audited or subject to review, the audit report or review should be provided with the report.
17. If the accounts have not yet been audited or subject to review and are likely to be subject to dispute or qualification, a description of the likely dispute or qualification.
18. If the accounts have been audited or subject to review and are subject to dispute or qualification, a description of the dispute or qualification.

Please refer to the relevant Practice Note for the preferred format of this information, to be published by the *Exchange* from time to time.

# FORM: Half yearly/preliminary final report

Name of issuer

AUSTRALIAN PROPERTY GROWTH FUND

ACN or ARBN

109 093 816 (ARSN)

Half yearly  
(tick)

☐

Preliminary  
final (tick)

☒

Half year/financial year ended  
(Current period)

1 July 2011 – 30 June 2012

## For announcement to the market

Extracts from this statement for announcement to the market (see note 1).

				\$A,000
Revenue (item 1.1)	down	31%	to	37,912
Profit (loss) for the period (item 1.9)	down	850%	to	(26,184)
Profit (loss) for the period attributable to members of the parent (item 1.11)	down	850%	to	(26,184)
<b>Dividends</b>		Current period		Previous corresponding period
Franking rate applicable:		Nil		Nil
<b>Final dividend</b> (preliminary final report only) (item 10.13-10.14)				
Amount per security		Capital distributions each quarter of 0.875 cents per security = 3.5 cents per year		Capital distributions each quarter of 0.875 cents per security = 3.5 cents per year
Franked amount per security		Nil franking		Nil franking
<b>Interim dividend</b> (Half yearly report only) (item 10.11 – 10.12)				
Amount per security		Capital distributions each quarter of 0.875 cents per security = 3.5 cents per year		Capital distributions each quarter of 0.875 cents per security = 3.5 cents per year
Franked amount per security		Nil franking		Nil franking
Short details of any bonus or cash issue or other item(s) of importance not previously released to the market:				
Not applicable.				

# **Consolidated income statement** *(The figures are not equity accounted)*

*(see note 3)*

*(as per paragraphs 81-85 and 88-94 of AASB 101: Presentation of Financial Statements)*

	Current period - \$A'000	Previous corresponding period - \$A'000
1.1 Revenues <i>(item 7.1)</i>	37,912	55,207
1.2 Expenses, excluding finance costs <i>(item 7.2)</i>	(39,665)	(32,451)
1.3 Finance costs	(21,642)	(21,087)
1.4 Share of net profits (losses) of associates and joint ventures <i>(item 15.7)</i>	-	-
1.5 <b>Profit (loss) before income tax</b>	(23,395)	1,669
1.6 Income tax (expense)/benefit <i>(see note 4)</i>	(2,789)	1,824
1.7 Profit (loss) from continuing operations	(26,184)	3,493
1.8 Profit (loss) from discontinued operations <i>(item 13.3)</i>	-	-
1.9 <b>Profit (loss) for the period</b>	(26,184)	3,493
1.10 Profit (loss) attributable to minority interests	-	-
1.11 <b>Profit (loss) attributable to members of the parent</b>	(26,184)	3,493
1.12 Basic earnings per security <i>(item 9.1)</i>	(11.5) cents	1.5 cents
1.13 Diluted earnings per security <i>(item 9.1)</i>	(11.5) cents	1.5 cents
1.14 Dividends per security <i>(item 9.1)</i>	Capital Distribution of 3.5 cents	Capital Distribution of 3.5 cents

## **Comparison of half-year profits**

*(Preliminary final statement only)*

	Current period - \$A'000	Previous corresponding period - \$A'000
2.1 Consolidated profit (loss) after tax attributable to members reported for the 1st half year <i>(item 1.11 in the half yearly statement)</i>	(9,945)	5,720
2.2 Consolidated profit (loss) after tax attributable to members for the 2nd half year	(16,239)	(2,227)

## Consolidated balance sheet

(See note 5)

(as per paragraphs 68-69 of AASB 101: Financial Statement Presentation)

Current assets		Current period - \$A'000	Previous corresponding period - \$A'000
3.1	Cash and cash equivalents	6,911	7,802
3.2	Trade and other receivables	2,605	3,668
3.3	Inventories	602	11,353
3.4	Other current assets (provide details if material)	-	-
	Investment Properties held directly	-	-
	Property Funds Management Intangible Asset	272,100	80,275
	Other	-	-
		199	336
3.5	<b>Total current assets</b>	282,417	103,434
Non-current assets			
3.6	Available for sale investments		
3.7	Other financial assets - Receivables	7,083	8,085
3.8	Investments in associates	209	257
3.9	Deferred tax assets	4,303	7,092
3.10	Exploration and evaluation expenditure capitalised (see para. 71 of AASB 1022 – new standard not yet finalised)		
3.11	Development properties (mining entities)		
3.12	Property, plant and equipment (net)	647	641
3.13	Investment properties	-	250,000
3.14	Goodwill	-	13,163
3.15	Other intangible assets		
3.16	Other (provide details if material)		
	Inventories	29,817	23,676
	Property Funds Management Intangible Asset	12,806	16,488
3.17	<b>Total non-current assets</b>	54,865	319,402
3.18	<b>Total assets</b>	337,282	422,836
Current liabilities			
3.19	Trade and other payables	8,182	10,186
3.20	Short term borrowings	211,139	91,394
3.21	Current tax payable		
3.22	Short term provisions	699	426
3.23	Current portion of long term borrowings		
3.24	Other current liabilities (provide details if material)		

