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To: NSX Announcements

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AUSTRALIAN PROPERTY GROWTH FUND (ARSN 109 093 816)
NSX CODE: APF

Australian Property Growth Fund's ("APGF") Appendix 3 Preliminary Final Report for 2012/13 is attached.

The key features for 2012/13 include:

- Loss after tax of $8.8 million;
- Net asset value per stapled security of 24.1 cents (after capital returns and partial buyback proceeds of 22.24 cents per stapled security that were paid to investors in 2012/13). This net asset value calculation is based on the original 227,580,022 stapled securities.
- Sale of Blue Tower for $241.6 million on 31 October 2012;
- A cash distribution of 18.5 cents per stapled security was paid to investors on 2 November 2012;
- A non-cash distribution of 18 cents per stapled security was paid to investors on 3 June 2013 in the form of one Preference Share for every unit held in APGT which resulted in the issue of 227,580,022 new APGL Preference Shares on 3 June 2013 at a non-cash issue price of 18 cents each;
- Partial Buyback of a total of 91,032,007 Stapled Securities on 26 June 2013 at a cash cost of $8,520,596; and
- Major items that contributed to the accounting loss were:
  - costs on disposal of Blue Tower of approximately $3 million;
  - write-down of tax losses carried forward and tax effect of the inter-fund loan forgiveness of approximately $3.7 million;
  - development costs expensed on APGF's development projects; and
  - costs incurred in the winding down of APGF's business.

APGF's audited Consolidated Annual Financial Report for the year ended 30 June 2013 will be released prior to 27 September 2013.

Geoff McMahon
Managing Director

FORM: Half yearly/preliminary final report

Name of *issuer*

Australian Property Growth Fund

ACN or ARBN	Half yearly (tick)	Preliminary final (tick)	Financial year ended ('Current period')
109 093 816 (ARSN)		√	1 July 2012 – 30 June 2013

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	16,649
Profit (loss) for the period *(item 1.9)*	down	66%	to	(8,861)
Profit (loss) for the period attributable to members of the parent *(item 1.11)*	down	66%	to	(8,861)

Dividends	Current period	Previous corresponding period
Franking rate applicable:	Not applicable	Not applicable
Final dividend *(preliminary final report only)(item 10.13-10.14)* Amount per *security* Franked amount per *security* **Interim dividend** *(Half yearly report only) (item 10.11 – 10.12)* Amount per *security* Franked amount per *security*	Distributions in respect of period: October 2012 - 18.5 cents per stapled security (cash) - Nil franked - Amount $42,102,000 June 2013 - Preference share issue at 18 cents per preference share (non-cash) - Nil franked - Amount $40,964,000 Total $83,066,000	Capital distributions in respect of period: Year ended June 2012 - 3.5 cents per stapled security per annum paid quarterly - Nil franked - Amount $7,976,000 Total $7,976,000

Short details of any bonus or cash issue or other item(s) of importance not previously released to the market: Details of preference share issue and partial buyback have previously been released to the market.

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 *(item 7.1)*	16,649	38,526
1.2	Expenses, excluding finance costs *(item 7.2)*	(17,076)	(40,279)
1.3	Finance costs	(5,696)	(21,642)
1.4	Share of net profits (losses) of associates and joint ventures *(item 15.7)*	-	-
1.5	**Profit (loss) before income tax**	(6,123)	(23,395)
1.6	Income tax expense *(see note 4)*	(2,738)	(2,789)
1.7	Profit (loss) from continuing operations	(8,861)	(26,184)
1.8	Profit (loss) from discontinued operations *(item 13.3)*	-	-
1.9	**Profit (loss) for the period**	(8,861)	(26,184)
1.10	Profit (loss) attributable to minority interests	-	-
1.11	**Profit (loss) attributable to members of the parent**	(8,861)	(26,184)
1.12	Basic earnings per *security (item 9.1)*	(2.2)	(11.5)
1.13	Diluted earnings per *security (item 9.1)*	(2.2)	(11.5)
1.14	Capital Distributions per *security (item 9.1)*	36.5	3.5

* Certain amounts from the corresponding period have been reallocated within profit and loss.

