



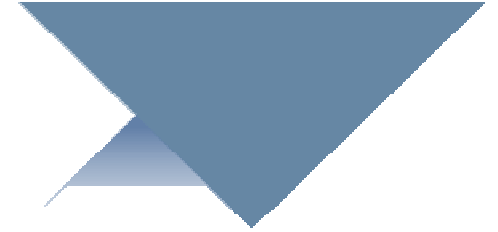
APGF

Managing Director's
Presentation

2013 Annual General Meeting

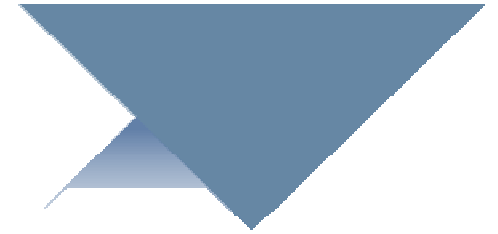
25 November 2013





PRESENTATION OVERVIEW

- **2012/13 Results**
- Update on Current Projects
- Outlook and Future Strategy



2012/13 KEY FEATURES

- Blue Tower sold for \$241.6 million in October 2012
- 18.5 cents per stapled security paid to investors in November 2012
- A non-cash distribution of 18 cents per stapled security paid to investors on 3 June 2013 in the form of one Preference Share in APGL for every unit held in APGT at a non-cash issue price of 18 cents per share
- Partial Off-market Buyback of 91,032,007 Stapled Securities on 26 June 2013 at a cash cost of \$8.5 million



2012/13 RESULTS

- Loss after tax \$8.8 million
- Net asset value 24 cents per stapled security
 - After capital returns and partial buyback of 22.24 cents per stapled security was paid to investors in 2012/13
 - Based on original (pre-buyback) 227,580,022 stapled securities



MAJOR ITEMS THAT CONTRIBUTED TO THE ACCOUNTING LOSS

- 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
- Costs incurred in the winding up of APGF's business



PRESENTATION OVERVIEW

- 2012/13 Full Year Results
- **Update on Current Projects**
- Outlook and Future Strategy



PROPERTY TRUST ASSETS

Blue Tower, Brisbane CBD



- Sold to Dexu for \$241.6 million settled on 31 October 2012
- \$5 million retained at settlement to guarantee sale contract warranties
- \$4.82 million was released on 1 November 2013
- Remaining \$0.18 million due to be released in the next 18 months
- APGF's former tenancy on level 15 is still being marketed for sub-lease



PROPERTY TRUST ASSETS

Royal Bank Chambers, Collins Street Melbourne



- Unconditional sale contract at \$31.5 million
- Settlement scheduled for 10 December 2013
- In line with current book value
- No rent guarantees or cash retentions included in the sale contract



PAVILIONS, PALM BEACH GOLD COAST



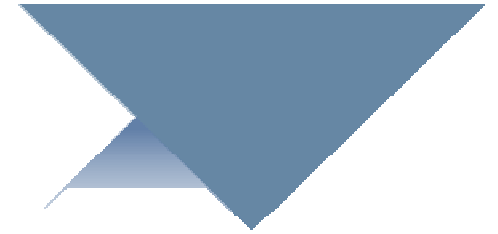
- 9,800 square metre prime site
- Mixed retail (5,200 square metres) and residential (202 apartments)
- End value approximately \$125 million



PAVILIONS, PALM BEACH GOLD COAST



- Stage One:
 - Construction completed June 2009
 - 103 apartments settled (total 104)
 - 100% of retail leased (includes Coles supermarket)
- Stage Two:
 - Previous pre-sale contracts expired
 - Gold Coast residential apartment market is still very weak but signs of recovery are emerging
 - Amendments to Development Approval to be submitted in 2014 to update the design
 - Pre-sales and pre-leasing to commence once more favourable market conditions return



ULLADULLA LAND SUBDIVISIONS

SPRINGFIELD MEADOWS

- 27 of 63 Stage 1 lots settled
- 11 lots under contract/expression of interest
- 38 lots in future stages yet to be developed

THE LAKES, DOLPHIN POINT

- Amended Development Approval (DA) expected to be issued late 2013
- Develop Stage 1 (11 lots) in early 2014
- Extinguish DA's expiry date

PROPERTY FUNDS MANAGEMENT BUSINESS



- Business gradually being wound down in an orderly fashion
- Properties in the individual funds are being sold progressively when sale is in the best interests of investors
- In August 2012, the management of PFA was sold to Charter Hall for \$10 million
 - \$5.2 million received on settlement
 - \$4.8 million to be received from share of PFA's asset disposal and performance fees
 - \$0.4 million received to date
 - Two PFA properties currently being marketed for sale



PRESENTATION OVERVIEW

- 2012/13 Full Year Results
- Update on Current Projects
- **Outlook and Future Strategy**



OUTLOOK AND FUTURE STRATEGY

- Wind-up process well advanced
- Further distribution of 10 cents per (original) stapled security to be paid late 2013/early 2014
- Timing of distribution depends on ultimate settlement dates of two sale transactions
- May be paid in two instalments – late 2013 and early 2014
- Investors will be advised of distribution details on settlement of the transactions

OUTLOOK AND FUTURE STRATEGY (CONTINUED)

- De-list from NSX and de-staple APGT and APGL
- Focus on maximising the net cash proceeds from remaining assets
 - Palm Beach Stage 2 and retail
 - Ulladulla land sub-divisions
 - PFA deferred sale consideration
- Further distributions to be paid in the next few years on completion of Palm Beach Stage 2



DISCLAIMER

- This information is provided without taking into consideration your objectives, financial situation or needs and is not intended as financial product advice or a recommendation. You should obtain financial advice before making any investment decision. Past performance is not indicative of future advice.
- APGF Management Limited ACN 090 257 480, AFSL No. 229287 holds an Australian Financial Services Licence authorising them to only provide general Financial product advice limited to its own funds. For further information, please refer to the APGF Financial Services Guide at www.apgf.com.au.

