**References** Version 1, Operative 23/8/2000

Chapter 3, BSX Listing Rules

Australian Property Growth Fund

Name of entity

| ABN, ACN or ARBN | | | Financial year ended ("Current period") |
|---|---|---|---|
| 109 093 816 | Half yearly (tick) | | 1 July 2009 to 30 June 2010 |
| | Annual (tick) | √ | |

## Summary

| | | | | $A,000 |
|---|---|---|---|---|
| Sales revenue and revaluation increments/(decrements) | Up | 326% | to | 70,867 |
| Profit (loss) before abnormal items and after tax | Up | 101% | to | 693 |
| Abnormal items before tax | | gain (loss) of | | - |
| Profit (loss) after tax but before outside equity interests | Up | 101% | to | 693 |
| Extraordinary items after tax attributable to members | | gain (loss) of | | - |
| Profit (loss) for the period attributable to members | Up | 101% | to | 693 |

| | | |
|---|---|---|
| Dividends/(Distributions) | Franking rate applicable | Nil |
| Current period | Final | Refer to Annexure A (1) |
| | Interim | Refer to Annexure A (1) |
| Previous corresponding period | Final | Refer to Annexure A (1) |
| | Interim | Refer to Annexure A (1) |

Record date for determining entitlements to the dividend, (in the case of a trust distribution): 30 June 2010

Short details of any bonus or cash issue or other items(s) of importance not previously released to BSX:

None noted

## Consolidated profit and loss account

| | Current period $A'000 | Previous corresponding period $A'000 |
|---|---|---|
| Sales revenue and revaluation increments/(decrements) | 70,867 | (31,417) |
| Expenses from ordinary activities | (54,996) | (16,308) |
| Borrowing expenses | (17,519) | (17,081) |
| Profit (loss) from ordinary activities before tax | (1,648) | (64,806) |
| Income tax (expense)/benefit | 2,341 | 807 |
| Profit (loss) from ordinary activities after tax | 693 | (63,999) |
| Outside equity interests | - | 3 |
| Profit (loss) from ordinary activities after tax attributable to members | 693 | (63,996) |
| Profit (loss) from extraordinary activities after tax attributable to members | - | - |
| Profit (loss) for the period attributable to members | 693 | (63,996) |
| Retained profits (accumulated losses) at the beginning of the financial period | (58,291) | 5,705 |
| Net transfers to and from reserves | - | - |
| Net effect of changes in accounting policies | - | - |
| Tax deferred distributions paid or payable | - | - |
| Retained profits (accumulated losses) at end of financial period | (57,598) | (58,291) |

## Profit restated to exclude amortisation of goodwill

| | Current period $A'000 | Previous corresponding period $A'000 |
|---|---|---|
| Profit (loss) from ordinary activities after tax before outside equity interests and goodwill impairment | 693 | (63,999) |
| Less (plus) outside equity interests | - | 3 |
| Profit (loss) from ordinary activities after tax (before goodwill impairment) attributable to members | 693 | (63,996) |

## Revenue and expenses from operating activities

| Details of revenue and expenses | Current period $A'000 | Previous corresponding period $A'000 |
|---|---|---|
| **Revenue** | | |
| Sales income | 35,846 | - |
| Rental income | 30,008 | 29,279 |
| Property funds management fee income | 7,678 | 5,100 |
| Interest income | 1,033 | 2,067 |
| Other income | 854 | 96 |
| Revaluation decrement on investment properties | (3,434) | (63,107) |
| Fair value movement in management fee asset | (1,107) | (4,852) |
| Fair value movement in investments | (11) | - |
| **Expenses** | | |
| Air conditioning expenses | (504) | (461) |
| Audit Fees | (248) | (202) |
| Borrowing expenses | (17,519) | (17,081) |
| Consultancy fees | (1,040) | (518) |
| Development costs expensed (incl cost of inventories sold) | (38,586) | (987) |
| Electricity | (329) | (206) |
| Impairment loss – loans receivable | (2,031) | (3,870) |
| Insurance | (287) | (238) |
| Land tax | (1,027) | (532) |
| Leasing expenses | (264) | (306) |
| Legal expenses | (115) | (214) |
| Lift expenses | (344) | (342) |
| Loss on disposal of plant and equipment | (315) | - |
| Management fees | (978) | (479) |
| Personnel expenses | (3,792) | (3,712) |
| Rates | (1,193) | (980) |
| Recoverable outgoings | (1,341) | (1,237) |
| Rent expenses | (560) | (140) |
| Repairs and maintenance | (393) | (358) |
| Other expenses | (1,649) | (1,526) |