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 *(item 1.11* in the half yearly statement)	(5,018)	(9,945)
2.2	Consolidated profit (loss) after tax attributable to members for the 2nd half year	(3,843)	(16,239)

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	3,413	6,911
3.2	Trade and other receivables	14,764	2,605
3.3	Inventories	1,200	602
3.4	Other current assets		
	- Investment properties held directly	-	272,100
	- Other	284	199
3.5	**Total current assets**	19,662	282,417
	Non-current assets		
3.6	Available for sale investments	-	
3.7	Other financial assets - Receivables	3,084	7,083
3.8	Investments in associates	3	209
3.9	Deferred tax assets	4,097	4,326
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)	100	647
3.13	Investment properties	30,900	-
3.14	Goodwill	-	-
3.15	Other intangible assets	-	-
3.16	Other		
	- Inventory	27,918	29,817
	- Property Funds Management Intangible Asset	2,256	12,806
3.17	**Total non-current assets**	68,358	54,888
3.18	**Total assets**	88,020	337,305
	Current liabilities		
3.19	Trade and other payables	2,334	8,182
3.20	Short term borrowings	10,285	211,139
3.21	Current tax payable	-	-
3.22	Short term provisions	253	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**	12,872	220,020
	Non-current liabilities		
		Current period - $A'000	30 June 2012 - $A'000
3.27	Long-term borrowings	14,795	-

3.28	Deferred tax liabilities	2,532	23
3.29	Long term provisions	95	53
3.30	Other		
	- Other liabilities	3,000	3,000
3.31	**Total non-current liabilities**	20,422	3,076
3.32	**Total liabilities**	33,294	223,096
3.33	**Net assets**	54,726	114,209
	Equity		
3.34	Share capital	143,867	194,489
3.35	Other reserves	-	-
3.36	Retained earnings (accumulated losses)	(89,141)	(80,290)
	Amounts recognised directly in equity relating to non-current assets classified as held for sale	-	-
3.37	**Parent interest**	54,726	114,199
3.38	**Minority interest**	-	10
3.39	**Total equity**	54,726	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**	(8,861)	(10,512)
4.3	**Total recognised income and expense for the period**	(8,861)	(10,512)
	Attributable to:		
4.4	Members of the parent	(8,861)	(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	19,577	52,146
5.2	Payments to suppliers and employees	(19,763)	(22,143)
5.3	Interest and other costs of finance paid	(5,937)	(22,136)
5.4	Income taxes received (paid)	-	-
5.5	Other (provide details if material)		
	Dividends/distributions and insurance proceeds received/(paid out)	3	(1.783)
	Interest received	709	1,170
5.6	**Net cash used in operating activities**	(5,321)	7,254
	Cash flows related to investing activities		
5.7	Payments for purchases of plant and equipment	(32)	(224)
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	-	80
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	(246)	(1,865)
	- Net proceeds from sale of investment property	236,000	52,000
	- Proceeds from sale of Property Funds Management Intangible Asset	5,000	-
	- Proceeds from investments	197	-
	- Term deposits received	900	450
5.16	**Net cash used in investing activities**	241,622	50,441
	Cash flows related to financing activities		
5.17	Proceeds from issues of securities (shares, options, etc.)	-	-
5.18	Proceeds from borrowings	18,180	12,530
5.19	Repayment of borrowings	(207,929)	(55,466)
5.20	Capital distributions paid	(43,986)	(7,982)
5.21	Other		
	- Payment of cost of borrowing	(79)	(218)
	- Partial buyback of stapled securities	(5,085)	-
5.22	**Net cash used in financing activities**	(238,899)	(58,136)
	Net increase (decrease) in cash and cash equivalents	(2,598)	(441)
5.23	Cash at beginning of period	6,011	6,452

	(see Reconciliations of cash)		
5.24	Exchange rate adjustments to item 5.23	-	-
5.25	**Cash at end of period** *(see* Reconciliation of cash)	3,413	6,011

