



AUSTRALIAN PROPERTY GROWTH FUND INVESTOR PRESENTATION



Presentation Overview



- What is Australian Property Growth Fund?
 - Directors and Senior Management
 - Key Features
 - Core Values
 - Points of Difference
- Structure
 - Previous Projects
 - Current Projects
 - Financial Summary
 - Capital Raising



Australian Property Growth Fund



- Emerging formidable property fund with institutional grade assets
- Quality portfolio of property assets that will produce long term capital growth and stable income stream
- Stapled Fund comprising a property trust (Australian Property Growth Trust) which invests in long term passive property investments and a funds management & development company (Australian Property Growth Limited) which undertakes property funds management and development
- Approximately \$1 billion assets under management





DIRECTORS AND SENIOR MANAGEMENT



Chairman



Neil Summerson BCom, FCA, FAICD, FAIM

- Chairman
- Over 35 years business experience including former (Queensland) Managing Partner of Ernst & Young
- Significant property and investment experience
- Strengths include strategic planning, risk management, regulatory compliance, financial analysis and corporate governance
- Director of several public, private and government corporations



Managing Director



Geoff McMahon BEcon, BCom, FCPA, FAICD, FCIM, FFIN

- Managing Director
- Involved in the property industry since 1990
- Significant experience in corporate strategy, property investment, funds management and development, capital raising, risk management and financial management
- Has been involved in over \$750 million worth of successful property projects



Non-Executive Directors



Robert Bryan BSc (Hons, Geology), FAusIMM

- Chairman Leyshon Pty Ltd (major investor in APGF)
- Property and resources



Scott Bryan BSc (Hons, Geology), PhD

- Non-Executive Director Leyshon Pty Ltd (major investor in APGF)



Ken Pickard BCom, FCA, MAICD

- Managing Director, Moore Stephens
- Chartered Accountant



Senior Management



- Luis Garcia – Manager, Funds Management
- Robert Cribb – Manager, Property Investment and Management
- Mark Rundle – Manager, Property Development
- Adriano Cragnolini – Chief Financial Officer
- Michael O'Reilly – Consultant (Acquisitions and Property Strategy)



Key Features



- Stapled securities (units in property trust stapled to shares in the funds management and development company)
- Responsible entity/management company to be internalised
- \$1 billion assets under management
- Placement of up to \$30 million



Core Values



- Maximise investors' long term total returns
- Business is all about people
- Quality and excellence
- Integrity and professionalism