3.25	Liabilities directly associated with non-current assets classified as held for sale ( <i>para 38 of AASB 5</i> )		
3.26	<b>Total current liabilities</b>	220,020	102,006
<b>Non-current liabilities</b>			
		Current period - \$A'000	Previous corresponding period - \$A'000
3.27	Long-term borrowings	-	168,739
3.28	Deferred tax liabilities		
3.29	Long term provisions	53	300
3.30	Other (provide details if material)	3,000	3,000
	Accounts payable	-	422
3.31	<b>Total non-current liabilities</b>	3,053	172,461
3.32	<b>Total liabilities</b>	223,073	274,467
3.33	<b>Net assets</b>	114,209	148,369
<b>Equity</b>			
3.34	Share capital	194,489	202,465
3.35	Other reserves		-
3.36	Retained earnings	(80,290)	(54,106)
	Amounts recognised directly in equity relating to non-current assets classified as held for sale		
3.37	<b>Parent interest</b>	114,199	148,359
3.38	<b>Minority interest</b>	10	10
3.39	<b>Total equity</b>	114,209	148,369

## Consolidated statement of changes in equity

(as per paragraphs 96-97 of AASB 101: Presentation of Financial Statements)

	Current period – A\$'000	Previous corresponding period – A\$'000
Revenues recognised directly in equity:	-	-
Expenses recognised directly in equity:	-	-
4.1 Net income recognised directly in equity	-	-
4.2 Profit for the period	(26,184)	3,493
4.3 Total recognised income and expense for the period	(26,184)	3,493
Attributable to:		
4.4 Members of the parent	(26,184)	3,493
4.5 Minority interest	-	-
Effect of changes in accounting policy (as per AASB 108: Accounting Policies, Changes in Accounting Estimates and Errors):		
4.6 Members of the parent entity	-	-
4.7 Minority interest	-	-

# **Consolidated statement of cash flows**

(See note 6)

(as per AASB 107: Cash Flow Statements)

	Current period - \$A'000	Previous corresponding period - \$A'000
<b>Cash flows related to operating activities</b>		
5.1 Receipts from customers	52,146	41,593
5.2 Payments to suppliers and employees	(18,041)	(24,361)
5.3 Interest and other costs of finance paid	(26,238)	(21,159)
5.4 Income taxes paid	-	-
5.5 Other (provide details if material)		
Dividends, distributions & insurance proceeds received / (paid out)	(1,783)	1,958
Interest received	1,170	787
Other – refunds (security deposits, tax)	-	(19)
<b>5.6 Net cash used in operating activities</b>	<b>7,254</b>	<b>(1,201)</b>
<b>Cash flows related to investing activities</b>		
5.7 Payments for purchases of property, plant and equipment (investment property additions)	(3,042)	(3,886)
5.8 Proceeds from sale of property, plant and equipment	-	-
5.9 Payment for purchases of equity investments	-	-
5.10 Proceeds from sale of equity investments	-	-
5.11 Loans to other entities	-	(193)
5.12 Loans repaid by other entities	80	-
5.13 Interest and other items of similar nature received	-	-
5.14 Dividends received	-	-
5.15 Other (provide details if material)	-	-
Proceeds from sale of investment property	52,953	28,037
<b>5.16 Net cash used in investing activities</b>	<b>49,991</b>	<b>23,958</b>
<b>Cash flows related to financing activities</b>		
5.17 Proceeds from issues of securities (shares, options, etc.)		
5.18 Proceeds from borrowings	12,500	150,000
5.19 Repayment of borrowings	(51,965)	(170,011)
5.20 Dividends paid/distributions paid	(7,982)	(7,965)
5.21 Other (provide details if material)	-	-
Proceeds from / (repayment of) Palm Beach Project Borrowings	(3,501)	(9,417)
Payment of costs of new borrowings	(218)	(1,174)
Proceeds from/(payments of) related party	(6,970)	6,207

	borrowings		
5.22	<b>Net cash used in financing activities</b>	(58,136)	(32,360)
	<b>Net increase (decrease) in cash and cash equivalents</b>	(891)	(9,603)
5.23	Cash at beginning of period (see <i>Reconciliations of cash</i> )	7,802	17,405
5.24	Exchange rate adjustments to item 5.23	-	-
5.25	<b>Cash at end of period</b> (see <i>Reconciliation of cash</i> )	6,911	7,802

## Reconciliation of cash provided by operating activities to profit or loss

(as per paragraph Aus20.1 of AASB 107: Cash Flow Statements)

	Current period \$A'000	Previous corresponding period \$A'000
6.1 <b>Profit</b> <i>(item 1.9)</i>	(26,184)	3,493
Adjustments for:		
6.2 Depreciation, amortisation & impairment	18,963	4,214
6.3 Revaluation of property investments	7,560	(6,496)
6.4 <b>Net other non-cash items</b>		77
6.5 Increase/decrease in receivables	1,985	(3,340)
6.6 Increase/decrease in inventories	4,610	9,733
6.7 Increase/decrease in deferred tax asset	2,789	(1,824)
6.8 Increase/decrease in other assets	(492)	(45)
6.9 Increase/decrease in payables & provisions	(1,977)	(7,013)
6.10 <b>Net cash from operating activities</b> <i>(item 5.6)</i>	7,254	(1,201)

## Notes to the financial statements

### Details of revenues and expenses

(see note 16)

(Where items of income and expense are material, disclose nature and amount below in accordance with paragraphs 86-87 of AASB 101: Presentation of Financial Statements)