## Intangible and extraordinary items (Consolidated – current period)

| | Before tax $A'000 | Related tax $A'000 | After tax $A'000 |
|---|---|---|---|
| Impairment losses - goodwill | - | - | - |
| Amortisation of other intangibles | - | - | - |
| **Total** | - | - | - |
| Extraordinary items (details) | - | - | - |
| **Total extraordinary items** | - | - | - |

## Comparison of half year profits *(Annual statement only)*

| | Current year $A'000 | Previous year $A'000 |
|---|---|---|
| Consolidated profit (loss) from ordinary activities after tax attributable to members reported for the 1st half year | (1,089) | (23,209) |
| Consolidated profit from ordinary activities after tax attributable to members for the 2nd half year | 1,782 | (40,787) |

## Consolidated balance sheet

| | At end of current period $A'000 | As shown in last annual report $A'000 | As in last half yearly statement $A'000 |
|---|---|---|---|
| **Current assets** | | | |
| Cash | 17,405 | 25,358 | 19,715 |
| Receivables | 6,683 | 3,617 | 5,286 |
| Inventories | 11,643 | 41,881 | 12,669 |
| Investment properties held directly | 28,200 | - | 26,000 |
| Other (income tax receivable) | 1,730 | 713 | 493 |
| Other (Management fee assets) | 1,275 | - | - |
| Other (provide details if material) | 290 | 216 | 924 |
| **Total current assets** | 67,226 | 71,785 | 65,087 |
| **Non-current assets** | | | |
| Receivables | - | 2,703 | 2,500 |
| Investment properties held directly | 319,300 | 348,650 | 319,200 |
| Inventories | 33,119 | 15,144 | 18,647 |
| Plant and equipment (net) | 662 | 599 | 593 |
| Other (Management fee assets) | 18,620 | 10,238 | 8,996 |
| Other (Deferred Tax Asset) | 5,268 | 4,670 | 4,045 |
| Other (Goodwill) | 13,197 | 13,053 | 13,080 |
| Other | 268 | 82 | 615 |
| **Total non-current assets** | 390,434 | 395,139 | 367,676 |
| **Total assets** | 457,660 | 466,924 | 432,763 |
| **Current liabilities** | | | |
| Accounts payable | 16,485 | 9,689 | 9,430 |
| Borrowings | 49,130 | 48,769 | 40,967 |
| Provisions (incl income tax payable) | 246 | 263 | 548 |
| **Total current liabilities** | 65,861 | 58,721 | 50,945 |
| **Non-current liabilities** | | | |
| Accounts payable | 1,119 | 1,359 | 1,793 |
| Borrowings | 237,484 | 246,432 | 224,963 |
| Provisions | 354 | 298 | 53 |
| **Total non-current liabilities** | 238,957 | 248,089 | 226,809 |
| **Total liabilities** | 304,818 | 306,810 | 277,754 |
| **Net assets** | 152,842 | 160,114 | 155,009 |
| **Equity** | | | |
| Capital | 210,431 | 218,396 | 214,380 |
| Reserves | - | - | - |
| Retained profits/(accumulated losses) | (57,598) | (58,291) | (59,380) |
| Equity attributable to members of the parent entity | 152,833 | 160,105 | 155,000 |
| Outside equity interests in controlled entities | 9 | 9 | 9 |
| **Total equity** | 152,842 | 160,114 | 155,009 |
| Preference capital and related premium included | - | - | - |