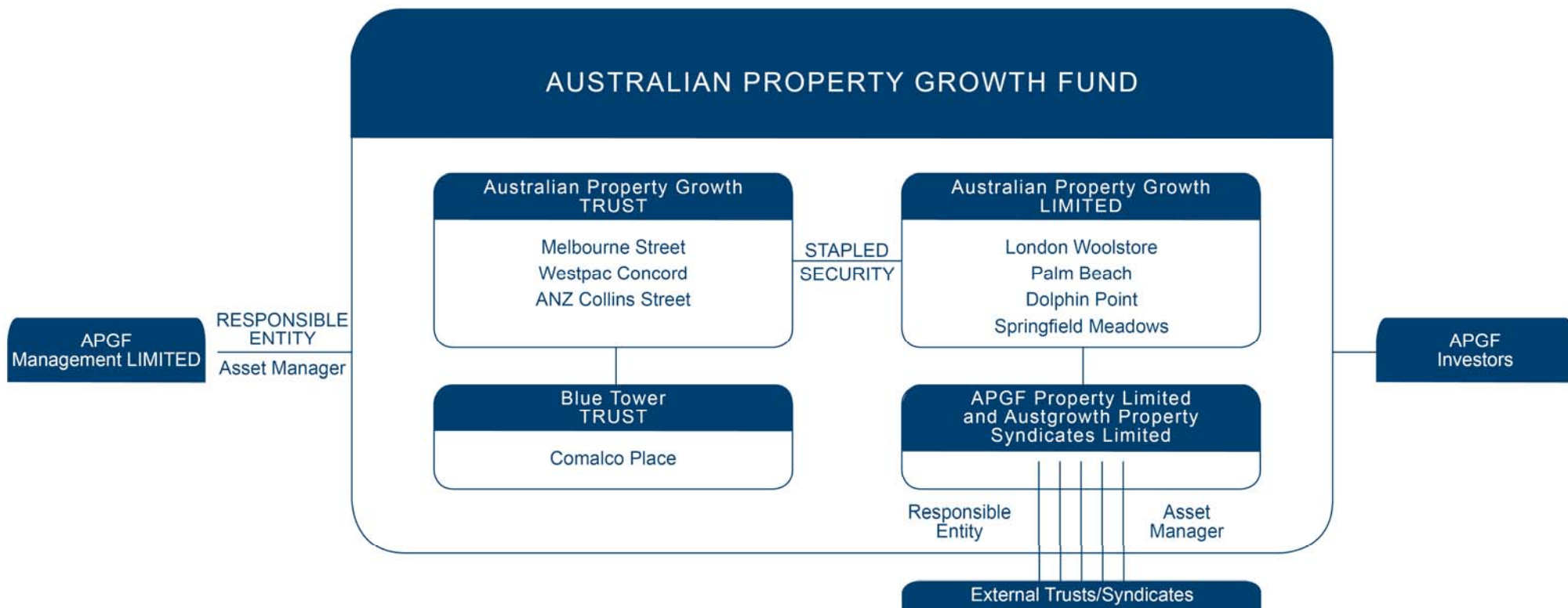
Points of Difference



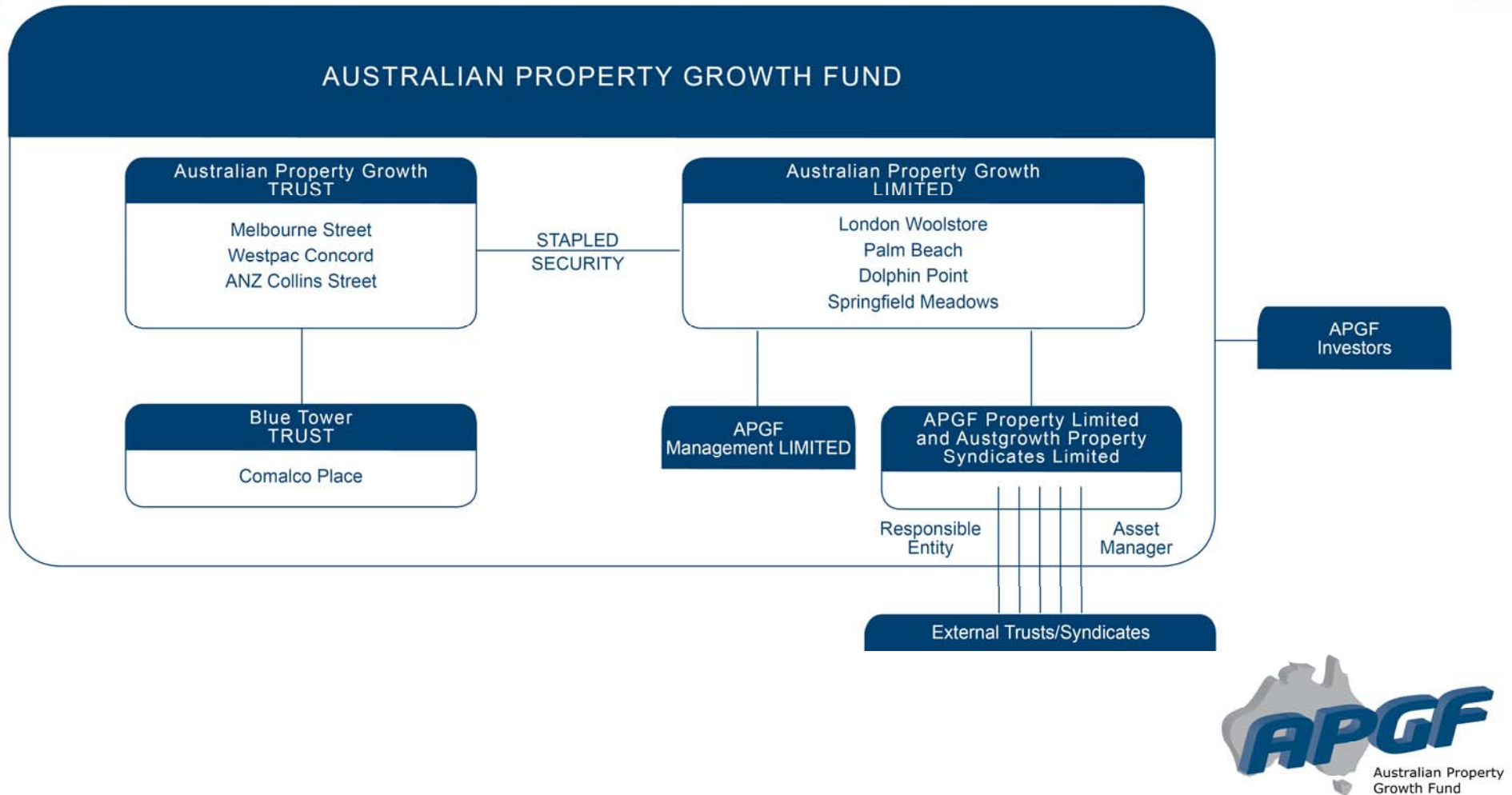
- Quality of existing fund assets across property investment, funds management and development
- Proven track record of directors and management
- Focus on risk management and corporate governance
- Research based investment decisions
- Leyshon Operations Pty Ltd's cash investment of approximately \$50 million in the Fund