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)	(26,184)
	Adjustments for:		
6.2	- Depreciation, amortisation and impairment	-	18,963
6.3	- Amortisation of borrowing costs	334	1,161
6.4	- Lease fees, incentives, straight-line rent, lease fitouts	172	1,456
	- Revaluation increments on investment properties	446	7,560
	- Derecognition and impairment of management intangible asset	1,746	3,682
	- Loss on disposal of assets	531	-
	- Other	47	105
6.5	(Increase)/decrease in receivables	747	697
6.6	(Increase)/decrease in inventory	1,301	4,610
6.7	(Increase)/decrease in deferred tax asset	(206)	2,789
6.8	Increase/(decrease) in deferred tax liability	2,532	-
6.9	Increase/(decrease) in payables	(3,705)	(2,003)
6.10	(Increase)/decrease in net tax balances	-	-
	(Increase)/decrease in provisions	(405)	26
6.11	**Net cash from operating activities** *(item 5.6)*	(5,321)	7,254

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	1,301	2,630
	Rental income	10,607	29,928
	Property funds management fee income	4,449	11,843
	Interest income	709	1,170
	Other income	29	548
7.1	Revaluation increment/(decrement) on investment properties	(446)	(7,560)
	Fair value movements on investments	-	(33)
	Total Revenue	**16,649**	**38,526**
	Expenses		
	Air conditioning expenses	264	658
	Audit fees	219	326
	Borrowing expenses	5,696	21,642
	Consultancy fees	1,114	1,419
7.2	Derecognition or property funds management intangible asset	1,637	2,966
	Development costs expensed (incl cost of inventories sold)	2,463	6,730
	Electricity	305	351
	Goodwill impairment	-	13,355
	Impairment of property funds management intangible asset	109	716
	Insurance	125	276
	Land tax	413	1,020
	Leasing expenses	139	516
	Legal expenses	604	482
	Lift expenses	101	204
	Loss on disposal of assets	3,353	614
	Management fee expenses	1,428	893
	Personnel expenses	2,035	4,945
	Rates	583	1,101
	Recoverable outgoings	-	1,304
	Rent expenses	917	944
	Repairs and maintenance	260	366
	Other expenses	1,007	1,093
	Total Expenses	**22,772**	**61,921**
	Profit (loss) before tax	**(6,123)**	**(23,395)**

* 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 *(item 1.5)* as a percentage of revenue *(item 1.1)*	(36.7%)	(60.7%)
	Profit after tax / equity interests		
8.2	Consolidated profit (loss) after tax attributable to members *(item 1.11)* as a percentage of equity (similarly attributable) at the end of the period *(item 3.37)*	(16.1%)	(22.9%)

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:*

Earnings per stapled security (cents)	
- Basic earnings per stapled security	(2.2)
- Diluted earnings per stapled security	(2.2)

Basic EPS: stapled securities = ($4,995,000 (loss attributable to APGT)) divided by 226,333,008(weighted average of issued stapled securities)

Diluted EPS: stapled securities = ($4,995,000 (loss attributable to APGT)) divided by 226,333,008 (weighted average of issued stapled securities)

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.

A cash distribution of 18.5 cents per stapled security was paid to investors on 2 November 2012. This distribution was paid from APGT.

A non-cash distribution of 18 cents per stapled security was paid to investors on 3 June 2013 in the form of one Preference Share for every unit held in APGT.

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 final	83,066	5,990	-
10.7	Franked dividends	-	-	-
10.8	Previous year final	-	1,986	-
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	36.5	2.625	-
10.12	Franked dividends – cents per share	-	-	-
10.13	Previous year final	-	0.875	-
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 be 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 *(as per para 81 (h) of AASB 112)*	-	-
13.5	**Gain (loss) on sale/disposal of discontinued operations**	-	-
13.6	Income tax expense *(as per paragraph 81(h) of AASB 112)*	-	-