	Current period - \$A'000	Previous corresponding period - \$A'000
Revenue		
Sales Revenue	2,630	6,186
Rental Income	29,928	27,672
Property funds management fee income	11,843	13,548
7.1 Interest income	1,170	785
Other income	(66)	527
Revaluation increment/(decrement) on investment properties	(7,560)	6,496
Fair value movement in investments	(33)	(7)
Total Revenue	37,912	55,207
Expenses		
Air conditioning expenses	(658)	(555)
Amortisation of Property funds management intangible assets	-	-
7.2 Derecognition of Property funds management intangible assets	(2,966)	(2,776)
Audit fees	(326)	(259)
Borrowing expenses	(21,642)	(21,087)
Consultancy fees	(1,419)	(1,605)
Development costs expense (incl cost of inventories sold)	(6,730)	(14,119)
Electricity	(351)	(344)
Impairment loss – Goodwill	(13,355)	-
Impairment loss – property funds management intangible assets	(716)	(631)
Insurance	(276)	(225)

Land Tax	(1,020)	(1,336)
Leasing expenses	(516)	(304)
Legal expenses	(482)	(254)
Lift expenses	(204)	(229)
Management fees	(893)	(1,532)
Personnel expenses	(4,945)	(4,298)
Rates	(1,101)	(1,148)
Recoverable outgoings	(1,304)	(475)
Rent expenses	(944)	(471)
Repairs and maintenance	(366)	(449)
Other expenses	(1,093)	(1,441)
Total Expenses	(61,307)	(53,538)
Profit (loss) before tax	(23,395)	1,669

#### Ratios

		Current period	Previous corresponding period
<b>Profit before tax / revenue</b>			
8.1	Consolidated profit (loss) before tax ( <i>item 1.5</i> ) as a percentage of revenue ( <i>item 1.1</i> )	(61.7%)	3.0%
<b>Profit after tax / equity interests</b>			
8.2	Consolidated profit (loss) after tax attributable to members ( <i>item 1.11</i> ) as a percentage of equity (similarly attributable) at the end of the period ( <i>item 3.37</i> )	(22.9%)	2.4%

## Earnings per Security

- 9.1 Provide details of basic and fully diluted EPS in accordance with paragraph 70 and Aus 70.1 of AASB 133: Earnings per Share below:

### Basic EPS

Current period: (11.5) cents per security (calculated as (\$26,184,000) divided by 227,580,022 securities).

Previous corresponding period: 1.5 cents per security

### Diluted EPS

As per Basic EPS.

There are no instruments that could potentially dilute basic EPS.

## Dividends

- 10.1 Date the dividend is payable

30 July 2012

- 10.2 Record date to determine entitlements to the dividend (i.e. on the basis of registrable transfers received up to 5.00 pm if paper based, or by 'End of Day' if a proper ASTC/CHESS transfer)

30 June 2012

- 10.3 If it is a final dividend, has it been declared?

*(Preliminary final report only)*

- 10.4 The dividend or distribution plans shown below are in operation.

A final capital distribution was declared for the year ended 30 June 2011 of 0.875 cents per stapled security in respect of the quarter ended 30 June 2011 and was paid on 29 July 2011.

Distributions to security holders during the year were paid quarterly including a capital distribution of 0.875 cents per stapled security paid on 31 October 2011 in respect of the quarter ended 30 September 2011, a capital distribution of 0.875 cents per stapled security paid on 31 January 2012 in respect of the quarter ended 31 December 2011 and a capital distribution of 0.875 cents per stapled security paid on 30 April 2012 in respect of the quarter ended 31 March 2012.

A final capital distribution was declared for the year ended 30 June 2012 of 0.875 cents per stapled security in respect of the quarter ended 30 June 2012 and was paid on 30 July 2012.

All distributions declared for the year ended 30 June 2012 were paid from APGT.

No dividends were paid or proposed by APGL during the year.

The last date(s) for receipt of election notices to the  
*dividend or distribution plans*

Not applicable

10.5 Any other disclosures in relation to *dividends or distributions*

None noted.

## Dividends paid or provided for on all securities

(as per paragraph Aus126.4 AASB 101: Presentation of Financial Statements)

	Current period - \$A'000	Previous corresponding period - \$A'000	Franking rate applicable
<b>Dividends paid or provided for during the reporting period</b>			
10.6 Current year interim	5,990	5,980	-
10.7 Franked dividends	-	-	-
10.8 Previous year final	1,986	1,986	-
10.9 Franked dividends	-	-	-
<b>Dividends proposed and not recognised as a liability</b>	-	-	-
10.10 Franked dividends	-	-	-

## Dividends per security

(as per paragraph Aus126.4 of AASB 101: Presentation of Financial Statements)

	Current year	Previous year	Franking rate applicable
<b>Dividends paid or provided for during the reporting period</b>			
10.11 Current year interim	2.625 cents	2.625 cents	-
10.12 Franked dividends – cents per share	-	-	-
10.13 Previous year final	0.875 cents	0.875 cents	-
10.14 Franked dividends – cents per share	-	-	-
<b>Dividends proposed and not recognised as a liability</b>	-	-	-
10.15 Franked dividends – cents per share	-	-	-

### Exploration and evaluation expenditure capitalised

*To be completed only by issuers with mining interests if amounts are material. Include all expenditure incurred regardless of whether written off directly against profit*

	Current period \$A'000	Previous corresponding period \$A'000
11.1 Opening balance	NA	NA
11.2 Expenditure incurred during current period	NA	NA
11.3 Expenditure written off during current period	NA	NA
11.4 Acquisitions, disposals, revaluation increments, etc.	NA	NA
11.5 Expenditure transferred to Development Properties	NA	NA
11.6 <b>Closing balance as shown in the consolidated balance sheet (item 3.10)</b>	NA	NA

### Development properties

*(To be completed only by issuers with mining interests if amounts are material)*

