

FORM: Half yearly/preliminary final report

Name of *issuer*

Australian Property Growth Fund

ACN or ARBN

109 093 816

Half yearly
(tick)

✓

Preliminary
final (tick)

Half year/financial year ended
('Current period')

1 July 2012 – 31 December 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	57%	to	12,727
Profit (loss) for the period (item 1.9)	down	52%	to	(5,018)
Profit (loss) for the period attributable to members of the parent (item 1.11)	down	52%	to	(5,018)
Dividends				
Franking rate applicable:	Not applicable			Not applicable
Final dividend (preliminary final report only)(item 10.13-10.14)				
Amount per security	Not applicable			Not applicable
Franked amount per security	Not applicable			Not applicable
Interim dividend (Half yearly report only) (item 10.11 – 10.12)				
Amount per security	Capital distributions in respect of period:			Capital distributions in respect of period:
Franked amount per security	October 2012 - 18.5 cents per stapled security - Nil franked - Amount \$42,102,304 Total \$42,102,304			September 2011 - 0.875 cents per stapled security - Nil franked - Amount \$2,008,000 December 2011 - 0.875 cents per stapled security - Nil franked - Amount \$2,007,000 Total \$4,015,000
Short details of any bonus or cash issue or other item(s) of importance not previously released to the market:				
Nil				

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>	12,727	29,768
1.2 Expenses, excluding finance costs <i>(item 7.2)</i>	(12,408)	(26,187)
1.3 Finance costs	(5,137)	(10,623)
1.4 Share of net profits (losses) of associates and joint ventures <i>(item 15.7)</i>	-	-
1.5 Profit (loss) before income tax	(4,818)	(7,042)
1.6 Income tax expense <i>(see note 4)</i>	(200)	(3,470)
1.7 Profit (loss) from continuing operations	(5,018)	(10,512)
1.8 Profit (loss) from discontinued operations <i>(item 13.3)</i>	-	-
1.9 Profit (loss) for the period	(5,018)	(10,512)
1.10 Profit (loss) attributable to minority interests	-	-
1.11 Profit (loss) attributable to members of the parent	(5,018)	(10,512)
1.12 Basic earnings per security <i>(item 9.1)</i>	(2.2)	(4.6)
1.13 Diluted earnings per security <i>(item 9.1)</i>	(2.2)	(4.6)
1.14 Capital Distributions per security <i>(item 9.1)</i>	18.5	1.8

* Certain numbers shown here have been restated from the 2011 interim financial report (refer item 22.2).

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>	Not applicable	Not applicable
2.2 Consolidated profit (loss) after tax attributable to members for the 2nd half year	Not applicable	Not applicable

Consolidated balance sheet

(See note 5) (as per paragraphs 68-69 of AASB 101: Financial Statement Presentation)

Current assets		Current period - \$A'000	30 June 2012 - \$A'000
3.1	Cash and cash equivalents	4,584	6,911
3.2	Trade and other receivables	6,323	2,605
3.3	Inventories	1,200	602
3.4	Other current assets		
	- Investment properties held directly	-	272,100
	- Other	360	199
3.5	Total current assets	12,467	282,417
Non-current assets			
3.6	Available for sale investments	-	
3.7	Other financial assets - Receivables	11,157	7,083
3.8	Investments in associates	12	209
3.9	Deferred tax assets	4,103	4,303
3.10	Exploration and evaluation expenditure capitalised (see para. 71 of AASB 1022)	-	-
3.11	Development properties (mining entities)	-	-
3.12	Property, plant and equipment (net)	109	647
3.13	Investment properties	30,303	-
3.14	Goodwill	-	-
3.15	Other intangible assets	-	-
3.16	Other		
	- Inventory	28,252	29,817
	- Property Funds Management Intangible Asset	2,884	12,806
3.17	Total non-current assets	76,820	54,865
3.18	Total assets	89,287	337,282
Current liabilities			
3.19	Trade and other payables	3,111	8,182
3.20	Short term borrowings	-	211,139
3.21	Current tax payable	-	-
3.22	Short term provisions	531	699
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	-	-
3.26	Total current liabilities	3,642	220,020
Non-current liabilities			
		Current period - \$A'000	30 June 2012 - \$A'000
3.27	Long-term borrowings	15,514	-