## Consolidated statement of cash flows

| | Current period $A'000 | Previous corresponding period $A'000 |
|---|---|---|
| **Cash flows related to operating activities** | | |
| Receipt of sales income | 39,431 | - |
| Receipt of rental income | 31,655 | 30,703 |
| Receipt of property funds management fees | 8,645 | 7,726 |
| Other receipts from customers | 474 | 288 |
| Payment of Palm Beach Project development costs | (11,092) | (34,288) |
| Payments to other suppliers and employees | (17,663) | (13,908) |
| Interest and other items of similar nature received | 1,068 | 2,032 |
| Dividends and distributions received | 172 | - |
| Interest and other costs of finance paid | (15,555) | (18,746) |
| Other (income tax received/(paid)) | 713 | (2,631) |
| **Net operating cash flows** | 37,848 | (28,824) |
| **Cash flows related to investing activities** | | |
| Acquisition of subsidiaries (net of cash acquired) | (5,271) | (1,152) |
| Payments to acquire development properties | (18,115) | - |
| Payments for investment property additions | (2,537) | (3,745) |
| Payments of loans to other parties | (1,900) | (2,867) |
| Payment for purchases of investments | - | (8) |
| Payment for purchases of plant and equipment | (58) | (147) |
| Deposit refunded on acquisition | - | - |
| Other (provide details if material) | - | - |
| **Net investing cash flows** | (27,881) | (7,919) |
| **Cash flows related to financing activities** | | |
| Proceeds from issues of securities (shares, options, etc.) | - | 9,320 |
| Payment of security issue costs | - | (15) |
| Proceeds from/(repayment of) Palm Beach Project borrowings | (32,131) | 34,104 |
| Proceeds from other borrowings | 11,223 | - |
| Repayment of other borrowings | (900) | - |
| Payment of costs of new borrowings | (295) | (8) |
| Proceeds from related party borrowings | 13,000 | - |
| Repayment of related party borrowings | - | - |
| Distributions paid | (8,817) | (19,814) |
| Other | - | - |
| **Net financing cash flows** | (17,920) | 23,587 |
| **Net increase (decrease) in cash held** | (7,953) | (13,156) |
| Cash at beginning of period (*see Reconciliation of cash*) | 25,358 | 38,514 |
| Exchange rate adjustments | - | - |
| **Cash at end of period** (*see* Reconciliation of cash) | 17,405 | 25,358 |

## 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.*

There were no non-cash financing and investing activities for the year ended 30 June 2010 (2009: Nil).

## Reconciliation of cash

| Reconciliation of cash at the end of the period (as shown in the consolidated statement of cash flows) to the related items in the accounts is as follows. | Current period $A'000 | Previous corresponding period $A'000 |
|---|---|---|
| Cash on hand and at bank | 12,809 | 13,872 |
| Deposits at call | 3,293 | 6,536 |
| Term deposits | 1,303 | 4,950 |
| Bank overdraft | - | - |
| Total cash at end of period | 17,405 | 25,358 |

## Ratios

| | Current period | Previous corresponding period |
|---|---|---|
| **Profit before tax/sales**<br>Consolidated profit (loss) from ordinary activities before tax as a percentage of sales revenue and revaluation increments/ (decrements) | (2.3)% | (206.3)% |
| **Profit after tax/equity interests**<br>Consolidated profit (loss) from ordinary activities after tax attributable to members as a percentage of equity (similarly attributable) at the end of the period | 0.5% | (40.0)% |

## Earnings per security (EPS)

| Calculation of basic, and fully diluted, EPS in accordance with AASB 133: Earnings per Share | Current period | Previous corresponding period |
|---|---|---|
| (a) Basic EPS | 0.3 | (28.8) |
| (b) Diluted EPS (if materially different from (a)) | 0.3 | (28.8) |

## Asset backing

| | Current period | Previous corresponding period |
|---|---|---|
| Net tangible asset backing per ordinary security | $0.61 | $0.65 |
| Net asset value per ordinary security | $0.67 | $0.70 |

## Details of specific receipts/outlays, revenues/expenses

| | Current period A$'000 | Previous corresponding period $A'000 |
|---|---|---|
| Interest revenue included | 1,033 | 2,067 |
| Interest revenue included but not received at balance date (if material) | - | - |
| Interest costs excluded from borrowing costs capitalised in asset values | - | 2,285 |
| Outlays (except those arising from the acquisition of an existing business) capitalised in intangibles (if material) | - | - |
| Depreciation (excluding amortisation of intangibles) | 103 | 88 |
| Other specific relevant items | - | - |