Current Structure



Structure After Internalisation





PREVIOUS PROJECTS



Previous Projects



CPA Centre, Brisbane CBD

- 29 level commercial office building
- Acquired in August 2002 for \$58.8 million
- Sold in October 2005 for \$85.3 million



St George Bank House, Brisbane CBD

- 13 level commercial office building
- Acquired for \$8 million
- Sold three years later for \$14 million

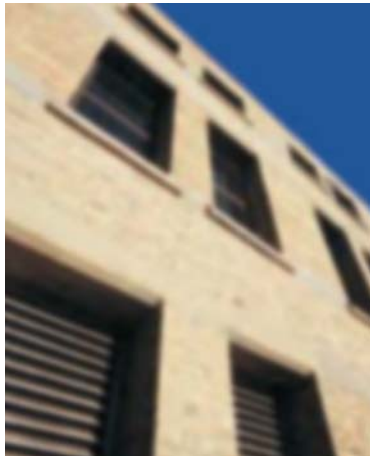


Previous Projects



Indooroopilly Central, Indooroopilly, Brisbane

- Retail warehouse/storage
- Developed and on-sold for \$27 million



William Jolly Place, North Quay, Brisbane

- Commercial office/storage
- Refurbished and on-sold for \$15 million



Previous Projects



Regatta Riverside, Toowong, Brisbane

- 183 apartment development
- End value \$70 million



Kingshome Apartments

- 80 apartment development
- End value \$30 million





PROPERTY TRUST ASSETS



Comalco Place (Blue Tower)

Brisbane CBD



Comalco Place (Blue Tower)

Brisbane CBD



- Iconic Brisbane CBD commercial office building
- Net lettable area 32,000 square metres
- Fully occupied with strong lease profile
- Current valuation \$290 million
- Further upside from strong Brisbane commercial office market



Melbourne Street South Brisbane



Melbourne Street South Brisbane



- Commercial office building at South Brisbane, developed by APGF/Leyshon
- Net lettable area 6,145 square metres
- Current valuation \$35 million
- Further upside from strong Brisbane commercial office market



Westpac Concord Campus

Concord, Sydney



Westpac Concord Campus

Concord, Sydney



- 16,900 square metre office campus
- \$60.75 million acquisition (October 2007)
- Triple net lease to Westpac until October 2012
- Westpac to restore building to “as new” in 2012
- Significant rental reversion
- Multiple exit options



Royal Bank Chambers

Collins St, Melbourne



Royal Bank Chambers

Collins St, Melbourne



- \$30.5 million acquisition (October 2007)
- Prime Collins Street location
- Fully leased to ANZ
- Banking chamber 10 year ANZ lease
- Nine upper office floors - ANZ lease expiring 31 December 2009
- Refurbishment and releasing opportunity





FUNDS MANAGEMENT & DEVELOPMENT COMPANY PROJECTS



Former Elderslie Property Funds Management Business



- Purchased in June 2007 for \$32 million
- 26 property trusts/syndicates
- 37 properties valued at approximately \$480 million
- Stable recurring funds management income
- 5,500 investors
- Project pipeline
- Geographic and property sector diversification
- Excellent platform for expansion
- Two quality residential land subdivisions on NSW South Coast



London Woolstore

Teneriffe, Brisbane



London Woolstore

Teneriffe, Brisbane



- Mixed residential, retail and commercial development
- Completed value \$50 million
- 100% sold



Pavilions on 5th

Palm Beach, Gold Coast

(Artist's impression of completed development)



Pavilions on 5th

Palm Beach, Gold Coast

(Artist's impression of completed development)



Pavilions on 5th

Palm Beach, Gold Coast



- 9,800 square metre prime site
- Mixed retail (5,200 square metres) and residential (194 apartments)
- Purchased May 2005 for \$11.1 million
- End value approximately \$110 million
- Development Approval issued August 2006
- Develop in two stages over 2007 to 2009





FUTURE PROJECTS



Future Projects



- Must comply with specific project selection criteria
- Proven strategies and risk management controls for project selection and project delivery
- Medium risk return profile
- Capital city focus
- Favoured property assets include:
 - Commercial office
 - Property funds management companies
 - External wholesale unlisted property funds
 - Retail warehouse
 - Industrial
 - Retail
 - Residential apartments



Financial Summary



After \$30 Million Capital Raising and Internalisation:

- Total Investors' Equity \$240 million
- Total Assets \$520 million
- Total Assets under Management approximately \$1 billion



Capital Raising



- \$1.20 per stapled security
- Placement of up to 15% of the Fund's existing equity
- Maximum to be raised \$30 million
- Priority to existing investors
- Distribution for December 2007 quarter 9.60 cents per stapled security (8% yield)
- Used for existing and future projects
- Not required for the APGFM acquisition