3.28	Deferred tax liabilities	-	-
3.29	Long term provisions	42	53
3.30	Other		
	- Other liabilities	3,000	3,000
3.31	Total non-current liabilities	18,556	3,053
3.32	Total liabilities	22,198	223,073
3.33	Net assets	67,089	114,209
	Equity		
3.34	Share capital	152,387	194,489
3.35	Other reserves	-	-
3.36	Retained earnings (accumulated losses)	(85,298)	(80,290)
	Amounts recognised directly in equity relating to non-current assets classified as held for sale	-	-
3.37	Parent interest	67,089	114,199
3.38	Minority interest	-	10
3.39	Total equity	67,089	114,209

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	(5,018)	(10,512)
4.3 Total recognised income and expense for the period	(5,018)	(10,512)
Attributable to:		
4.4 Members of the parent	(5,018)	(10,512)
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
	Cash flows related to operating activities		
5.1	Receipts from customers	17,575	26,851
5.2	Payments to suppliers and employees	(15,079)	(13,675)
5.3	Interest and other costs of finance paid	(5,562)	(10,691)
5.4	Income taxes received (paid)	-	-
5.5	Other (provide details if material)	373	811
5.6	Net cash used in operating activities	(2,693)	3,296
	Cash flows related to investing activities		
5.7	Payments for purchases of property, plant and equipment	(32)	(89)
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	(77)	1,422
5.12	Loans repaid by other entities	-	-
5.13	Interest and other items of similar nature received	-	-
5.14	Dividends received	-	-
5.15	Other		
	- Payments for investment property additions	-	(779)
	- Net proceeds from sale of investment property	235,312	-
	- Proceeds from sale of Property Funds Management Intangible Asset	5,000	-
	- Proceeds from investments	197	-
5.16	Net cash used in investing activities	240,400	554
	Cash flows related to financing activities		
5.17	Proceeds from issues of securities (shares, options, etc.)	-	-
5.18	Proceeds from borrowings	12,050	15,500
5.19	Repayment of borrowings	(207,929)	(13,265)
5.20	Capital distributions paid	(44,083)	(3,994)
5.21	Other		
	- Payment of cost of borrowing	(72)	(221)
5.22	Net cash used in financing activities	(240,034)	(1,980)
	Net increase (decrease) in cash and cash equivalents	(2,327)	1,870
5.23	Cash at beginning of period (see Reconciliations of cash)	6,911	7,802
5.24	Exchange rate adjustments to item 5.23	-	-
5.25	Cash at end of period (see Reconciliation of cash)	4,584	9,672

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	Profit (item 1.9)	(5,018)	(10,512)
	Adjustments for:		
6.2	- Impairment loss – Goodwill	-	13,355
6.3	- Amortisation of borrowing costs	254	223
6.4	- Lease fees, incentives, straight-line rent, lease fitouts	114	461
	- Revaluation increments on investment properties	553	(4,819)
	- Loss on disposal of assets	3,161	
	- Other	538	42
6.5	(Increase)/decrease in receivables	(7,792)	(19)
6.6	(Increase)/decrease in inventory	967	2,351
6.7	(Increase)/decrease in management fee asset	9,922	1,983
6.8	Increase/(decrease) in payables	(5,431)	(2,561)
6.9	(Increase)/decrease in net tax balances	200	3,470
	(Increase)/decrease in net other assets and liabilities	(161)	(678)
6.10	Net cash from operating activities (item 5.6)	(2,693)	3,296