	Current period \$A'000	Previous corresponding period \$A'000
12.1 Opening balance	NA	NA
12.2 Expenditure incurred during current period	NA	NA
12.3 Expenditure transferred from exploration and evaluation	NA	NA
12.4 Expenditure written off during current period	NA	NA
12.5 Acquisitions, disposals, revaluation increments, etc.	NA	NA
12.6 Expenditure transferred to mine properties	NA	NA
12.7 <b>Closing balance as shown in the consolidated balance sheet (item 3.11)</b>	NA	NA

### Discontinued Operations

*(see note 18)*

*(as per paragraph 33 of AASB 5: Non-current Assets Held for Sale and Discontinued Operations)*

	Current period – A\$'000	Previous corresponding period – A\$'000
13.1 Revenue	NA	NA
13.2 Expense	NA	NA
13.3 <b>Profit (loss) from discontinued operations before income tax</b>	NA	NA
13.4 Income tax expense <i>(as per para 81 (h) of AASB 112)</i>	NA	NA
13.5 <b>Gain (loss) on sale/disposal of discontinued operations</b>	NA	NA
13.6 Income tax expense <i>(as per paragraph 81(h) of AASB 112)</i>	NA	NA

## Movements in Equity

(as per paragraph 97 of AASB 101: Financial Statement Presentation)

		Number issued	Number listed	Paid-up value (cents)	Current period – A\$'000	Previous corresponding period – A\$'000
14.1	<b>Preference securities</b> <i>(description)</i>	-	-	-	-	-
14.2	Balance at start of period	-	-	-	-	-
14.3	a) Increases through issues	-	-	-	-	-
14.4	a) Decreases through returns of capital, buybacks etc.	-	-	-	-	-
14.5	Balance at end of period	-	-	-	-	-
14.6	<b>Ordinary securities</b> <i>Stapled Securities</i>					
14.7	Balance at start of period	227,580,022	227,580,022	-	202,465	210,431
14.8	a) Increases through issues	-	-	-	-	-
14.9	b) Decreases through returns of capital, buybacks etc.	-	-	-	(7,976)	(7,966)
14.10	Balance at end of period	227,580,022	227,580,022		194,489	202,465
14.11	<b>Convertible Debt Securities</b> <i>(description &amp; conversion factor)</i>	-	-	-	-	-
14.12	Balance at start of period	-	-	-	-	-
14.13	a) Increases through issues	-	-	-	-	-
14.14	b) Decreases through maturity, converted.	-	-	-	-	-

14.15	Balance at end of period	-	-	-	-	-
		<b>Number issued</b>	<b>Number listed</b>	<b>Paid-up value (cents)</b>	<b>Current period – A\$'000</b>	<b>Previous corresponding period – A\$'000</b>
14.16	<b>Options</b> <i>(description &amp; conversion factor)</i>	-	-	-	-	-
14.17	Balance at start of period	-	-	-	-	-
14.18	Issued during period	-	-	-	-	-
14.19	Exercised during period	-	-	-	-	-
14.20	Expired during period	-	-	-	-	-
14.21	Balance at end of period	-	-	-	-	-
14.22	<b>Debentures</b> <i>(description)</i>	-	-	-	-	-
14.23	Balance at start of period	-	-	-	-	-
14.24	a) Increases through issues	-	-	-	-	-
14.25	b) Decreases through maturity, converted	-	-	-	-	-
14.26	Balance at end of period	-	-	-	-	-
14.27	<b>Unsecured Notes</b> <i>(description)</i>	-	-	-	-	-
14.28	Balance at start of period	-	-	-	-	-
14.29	a) Increases through issues	-	-	-	-	-
14.30	b) Decreases through maturity, converted	-	-	-	-	-
14.31	Balance at end of period	-	-	-	-	-
14.32	<b>Total Securities</b>	227,580,022	227,580,022	-	194,489	202,465

	Current period – A\$'000	Previous corresponding period – A\$'000
<b>Reserves</b>	-	-
14.33 Balance at start of period	-	-
14.34 Transfers to/from reserves	-	-
14.35 Total for the period	-	-
14.36 Balance at end of period	-	-
<b>14.37 Total reserves</b>	-	-
<b>Retained earnings</b>		
14.38 Balance at start of period	(54,106)	(57,599)
14.39 Changes in accounting policy	-	-
14.40 Restated balance	-	-
14.41 Profit for the balance	(26,184)	3,493
14.42 Total for the period	(26,184)	3,493
14.43 Dividends	-	-
14.44 Balance at end of period	(80,290)	(54,106)

## Details of aggregate share of profits (losses) of associates and joint venture entities

(equity method)

(as per paragraph Aus 37.1 of AASB 128: Investments in Associates and paragraph Aus 57.3 of AASB 131: Interests in Joint Ventures)

Name of associate or joint venture entity

Not applicable

Reporting entities percentage holding

Not applicable

		Current period - \$A'000	Previous corresponding period - \$A'000
15.1	Profit (loss) before income tax	NA	NA
15.2	Income tax	NA	NA
15.3	<b>Profit (loss) after tax</b>	NA	NA
15.4	Impairment losses	NA	NA
15.5	Reversals of impairment losses	NA	NA
15.6	Share of non-capital expenditure contracted for (excluding the supply of inventories)	NA	NA
15.7	<b>Share of net profit (loss) of associates and joint venture entities</b>	NA	NA

## Control gained over entities having material effect

(See note 8)

16.1 Name of *issuer* (or *group*)

Not applicable

	\$A'000
16.2 Consolidated profit (loss) after tax of the <i>issuer</i> (or <i>group</i> ) since the date in the current period on which control was acquired	NA
16.3 Date from which profit (loss) in <i>item 16.2</i> has been calculated	NA
16.4 Profit (loss) after tax of the <i>issuer</i> (or <i>group</i> ) for the whole of the previous corresponding period	NA