## Control gained over entities having material effect

| | |
|---|---|
| Name of entity | Property Funds Australia Limited |
| Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the entity since the date in the current period on which control was acquired | $A 468,000 |
| Date from which such profit has been calculated | 12 April 2010 |
| Profit (loss) from ordinary activities and extraordinary items after tax of the entity for the whole of the previous corresponding period | $A 2,225,000 |

## Loss of control of entities having material effect

| | |
|---|---|
| Name of entity | Not applicable |
| Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the entity for the current period to the date of loss of control | Not applicable |
| Date from which the profit (loss) has been calculated | Not applicable |
| Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the entity while controlled during the whole of the previous corresponding period | Not applicable |
| Contribution to consolidated profit (loss) from ordinary activities and extraordinary items from sale of interest leading to loss of control | Not applicable |

## Reports for Operating segments

**Business Segment**

| | Property Development $'000 | Property Investment $ '000 | Property Funds Management $ '000 | Total $'000 |
|---|---|---|---|---|
| **Segment Assets** | | | | |
| Segment assets | 57,159 | 354,380 | 46,121 | 457,660 |
| Unallocated assets | - | - | - | - |
| Total assets | 57,159 | 354,380 | 46,121 | 457,660 |
| **Operating Revenue (including revaluation decrements)** | | | | |
| Segment revenue | 37,486 | 25,556 | 7,825 | 70,867 |
| Unallocated revenue | - | - | - | - |
| **Total revenue(including revaluation decrements)** | 37,486 | 25,556 | 7,825 | 70,867 |
| **Segment result** | (5,175) | 3,064 | 2,804 | 693 |
| Unallocated revenue/expenses | - | - | - | - |
| **Consolidated profit/(loss) from ordinary activities after tax** | (5,175) | 3,064 | 2,804 | 693 |

## Distributions

| | |
|---|---|
| Date the distribution is payable | Refer to Annexure A (1) |
| Record date to determine entitlements to the distributions (ie. on the basis of registrable transfers received up to 5.00 pm) | 30 June 2010 |

## Amount per *security*

| | | | *Franking rate applicable* | % | % | % |
|---|---|---|---|---|---|---|
| *(annual report only)* | | | | | | |
| **Final distribution:** | Current year | | Refer to Annexure A (1) | N/A | ¢ | N/A |
| | Previous year | | Refer to Annexure A (1) | ¢ | ¢ | ¢ |
| *(Half yearly and annual statements)* | | | | | | |
| **Interim distribution:** | Current year | | Refer to Annexure A (1) | N/A | ¢ | N/A |
| | Previous year | | Refer to Annexure A (1) | ¢ | ¢ | ¢ |

**Total annual distributions per security** *(Annual statement only)*

| | Current year | Previous year |
|---|---|---|
| Ordinary securities | Refer to Annexure A (1) | Refer to Annexure A (1) |
| Preference securities | N/a | N/a |

**Total distributions**

| | Current period $A'000 | Previous corresponding period $A'000 |
|---|---|---|
| Ordinary securities | Refer to Annexure A (1) | Refer to Annexure A (1) |
| Preference securities | N/a | N/a |
| **Total** | Refer to Annexure A (1) | Refer to Annexure A (1) |

**Half yearly report – interim dividend (distribution) on all securities or Annual report – final dividend (distribution) on all securities**

| | Current period $A'000 | Previous corresponding period $A'000 |
|---|---|---|
| Ordinary securities | Refer to Annexure A (1) | Refer to Annexure A (1) |
| Preference securities | N/a | N/a |
| **Total** | Refer to Annexure A (1) | Refer to Annexure A (1) |

The following dividends or distributions were paid/payable for the period.

A final capital distribution was declared for the year ended 30 June 2009 of 1.25 cents per stapled security in respect of the quarter ended 30 June 2009 and was paid on 31 July 2009.