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 income	967	1,871
Rental income	9,031	14,948
Property funds management fee income	2,874	6,897
Interest income	370	765
7.1 Other income	38	440
Revaluation increment/(decrement) on investment properties	(553)	4,847
Total Revenue	12,727	29,768
Expenses		
Air conditioning expenses	232	323
Audit fees	117	92
Borrowing expenses	5,137	10,623
Consultancy fees	853	724
7.2 Derecognition or property funds management intangible asset	1,039	1,936
Development costs expensed (incl cost of inventories sold)	1,419	2,998
Electricity	193	161
Goodwill impairment	-	13,355
Impairment of property funds management intangible asset	79	48
Insurance	174	125
Land tax	316	385
Leasing expenses	127	213
Legal expenses	514	83
Lift expenses	81	96
Loss on disposal of assets	3,161	-
Management fee expenses	994	597
Personnel expenses	1,454	2,186
Rates	457	626
Recoverable outgoings	-	681
Rent expenses	422	653
Repairs and maintenance	134	194
Other expenses	642	711
Total Expenses	17,545	36,810
Profit (loss) before tax	(4,818)	(7,042)

* Certain numbers shown here have been restated from the 2011 interim financial report (refer item 22.2).

Ratios		Current period	Previous corresponding period
Profit before tax / revenue			
8.1	Consolidated profit (loss) before tax (<i>item 1.5</i>) as a percentage of revenue (<i>item 1.1</i>)	(37.9%)	(23.7%)
Profit after tax / equity interests			
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>)	(7.5%)	(7.9%)

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 = (5,018,000) divided by 227,580,022

Diluted EPS = (5,018,000) divided by 227,580,022

There are no instruments that could potentially dilute basic EPS.

Dividends

- 10.1 Date the dividend is payable

N/A

- 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)

N/A

- 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.

Quarterly distributions to security holders were suspended during the half year ended 31 December 2012.

A capital distribution was paid during the half year ended 31 December 2012 of 18.5 cents per stapled security.

All distributions declared for the half year ended 31 December 2012 were paid from APGT.

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

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

N/A

- 10.5 Any other disclosures in relation to dividends or distributions

None noted.

Capital distributions 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
Capital distributions paid or provided for during the reporting period			
10.6 Current year interim	42,102	2,007	-
10.7 Franked dividends	-	-	-
10.8 Previous year final	2,007	2,008	-
10.9 Franked dividends	-	-	-
Capital distributions proposed and not recognised as a liability			
10.10 Franked dividends	-	-	-

Capital distributions per security*(as per paragraph Aus126.4 of AASB 101: Presentation of Financial Statements)*

	Current year	Previous year	Franking rate applicable
Capital distributions paid or provided for during the reporting period			
10.11 Current year interim	18.5	0.88	-
10.12 Franked dividends – cents per share	-	-	-
10.13 Previous year final	0.88	0.88	-
10.14 Franked dividends – cents per share	-	-	-
Capital distributions proposed and not recognised as a liability			
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		
11.2 Expenditure incurred during current period		
11.3 Expenditure written off during current period		
11.4 Acquisitions, disposals, revaluation increments, etc.		
11.5 Expenditure transferred to Development Properties		
11.6 Closing balance as shown in the consolidated balance sheet (item 3.10)	Not applicable	Not applicable

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		
12.2 Expenditure incurred during current period		
12.3 Expenditure transferred from exploration and evaluation		
12.4 Expenditure written off during current period		
12.5 Acquisitions, disposals, revaluation increments, etc.		
12.6 Expenditure transferred to mine properties		
12.7 Closing balance as shown in the consolidated balance sheet (item 3.11)	Not applicable	Not applicable

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	-	-
13.2 Expense	-	-
13.3 Profit (loss) from discontinued operations before income tax	-	-
13.4 Income tax expense <i>(as per para 81 (h) of AASB 112)</i>	-	-
13.5 Gain (loss) on sale/disposal of discontinued operations	-	-
13.6 Income tax expense <i>(as per paragraph 81(h) of AASB 112)</i>	-	-

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	Preference securities <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	Ordinary securities <i>Stapled Securities</i>					
14.7	Balance at start of period	222,580,022	222,580,022	-	194,489	202,465
14.8	a) Increases through issues	-	-	-	-	-
14.9	b) Decreases through returns of capital, buybacks etc.	-	-	-	(42,102)	(4,015)
14.10	Balance at end of period	222,580,022	222,580,022	-	152,387	198,450
14.11	Convertible Debt Securities <i>(description & 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	-	-	-	-	-