**Loss of control of entities having material effect**

(See note 8)

17.1	Name of <i>issuer</i> (or <i>group</i> )	Not applicable
17.2	Consolidated profit (loss) after tax of the entity (or <i>group</i> ) for the current period to the date of loss of control	\$A'000 NA
17.3	Date from which the profit (loss) in <i>item 17.2</i> has been calculated	NA
17.4	Consolidated profit (loss) after tax of the entity (or <i>group</i> ) while controlled during the whole of the previous corresponding period	NA
17.5	Contribution to consolidated profit (loss) from sale of interest leading to loss of control	NA

**Material interests in entities which are not controlled entities**

The economic entity has an interest (that is material to it) in the following entities.

		Percentage of ownership interest (ordinary securities, units etc) held at end of period or date of disposal		Contribution to profit (loss) ( <i>item 1.9</i> )	
		Current period	Previous corresponding period	Current period \$A'000	Previous corresponding period \$A'000
18.1	<b>Equity accounted associated entities</b>	Not applicable	Not applicable	<i>Equity accounted</i>	
				Not applicable	Not applicable
18.2	<b>Total</b>	Not applicable	Not applicable	Not applicable	Not applicable
18.3	<b>Other material interests</b>	Not applicable	Not applicable	Non equity accounted (i.e. part of <i>item 1.9</i> )	
				Not applicable	Not applicable
18.4	<b>Total</b>	Not applicable	Not applicable	Not applicable	Not applicable

## Reports for industry and geographical segments

Information on the industry and geographical segments of the entity must be reported for the current period in accordance with AASB 114: Segment Reporting. Because of the different structures employed by entities, a pro forma is not provided. Segment information should be completed separately and attached to this statement. However, the following is the personation adopted in the Appendices to AASB 114 and indicates which amount should agree with items included elsewhere in this statement.

	Current period - \$A'000				Previous corresponding period - \$A'000			
	Property development	Property investment	Property funds management	Total	Property development	Property investment	Property funds management	Total
<b>Segments</b>								
<b>Revenue:</b>								
19.1 External sales	4,867	20,522	12,523	37,912	7,761	33,230	14,216	55,207
19.2 Inter-segment sales	-	-	-	-	-	-	-	-
19.3 <b>Total</b> (consolidated total equal to item 1.1)	<b>4,867</b>	<b>20,522</b>	<b>12,523</b>	<b>37,912</b>	<b>7,761</b>	<b>33,230</b>	<b>14,216</b>	<b>55,207</b>
19.4 Segment result	(7,975)	(7,711)	(10,498)	(26,184)	(11,504)	9,378	3,795	1,669
19.5 Unallocated expenses	-	-	-	-	-	-	-	-
19.6 <b>Operating profit</b> (equal to item 1.5)	<b>(7,975)</b>	<b>(7,711)</b>	<b>(10,498)</b>	<b>(26,184)</b>	<b>(11,504)</b>	<b>9,378</b>	<b>3,795</b>	<b>1,669</b>
19.7 Interest expense (included in 19.6)	(1,647)	(16,805)	(2,030)	(20,482)	(2,183)	(17,192)	(1,505)	(20,880)
19.8 Interest income (included in 19.3, 19.6)	327	414	429	1,170	387	160	238	785
19.9 Share of profits of associates	-	-	-	-	-	-	-	-
19.10 Income tax expense/(benefit)	(2,784)	-	(5)	(2,789)	2,853	-	(1,029)	1,824
19.11 <b>Net profit</b> (consolidated total equal to item 1.9)	<b>(7,975)</b>	<b>(7,711)</b>	<b>(10,498)</b>	<b>(26,184)</b>	<b>(8,651)</b>	<b>9,378</b>	<b>2,766</b>	<b>3,493</b>

	Current period - \$A'000				Previous corresponding period - \$A'000			
	Property development	Property investment	Property funds management	Total	Property development	Property investment	Property funds management	Total
<b>Other information</b>								
19.12 Segment assets	38,374	281,610	17,298	337,282	48,777	338,031	36,028	422,836
19.13 Investments in equity method associates	-	-	-	-	-	-	-	-
19.14 Unallocated assets	-	-	-	-	-	-	-	-
19.15 <b>Total assets</b> (equal to item 3.18)	<b>38,374</b>	<b>281,610</b>	<b>17,298</b>	<b>337,282</b>	<b>48,777</b>	<b>338,031</b>	<b>36,028</b>	<b>422,836</b>
19.16 Segment liabilities	25,422	178,892	18,759	223,073	37,435	214,770	22,262	274,467
19.17 Unallocated liabilities	-	-	-	-	-	-	-	-
19.18 <b>Total liabilities</b> (equal to item 3.32)	<b>25,422</b>	<b>178,892</b>	<b>18,759</b>	<b>223,073</b>	<b>37,435</b>	<b>214,770</b>	<b>22,262</b>	<b>274,467</b>
19.19 Capital expenditure	-	2,572	90	2,662	-	2,214	58	2,272
19.20 Depreciation	5	-	81	86	6	-	88	94
19.21 Other non-cash expenses								
-Impairment loss – goodwill	-	-	(13,355)	(13,355)	-	-	-	-
-Revaluation increment/(decrement) on investment properties	-	(7,560)	-	(7,560)	-	6,496	-	6,496
-Impairment of Property Funds Management Intangible Assets	-	-	(716)	(716)	-	-	(631)	(631)
-Amortisation of Property Funds Management Intangible Assets	-	-	(2,966)	(2,966)	-	-	(2,776)	(2,776)
- Net realisable adjustment - Inventories	(1,500)	-	-	(1,500)	-	-	-	-