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 shares** *(description)*						
14.2	Balance at start of period		-	-	-	-	-
14.3		a) Increases through issues	227,580,022	-	-	40,964	-
14.4		a) Decreases through returns of capital, buybacks etc.	-	-	-	-	-
14.5	Balance at end of period		227,580,022	-	-	40,964	-
14.6	**Ordinary securities** *Stapled Securities*						
14.7	Balance at start of period		227,580,022	227,580,022	-	194,489	202,465
14.8		a) Increases through issues	-	-	-	-	-
14.9		b) Decreases through returns of capital, buybacks etc.	(91,032,007)	(91,032,007)	-	(91,586)	(7,976)
14.10	Balance at end of period		136,548,015	136,548,015	-	102,903	194,489
14.11	**Convertible Debt Securities** *(description & conversion factor)*						
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** *(description & conversion factor)*					
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** *(description)*					
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** *(description)*					
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***	**364,128,037**	**136,548,015**	-	**143,867**	**194,489**

		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	(8,861)	(26,184)
14.42	Total for the period	-	(26,184)
14.43	Dividends	-	-
14.44	**Balance at end of period**	(89,141)	(80,290)

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

		$A'000
16.2	Consolidated profit (loss) after tax of the *issuer* (or *group*) since the date in the current period on which control was acquired	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 *issuer* (or *group*)	Not applicable

		$A'000
17.2	Consolidated profit (loss) after tax of the entity (or *group*) for the current period to the date of loss of control	Not applicable
17.3	Date from which the profit (loss) in *item 17.2* has been calculated	Not applicable
17.4	Consolidated profit (loss) after tax of the entity (or *group*) 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) *(item 1.9)*	
18.1	**Equity accounted associated entities**	Current period	Previous corresponding period	Current period $A'000	Previous corresponding period $A'000
				Equity accounted	
	Not applicable	-	-	-	-
18.2	**Total**	-	-	-	-
18.3	**Other material interests**			Non equity accounted (i.e. part of *item 1.9*)	
	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.

		Property Investment	Property Funds Mgmt	Property Development	Total
	30 June 2013	**($000)**	**($000)**	**($000)**	**($000)**
	Revenue				
19.1	Sales income	-	-	1,301	1,301
19.2	Rental income	9,102	-	1,505	10,607
19.3	Property funds management fee income	-	4,449	-	4,449
19.4	Interest income	133	333	243	709
19.5	Other income	-	29	-	29
19.8	Less: Revaluation decrement on investment property	(446)	-	-	(446)
19.6	**Total Revenue and other income** (consolidated total equal to item 1.1)	8,789	4,811	3,049	16,649
	Result				
19.7	Segment result before derecognition and impairment and interest expense	3,810	1,867	(4,246)	1,431
19.8	Less: Revaluation decrement on investment property	(446)	-	-	(446)
19.9	Less: Derecognition of intangible asset	-	(1,637)	-	(1,637)
19.10	Less: Impairment of intangible asset	-	(109)	-	(109)
19.13	Less: Interest expense	(4,499)	(1)	(862)	(5,362)
19.14	Segment result before income tax expense (consolidated total equal to item 1.5)	(1,135)	120	(5,108)	(6,123)
19.15	Income tax expense	-	(1,258)	(1,480)	(2,738)
19.16	**Net Profit/(loss)** (consolidated total equal to item 1.9)	(1,135)	(1,138)	(6,588)	(8,861)
	Assets				
	Segment assets	36,338	15,563	36,119	88,020
	Non-segment assets	-	-	-	-
19.17	**Total Assets** (equal to item 3.18)	36,338	15,563	36,119	88,020
	Liabilities				
	Segment liabilities	21,526	3,951	7,817	33,294
	Non-segment liabilities	-	-	-	-
19.18	**Total Liabilities**(equal to item 3.32)	21,526	3,951	7,817	33,294