		Number issued	Number listed	Paid-up value (cents)	Current period – A\$'000	Previous corresponding period – A\$'000
14.16	Options <i>(description & 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	Debentures <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	Unsecured Notes <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	Total Securities	227,580,022	227,580,022	-	152,387	198,450

		Current period – A\$'000	Previous corresponding period – A\$'000
Reserves			
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	-	-
14.37	Total reserves	-	-
Retained earnings			
14.38	Balance at start of period	(80,290)	(54,106)
14.39	Changes in accounting policy	-	-
14.40	Acquisition of non-controlling interest	10	-
14.41	Profit for the balance	(5,018)	(10,512)
14.42	Total for the period	-	-
14.43	Dividends	-	-
14.44	Balance at end of period	(85,298)	(64,618)

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	Not applicable	Not applicable
15.2	Income tax	Not applicable	Not applicable
15.3	Profit (loss) after tax	Not applicable	Not applicable
15.4	Impairment losses	Not applicable	Not applicable
15.5	Reversals of impairment losses	Not applicable	Not applicable
15.6	Share of non-capital expenditure contracted for (excluding the supply of inventories)	Not applicable	Not applicable
15.7	Share of net profit (loss) of associates and joint venture entities	Not applicable	Not applicable

Control gained over entities having material effect*(See note 8)*16.1 Name of *issuer* (or *group*)

Not applicable

16.2 Consolidated profit (loss) after tax of the *issuer* (or *group*) since
the date in the current period on which control was acquired

\$A'000

Not applicable

16.3 Date from which profit (loss) in *item 16.2* has been calculated

Not applicable

16.4 Profit (loss) after tax of the *issuer* (or *group*) for the whole of the
previous corresponding period

Not applicable

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 Not applicable
17.3	Date from which the profit (loss) in <i>item 17.2</i> has been calculated	Not applicable
17.4	Consolidated profit (loss) after tax of the entity (or <i>group</i>) while controlled during the whole of the previous corresponding period	Not applicable
17.5	Contribution to consolidated profit (loss) from sale of interest leading to loss of control	Not applicable

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>)	
18.1	Equity accounted associated entities	Current period	Previous corresponding period	Current period \$A'000	Previous corresponding period \$A'000
	Not applicable	-	-	-	-
18.2	Total	-	-	-	-
18.3	Other material interests			Non equity accounted (i.e. part of <i>item 1.9</i>)	
	Not applicable	-	-	-	-
18.4	Total	-	-	-	-

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
Segments								
Revenue:								
19.1 External sales	1,854	7,791	3,082	12,727	3,110	19,157	7,501	29,768
19.2 Inter-segment sales	-	-	-	-	-	-	-	-
19.3 Total (consolidated total equal to item 1.1)	1,854	7,791	3,082	12,727	3,110	19,157	7,501	29,768
19.4 Segment result	(1,545)	(1,996)	(1,996)	(4,818)	(4,197)	7,941	(10,786)	(7,042)
19.5 Unallocated expenses	-	-	-	-	-	-	-	-
19.6 Operating profit (equal to item 1.5)	(1,545)	(1,996)	(1,277)	(4,818)	(4,197)	7,941	(10,768)	(7,042)
19.7 Interest expense (included in 19.6)	(442)	(4,275)	(420)	(5,137)	(210)	(8,673)	(1,740)	(10,623)
19.8 Interest income (included in 19.3, 19.6)	126	74	170	370	323	153	289	765
19.9 Share of profits of associates	-	-	-	-	-	-	-	-
19.10 Income tax (expense)/Benefit	(575)	-	375	(200)	(2,685)	-	(785)	(3,470)
19.11 Net profit (consolidated total equal to item 1.9)	(2,120)	(1,996)	(902)	(5,018)	(6,882)	7,941	(11,571)	(10,512)

* Certain numbers shown here have been restated from the 2011 interim financial report (refer item 22.2).