## Net Asset Backing

(see note 7)

20.1	Current period	Previous corresponding period
Net asset backing per ordinary security	50.2 cents	65.2 cents

## Non-cash financing and investing activities

*Details of financing and investing transactions which have had a material effect on consolidated assets and liabilities but did not involve cash flows are as follows. If an amount is quantified, show comparative amount.*

21.1	Nil
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## International Financial Reporting Standards

*Under paragraph 39 of AASB 1: First-time Adoption of Australian Equivalents to International Financial Reporting Standards, an entity's first Australian-equivalents-to-IFRS's financial report shall include reconciliations of its equity and profit or loss under previous GAAP to its equity and profit or loss under Australian equivalents to IFRS's. See IG63 in the appendix to AASB 1 for guidance.*

22.1	Not applicable.
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*Under paragraph 4.2 of AASB 1047: Disclosing the Impacts of Adopting Australian Equivalents to International Financial Reporting Standards, an entity must disclose any known or reliably estimable information about the impacts on the financial report had it been prepared using the Australian equivalents to IFRSs or if the aforementioned impacts are not known or reliably estimable, a statement to that effect.*

22.2	Not applicable.
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## Comments by directors

*Comments on the following matters are required by the Exchange or, in relation to the half yearly statement, by AASB 134: Interim Financial Reporting. The comments do not take the place of the directors' report and statement (as required by the Corporations Act) but may be incorporated into the directors' report and statement. For both half yearly and preliminary final statements, if there are no comments in a section, state NIL. If there is insufficient space in comment, attach notes to this statement.*

APGF recorded an accounting statutory loss after tax of \$26.2 million for the year ended 30 June 2012. This result includes non-cash and non-operating items such as property valuations, goodwill impairment and a write-down of tax losses totaling \$32.3 million.

The 2011/12 result was impacted by the following major items:

- A valuation decrease of \$7.6 million was booked in 2011/12, primarily to align the book carrying value of 12 Creek Street, Brisbane with the contract sale price which is due to settle on 31 October 2012
- An impairment loss of \$13.4 million recognised on goodwill arising on acquisition of the property funds management business. Directors assessed the recoverability of goodwill and determined recognition of an impairment loss was warranted
- The reassessment of future activity in the property funds management business has resulted in \$5.6 million in tax losses being derecognised in 2011/12.

## Basis of accounts preparation

*If this statement is a half yearly statement, it is a general purpose financial report prepared in accordance with the listing rules and AASB 134: Interim Financial Reporting. It should be read in conjunction with the last annual report and any announcements to the market made by the issuer during the period. This report does not include all notes of the type normally included in an annual financial report [Delete if inapplicable.]*

A description of each event since the end of the current period which has had a material effect and is not related to matters already reported, with financial effect quantified (if possible). In a half yearly report, provide explanatory comments about any seasonal or irregular factors affecting operations (as per paragraphs 16(b), 16(b) and Aus 16.1 of AASB 134: Interim Financial Reporting)

An offer to sell 12 Creek Street, Brisbane has been accepted from Dexus for \$241.6 million. It is expected to settle at the end of October 2012, with proceeds reducing the Fund's current debt facilities. It is also forecast to allow a partial return of capital to be paid to investors.

In August 2012, trusteeship and the role of responsible entity for Austgrowth Property Syndicate 21 and Austgrowth Property Syndicate 24 transferred from APGF Management Limited to another external trustee and responsible entity.

The property funds management business is being wound down in a gradual and orderly manner as syndicates reach their maturity dates. Management of the PFA Diversified Property Trust was sold to the Charter Hall Group for \$10 million in August 2012, comprising \$5.2 million paid at settlement and the remaining balance of \$4.8 million to be paid over six years from a share of the PFA Diversified Property Trust's asset disposal and performance fees.

Other than the above, the Directors are not aware of any matter or circumstance not otherwise dealt with in the reports or the accounts that has significantly affected or may significantly affect the operations of the Fund, the results of those operations or the state of affairs of the Fund in subsequent financial years.

Any other factors which have affected the results in the period, or which are likely to affect results in the future, including those where the effect could not be quantified.

None noted.

Franking credits available and prospects for paying fully or partly franked dividends for at least the next year  
At 30 June 2012, available franking credits were \$1.142 million. No fully or partly franked dividends are expected to be paid in the next 12 months.

Changes in accounting policies, estimation methods and measurement bases since the last annual report are disclosed as follows.

*(Disclose changes in the half yearly statement in accordance with paragraph 16(a) of AASB 134: Interim Financial Reporting. Disclose changes in the preliminary final statement in accordance with paragraphs 28-29 of 108: Accounting Policies, Changes in Accounting Estimates and Errors.)*

#### Change in accounting policy for recognition of Management Fee Asset

During the financial year, the Australian Securities and Investment Commission ('ASIC') raised queries about the accounting treatment followed by the Fund in relation to management fee assets. As a result of discussions with ASIC, the directors of APGF Management Limited, the Trustee of the Fund changed the accounting policy in relation to the recognition and measurement of Management Fee assets to Property funds management intangible assets as ASIC considers this is the only correct accounting policy for treatment of the MFA. In accordance with the requirements of AASB 108 Accounting Policies, Changes in Accounting Estimates and Errors, the effect of the change in accounting policy has been reflected retrospectively in these financial statements. The change in accounting policy had no impact on the profit/(loss) presented for the year ended 30 June 2011 or 30 June 2012 and had no impact on the total assets or net assets as at 1 July 2010, 30 June 2011 or 30 June 2012.