Distributions to security holders during the year were paid quarterly including a capital distribution of 0.875 cents per stapled security paid on 30 October 2009 in respect of the quarter ended 30 September 2009, a capital distribution of 0.875 cents per stapled security paid on 29 January 2010 in respect of the quarter ended 31 December 2009 and a capital distribution of 0.875 cents per stapled security paid on 23 April 2010 in respect of the quarter ended 31 March 2010.

A final distribution was declared for the year ended 30 June 2010 of 0.875 cents per stapled security in respect of the quarter ended 30 June 2010 and was paid on 30 July 2010.

All distributions declared for the year ended 30 June 2010 were paid from APGT.

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

| | |
|---|---|
| The last date(s) for receipt of election notices to the dividend or distribution plans | N/a |

Any other disclosures in relation to dividends (distributions)

None noted

## Equity accounted associated entities and other material interests

*Equity accounting information attributable to the economic entity's share of investments in associated entities must be disclosed in a separate notice. See AASB 1016: Disclosure of Information about Investments in Associated Companies.*

| **Entities share of:** | Current period A$'000 | Previous corresponding period A$'000 |
|---|---|---|
| Profit (loss) from ordinary activities before tax.<br>Income tax | Not applicable | Not applicable |
| Profit (loss) from ordinary activities after tax<br>Extraordinary items net of tax | Not applicable | Not applicable |
| Net profit (loss)<br>Outside equity interests | Not applicable | Not applicable |
| Net profit (loss) attributable to members | Not applicable | Not applicable |

## Material interests in entities which are not controlled entities

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

| Name of entity | Percentage of ownership interest held at end of period or date of disposal | | Contribution to profit (loss) from ordinary activities and extraordinary items after tax | |
|---|---|---|---|---|
| | Current period | Previous corresponding period | Current period $A'000 | Previous corresponding period $A'000 |
| **Equity accounted associates and joint venture entities** | | | | |
| | Not applicable | Not applicable | Not applicable | Not applicable |
| **Total** | Not applicable | Not applicable | Not applicable | Not applicable |
| **Other material interests** | Not applicable | Not applicable | Not applicable | Not applicable |
| **Total** | Not applicable | Not applicable | Not applicable | Not applicable |

## Issued and listed securities

*Description includes rate of interest and any redemption or conversion rights together with prices and dates.*

| Category of securities | Number issued | Number listed | Issue Price (cents) | Paid-up value (cents) |
|---|---|---|---|---|
| **Preference securities** (*description*) | - | - | - | - |
| Changes during current period | - | - | - | - |
| **Ordinary securities** | 227,580,022 | 227,580,022 | | |
| Changes during current period | - | - | - | - |
| ***Convertible debt securities*** (*description and conversion factor*) | - | - | - | - |
| Changes during current period | - | - | - | - |

| | | | Exercise price | Expiry date |
|---|---|---|---|---|
| **Options** (*description and conversion factor*) | - | - | - | - |
| Changes during current period | - | - | - | - |
| Exercised during current period | - | - | - | - |
| Expired during current period | - | - | - | - |
| **Debentures** | - | - | | |
| **Unsecured Notes** | - | - | | |

## Discontinuing Operations

### Consolidated profit and loss account

| | Continuing operations | | Discontinuing operations | | Total entity | |
|---|---|---|---|---|---|---|
| | Current period - $A'000 | Previous corresponding period - $A'000 | Current period - $A'000 | Previous corresponding period - $A'000 | Current period - $A'000 | Previous corresponding period - $A'000 |
| Sales revenue or operation revenue | N/a | N/a | N/a | N/a | N/a | N/a |
| Other revenue | N/a | N/a | N/a | N/a | N/a | N/a |
| Expenses from ordinary activities | N/a | N/a | N/a | N/a | N/a | N/a |
| Profit (loss) before tax | N/a | N/a | N/a | N/a | N/a | N/a |
| Less tax | N/a | N/a | N/a | N/a | N/a | N/a |
| Profit (loss) from ordinary activities after tax | N/a | N/a | N/a | N/a | N/a | N/a |