	Current period - \$A'000				30 June 2012 - \$A'000			
	Property development	Property investment	Property funds management	Total	Property development	Property investment	Property funds management	Total
Other information								
19.12 Segment assets	37,376	39,405	12,506	89,287	38,374	281,610	17,298	337,282
19.13 Investments in equity method associates	-	-	-	-	-	-	-	-
19.14 Unallocated assets	-	-	-	-	-	-	-	-
19.15 Total assets (equal to item 3.18)	37,376	39,405	12,506	89,287	38,374	281,610	17,298	337,282
19.16 Segment liabilities	6,984	12,014	3,200	22,198	25,422	178,892	18,759	223,073
19.17 Unallocated liabilities	-	-	-	-	-	-	-	-
19.18 Total liabilities (equal to item 3.32)	6,984	12,014	3,200	22,198	25,422	178,892	18,759	223,073
19.19 Capital expenditure	-	758	-	758	-	779	89	868
19.20 Depreciation	2	-	35	37	2	-	40	42
19.21 Other non-cash expenses								
- Impairment loss – goodwill	-	-	-	-	-	-	(13,355)	(13,355)
- Revaluation increment/(decrement) on investment properties	-	(553)	-	(553)	-	4,847	-	4,847
- Derecognition of intangible asset	-	-	(1,039)	(1,039)	-	-	(1,936)	(1,936)
- Impairment of intangible asset	-	-	(79)	(79)	-	-	(48)	(48)

NAV Backing

(see note 7)

20.1	Current period	Previous corresponding period
Net asset backing per ordinary security	\$0.29	\$0.56

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.

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)

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 company, the results of those operations or the state of affairs of the company 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.

Nil

Franking credits available and prospects for paying fully or partly franked dividends for at least the next year

At 31 December 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.)

Since 1 July 2012 the consolidated entity has adopted certain Standards and Interpretations, mandatory for annual periods beginning on or after 1 July 2012. Adoption of these Standards and Interpretations did not have any material effect on the financial position or performance of the consolidated entity. The Standards and Interpretations adopted are:

- AASB 2011-9 Amendments to Australian Accounting Standards – Presentation of Other Comprehensive Income [AASB1, 5, 7, 101, 112, 112, 120, 121, 132, 133, 134, 1039 & 1049]
- AASB 2010-8 Amendments to Australian Accounting Standards - Deferred Tax: Recovery of Underlying Assets [AASB 112]

The consolidated entity 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)*

Change in accounting policy for recognition of Management Fee Asset

As at 30 June 2012, the Australian Securities and Investment Commission ('ASIC') raised queries about the accounting treatment followed by the Fund in relation to management fee assets ('MFA'). 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 to be 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 impacted the statement of comprehensive income for the period ended 31 December 2011 by (\$567,000).

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)*

Material changes to capital commitments, contingent liabilities or contingent assets disclosed in the most recent annual financial report are:

- bank guarantees at 31 December 2012 are \$117,000 (30 June 2012: \$37,500). These guarantees are secured by cash accounts held with the bank.
- capital commitments for the remaining refurbishment costs of 287-301 Collins St, Melbourne 31 December 2012 are \$439,000 (30 June 2012: \$nil).
- rent guarantee provided to Dexus on the sale of 12 Creek St, Brisbane and not accrued for in the accounts of \$468,000 (30 June 2012: \$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)*

During the half year ended 31 December 2012:

- the investment property Blue Tower was disposed for \$241.6m with the proceeds used to reduce the Funds debt and to make a payment to the Fund's investors.
- the management of the PFA Diversified Property Trust was sold for \$10m in August 2012 comprising \$5.2m paid at settlement and the remaining balance of \$4.8m to be paid over 6 years from a share of the PFA Diversified Property Trust's asset disposal and performance fees.

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

Not applicable

Date

Not applicable

Time

Not applicable

Approximate date the annual report will be available

Not applicable

Compliance statement

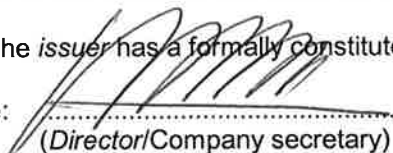
1. This statement has been prepared under accounting policies which comply with accounting standards as defined in the *Corporations Act* or other standards acceptable to the Exchange (see note 13).

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 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, details of any qualifications are attached.
6. The issuer has a formally constituted audit committee.

Sign here:


(Director/Company secretary)

Date:

14 MARCH 2013

Print name:GEOFF MCMAHON.....

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