#### Other changes in accounting policy and disclosures

Since 1 July 2011 the Fund has adopted certain Standards and Interpretations, mandatory for annual periods beginning on or after 1 July 2011. Adoption of these Standards and Interpretations did not have any material effect on the financial position or performance of the Fund. The Standards and Interpretations adopted are:

- AASB 124 (Revised) Related Party Disclosures (December 2009)
- AASB 2009-12 Amendments to Australian Accounting Standards
- AASB 2010-4 Amendments to Australian Accounting Standards arising from the Annual Improvements Project
- AASB 2010-5 Amendments to Australian Accounting Standards
- AASB 1054 – Australian Additional Disclosures - This standard is as a consequence of phase 1 of the joint Trans-Tasman Convergence project of the AASB and FRSB.
- AASB 2010-6 Amendments to Australian Accounting Standards – Disclosures on Transfers of Financial Assets [AASB 1 & AASB 7]
- AASB 2010-9 - Amendments to Australian Accounting Standards – Severe Hyperinflation and Removal of Fixed Dates for First-time adopters [AASB 1]
- AASB 2011-5 Amendments to Australian Accounting Standards – Extending Relief from Consolidation, the Equity Method and Proportionate Consolidation [AASB 127, AASB 128 & AASB 131]
- AASB 1048 - Interpretation of Standards

The Fund has not elected to early adopt any other new Standards or amendments that are issued but not yet effective.

An issuer shall explain how the transition from previous GAAP to Australian equivalents to IFRS' affected its reported financial position, financial performance and cash flows. *(as per paragraph 38 of AASB 1: First-time Adoption of Australian Equivalents to International Financial Reporting Standards)*

Not applicable.

Revisions in estimates of amounts reported in previous periods. For half yearly reports the nature and amount of revisions in estimates of amounts reported in previous annual reports if those revisions have a material effect in this half year *(as per paragraph 16(d) of AASB 134: Interim Financial Reporting)*

Nil.

Changes in contingent liabilities or assets. For half yearly reports, changes in contingent liabilities and contingent assets since the last annual report (as per paragraph 16(j) of AASB 134: Interim Financial Reporting)

Nil.

The nature and amount of items affecting assets, liabilities, equity, profit or loss, or cash flows that are unusual because of their nature, size or incidence (as per paragraph 16(c) of AASB 134: Interim Financial Reporting)

APGF recorded an accounting statutory loss after tax of \$26.2 million for the year ended 30 June 2012. This result includes non-cash and non-operating items such as property valuations, goodwill impairment and a write-down of tax losses totaling \$32.3 million.

The 2011/12 result was impacted by the following major items:

- A valuation decrease of \$7.6 million was booked in 2011/12, primarily to align the book carrying value of 12 Creek Street, Brisbane with the contract sale price which is due to settle on 31 October 2012
- An impairment loss of \$13.4 million recognised on goodwill arising on acquisition of the property funds management business. Directors assessed the recoverability of goodwill and determined recognition of an impairment loss was warranted
- The reassessment of future activity in the property funds management business has resulted in \$5.6 million in tax losses being derecognised in 2011/12.

Effect of changes in the composition of the entity during the interim period, including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructurings and discontinued operations (as per paragraph 16(i) of AASB 134: Interim Financial Reporting)

Nil.

**Annual meeting***(Preliminary final statement only)*

The annual meeting will be held as follows:

Place

To be advised

Date

To be advised

Time

To be advised

Approximate date the annual report will be available

To be advised

**Compliance statement**

1. This statement has been prepared under accounting policies which comply with accounting standards as defined in the *Corporations Act* or other standards acceptable to the Exchange (see note 13).

Identify other standards used

Not applicable.

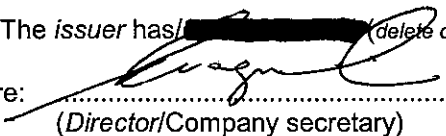
2. This statement, and the financial statements under the *Corporations Act* (if separate), use the same accounting policies.
3. This statement does/  (delete one) give a true and fair view of the matters disclosed (see note 2).
4. This statement is based on financial statements to which one of the following applies:

☐ The financial statements have been audited.☐ The financial statements have been subject to review by a registered auditor (or overseas equivalent).☒ The financial statements are in the process of being audited or subject to review.☐ The financial statements have *not* yet been audited or reviewed.

5. If the accounts have been or are being audited or subject to review and the audit report is not attached,  (delete one) will follow immediately they are available\* (delete one). (Half yearly statement only - the audit report must be attached to this statement if the statement is to satisfy the requirements of the *Corporations Act*.)

6. The issuer has/  (delete one) a formally constituted audit committee.

Sign here:

  
(Director/Company secretary)

Date:

13-09-2012

Print name: .....ADRIANO CRAGNOLINI.....