	30 June 2012	Property Investment ($000)	Property Funds Mgmt ($000)	Property Development ($000)	Total ($000)
	Revenue				
19.1	Sales income	-	-	2,630	2,630
19.2	Rental income	28,037	-	1,891	29,928
19.3	Property funds management fee income	-	11,843	-	11,843
19.4	Interest income	414	429	327	1,170
19.5	Other income	245	284	19	548
19.8	Less: Revaluation decrement on investment property	(7,560)	-	-	(7,560)
	Fair value movements in investments	-	(33)	-	(33)
19.6	**Total Revenue and other income** (consolidated total equal to item 1.1)	21,136	12,523	4,867	38,826
	Result				
19.7	Segment result before impairment and interest expense	16,654	8,574	(2,044)	23,184
19.8	Less: Revaluation decrement on investment property	(7,560)	-	-	(7,560)
19.9	Less: Derecognition of Intangible Asset	-	(2,966)	-	(2,966)
19.10	Less: Impairment of Intangible asset	-	(716)	-	(716)
19.11	Less: Impairment loss - goodwill	-	(13,355)	-	(13,355)
19.12	Less: NRV adjustment - inventories	-	-	(1,500)	(1,500)
19.13	Less: Interest expense	(16,805)	(2,030)	(1,647)	(20,482)
19.14	Segment result before income tax expense (consolidated total equal to item 1.5)	(7,711)	(10,493)	(5,191)	(23,395)
19.15	Income tax expense	-	(5)	(2,784)	(2,789)
19.16	**Net Profit/(loss)** (consolidated total equal to item 1.9)	(7,711)	(10,498)	(7,975)	(26,184)
	Assets				
	Segment assets	281,610	17,321	38,374	337,305
	Non-segment assets	-	-	-	-
19.17	**Total Assets** (equal to item 3.18)	281,610	17,321	38,374	337,305
	Liabilities				
	Segment liabilities	178,892	18,782	25,422	223,096
	Non-segment liabilities	-	-	-	-
19.18	**Total Liabilities**(equal to item 3.32)	178,892	18,782	25,422	223,096

NAV Backing

(see note 7)

20.1	Current period	Previous corresponding period
Net asset backing per stapled *security**	$0.24**	$0.502

** Calculated on the original 227,580,022 stapled securities*

*** After capital returns and partial buyback proceeds of 22.24 cents per stapled security that were paid to investors in 2012/13.*

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 A non-cash distribution of 18 cents per stapled security was paid to investors on 3 June 2013 in the form of one Preference Share for every unit held in APGT.

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

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

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.

The key features for 2012/13 include:

- Loss after tax of $8.8 million;
- Net asset value per stapled security of 24.1 cents (after capital returns and partial buyback proceeds of 22.24 cents per stapled security that were paid to investors in 2012/13). This net asset value calculation is based on the original 227,580,022 stapled securities.
- Sale of Blue Tower for $241.6 million on 31 October 2012;
- A cash distribution of 18.5 cents per stapled security was paid to investors on 2 November 2012;
- A non-cash distribution of 18 cents per stapled security was paid to investors on 3 June 2013 in the form of one Preference Share for every unit held in APGT which resulted in the issue of 227,580,022 new APGL Preference Shares on 3 June 2013 at a non-cash issue price of 18 cents each;
- Partial Buyback of a total of 91,032,007 Stapled Securities on 26 June 2013 at a cash cost of $8,520,596; and
- Major items that contributed to the accounting loss were:
  - costs on disposal of Blue Tower of approximately $3 million;
  - write-down of tax losses carried forward and tax effect of the inter-fund loan forgiveness of approximately $3.7 million;
  - development costs expensed on APGF's development projects; and
  - costs incurred in the winding down of APGF's business.

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)*

Refer to comments by Directors above

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 30 Jun 2013 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 paragraph16(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 2012 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 ('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 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.

Changes in accounting policies and disclosures

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]

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)*

Not applicable.

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

Changes to capital commitments, contingent liabilities or contingent assets disclosed in the most recent annual financial report include: - bank guarantees at 30 June 2013 are $117,000 (30 June 2012: $37,500). These guarantees are secured by cash accounts held with the bank. - APGF also provided a warranty to the purchaser of Blue Tower that its representations in relation to the sale of the property were correct and complete. An amount of $5 million was withheld at settlement to support this warranty. At 31 October 2013 $4.82 million is due to be released to APGT from the escrow funds with the remaining $180,000 to be released in subsequent periods. As at the date of this report there are no known claims under the warranty provided in the Blue Tower sale contract.

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)*

Refer to the comments by Directors above.

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 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. APGF's audited Consolidated Annual Financial Report for the year ended 30 June 2013 will be released prior to 27 September 2013.

6. The *issuer* has a formally constituted audit committee.

Sign here: .... Date: 13 September 2013.
(*Director*/Company secretary)

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