## Notes

1. **For announcement to the market** The percentage changes referred to in this section are the percentage changes calculated by comparing the current period's figures with those for the previous corresponding period. Do not show percentage changes if the change is from profit to loss or loss to profit, but still show the amount of the change up or down. If changes in accounting policies or procedures have had a material effect on reported figures, do not show either directional or percentage changes in profits. Explain the reason for the omissions in the note at the end of the announcement section. *Issuers* are encouraged to attach notes or fuller explanations of any significant changes to any of the items in page 1. The area at the end of the announcement section can be used to provide a cross reference to any such attachment.
2. **True and fair view** If this statement does not give a true and fair view of a matter (for example, because compliance with an Accounting Standard is required) the *issuer* must attach a note providing additional information and explanations to give a true and fair view.
3. **Consolidated statement of financial performance**
  - Item 1.1 The definition of "revenue" is set out in *AASB 118: Revenue*
  - Item 1.6 This item refers to the total tax attributable to the amount shown in *item 1.5*. Tax includes income tax and capital gains tax (if any) but excludes taxes treated as expenses from ordinary activities (eg. fringe benefits tax).
4. **Income tax** If the amount provided for income tax in this statement differs (or would differ but for compensatory items) by more than 15% from the amount of income tax *prima facie* payable on the profit before tax, the issuer must explain in a note the major items responsible for the difference and their amounts. The rate of tax applicable to the franking amount per dividend should be inserted in the heading for the column "Franking rate applicable" for items in *section 9*.
5. **Consolidated statement of financial position**

**Format** The format of the consolidated statement of financial position should be followed as closely as possible. However, additional items may be added if greater clarity of exposition will be achieved, provided the disclosure still meets the requirements of *AASB 134: Interim Financial Reporting*, and *AASB 101: Presentation of Financial Statements*. Banking institutions, trusts and financial institutions may substitute a clear liquidity ranking for the Current/Non-Current classification.

**Basis of revaluation** If there has been a material revaluation of non-current assets (including investments) since the last annual report, the *issuer* must describe the basis of revaluation adopted. The description must meet the requirements of *AASB 116: Property, Plant and Equipment*. If the *issuer* has adopted a procedure of regular revaluation, the basis for which has been disclosed and has not changed, no additional disclosure is required.
6. **Consolidated statement of cash flows** For definitions of "cash" and other terms used in this statement see *AASB 107: Cash Flow Statements*. *Issuers* should follow the form as closely as possible, but variations are permitted if the *directors* (in the case of a trust, the management company) believe that this presentation is inappropriate. However, the presentation adopted must meet the requirements of *AASB 107*.
7. **Net tangible asset backing** Net tangible assets are determined by deducting from total tangible assets all claims on those assets ranking ahead of the ordinary *securities* (i.e. all liabilities, preference shares, outside equity interests, etc). Mining *issuers* are *not* required to state a net tangible asset backing per ordinary *security*.
8. **Gain and loss of control over entities** The gain or loss must be disclosed if it has a material effect on the consolidated financial statements. Details must include the contribution for each gain or loss that increased or decreased the *issuer's* consolidated operating profit (loss) after tax by more than 5% compared to the previous corresponding period.
9. **Equity accounting** If an *issuer* adopts equity accounting, no comparative equity accounting figures are required in the first period following its adoption.

10. **Rounding of figures** This statement anticipates that the information required is given to the nearest \$1,000. However, an *issuer* may report exact figures, if the \$A'000 headings are amended. If an *issuer* qualifies under ASIC Class Order 98/0100 dated 15 July 2004, it may report to the nearest million dollars, or to the nearest \$100,000, if the \$A'000 headings are amended.
11. **Comparative figures** Comparative figures are to be presented in accordance with AASB 101: *Presentation of Financial Statements* or AASB 134: *Interim Financial Reporting* as appropriate and are the unadjusted figures from the last annual or half year report as appropriate. However, if the previously reported figures are adjusted to achieve greater comparability, in accordance with an accounting standard or other reason, a note explaining the adjustment must be included with this statement. If no adjustment is made despite a lack of comparability, a note explaining the position should be attached.
12. **Additional information** An *issuer* may disclose additional information about any matter, and must do so if the information is material to an understanding of the financial statements. The information may be an expansion of the material contained in this statement, or contained in a note attached to the statement. The requirement under the listing rules for an *issuer* to complete this statement does not prevent the *issuer* issuing statements more frequently. Additional material lodged with the ASIC under the *Corporations Act* must also be given to the *Exchange*. For example, a *directors' report* and declaration, if lodged with the ASIC, must be given to the *Exchange*.
13. **Accounting Standards** the *Exchange* will accept, for example, the use of International Accounting Standards for *foreign issuers*. If the standards used do not address a topic, the Australian standard on that topic (if one exists) must be complied with.
14. **Borrowing corporations** This statement may be able to be used by an *issuer* required to comply with the *Corporations Act* as part of its half yearly financial statements if prepared in accordance with Australian Accounting Standards.
15. **Details of expenses** AASB 101: *Presentation of Financial Statements* requires disclosure of expenses according to either their nature or function. For foreign entities, there are similar requirements in other accounting standards accepted by the *Exchange*. *Issuers* must disclose details of expenses using the layout (by nature or function) employed in their accounts.

The information in *items 7.1 - 7.2* may be provided in an attachment to Appendix 3

**Relevant items** AASB 101: *Presentation of Financial Statements* requires the separate disclosure of specific revenues and expenses which are of a size, nature or incidence that disclosure is *relevant*, as defined in AASB 101, in explaining the financial performance of the *issuer*. There is an equivalent requirement in AASB 134: *Interim Financial Reporting*. For foreign entities, there are similar requirements in other accounting standards accepted by the *Exchange*.

16. **Dollars** If reporting is not in A\$, all references to \$A must be changed to the reporting currency. If reporting is not in thousands of dollars, all references to "000" must be changed to the reporting value.
17. **Discontinuing operations**

Entities must either provide a description of any significant activities or events relating to discontinuing operations equivalent to that required by *paragraph 7.5 (g) of AASB 134: Interim Financial Reporting*, or, the details of discontinuing operations they are required to disclose in their accounts in accordance with AASB 5: *Non-current Assets for Sale and Discontinued Operations*

In any case, the information may be provided as an attachment to this Appendix 3