### Consolidated statement of cash flows

| | Continuing operations | | Discontinuing operations | | Total entity | |
|---|---|---|---|---|---|---|
| | Current period - $A'000 | Previous corresponding period - $A'000 | Current period - $A'000 | Previous corresponding period - $A'000 | Current period - $A'000 | Previous corresponding period - $A'000 |
| Net operating cash flows | N/a | N/a | N/a | N/a | N/a | N/a |
| Net investing cash flows | N/a | N/a | N/a | N/a | N/a | N/a |
| Net financing cash flows | N/a | N/a | N/a | N/a | N/a | N/a |

**Other disclosures**

| | Current period A$'000 | Previous corresponding period A$'000 |
|---|---|---|
| Carrying amount of items to be disposed of: - total assets | N/a | N/a |
| - total liabilities | N/a | N/a |
| Profit (loss) on disposal of assets or settlement of liabilities Related tax | N/a | N/a |
| Net profit (loss) on discontinuance | N/a | N/a |

Description of disposals

Not applicable

## Comments by *directors*

### Basis of accounts preparation

*If this statement is a half yearly statement it should be read in conjunction with the last annual report and any announcements to the market made by the entity during the period.*

Material factors affecting the revenues and expenses of the entity for the current period including seasonal or cyclical factors

Nil

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)

On 3 September 2010 a purchaser exercised its option to proceed with an unconditional contract to purchase the 99 Melbourne Street property for $28.5 million. Settlement is expected to occur in late September 2010

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

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

At 30 June 2010 available franking credits were $1,076,000. No fully or partly franked dividends are expected to be paid in the next 12 months.

Changes in accounting policies since the last annual report and estimates of amounts reported in prior years are disclosed as follows.

The accounting policies adopted are consistent with those of the previous financial year except for the following new and amended Australian Accounting Standards and AASB Interpretations adopted by the fund as of 1 July 2009:

- AASB 3 Business Combinations and AASB 127 Consolidated and Separate Financial Statements
- AASB 7 Financial Instruments: Disclosures
- AASB 8 Operating Segments
- AASB 101 Presentation of Financial Statements
- AASB 123 Borrowing Costs
- AASB 2008-7 Amendments to Australian Accounting Standards - Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate
- Annual Improvements Project (May 2008 and April 2009 amendments issued by AASB)

Changes in the amounts of contingent liabilities or assets since the last annual report are disclosed as follows.

No change in contingent liabilities or assets except for:

- Bank guarantees being provided by various banks which are $400,000 at 30 June 2010 (2009: $625,000). These guarantees are secured by cash accounts held with those banks.
- Australian Property Growth Trust ("APGF") has agreed to provide ongoing financial support to Australian Property Growth Limited ("APGL") to ensure APGL continues to be able to pay its debts as and when they become due and payable. This financial support is through the provision of ongoing funding as required up to a maximum amount of $15 million (2009: $25 million) and APGT not requiring repayment of existing and future advances to APGL before 31 December 2011. The Directors do not expect the provision of this financial support to result in any liability or loss to APGT.
- APGL has agreed to provide Interest Servicing Guarantees to the Commonwealth Bank of Australia ("CBA") in respect of loans provided by CBA to some of the trusts/syndicates for which subsidiaries of APGL act as Responsible Entity and Trustee. Under the terms of these guarantees APGL will be liable to pay CBA any interest not paid to CBA by the relevant trusts/syndicates for the period to 30 June 2011. As at 30 June 2010 APGL had not been required to pay any amounts under these guarantees as all interest due and payable had been paid by the relevant trusts/syndicates. For the year ended 30 June 2011, based on interest rates current at 30 June 2010, the maximum amount APGL would be expected to pay under these guarantees would be $5,689,000 (2009: $Nil), comprising $4,732,000 for which agreements had been signed prior to 30 June 2010, and $957,000 for which agreements had been signed on 5 August 2010. The Directors do not expect any amount to be paid by APGL in respect of these guarantees however should any amount be required to be paid, APGL would be entitled to be reimbursed in full by the relevant syndicate/trust.

## Additional disclosure for trusts

| | |
|---|---|
| Number of units held by the management company or responsible entity or their related parties. | Responsible Entity and Management Company<br><br>APGF Management Limited – Nil |
| A statement of the fees and commissions payable to the management company or responsible entity for the year. (Note: the responsible entity was internalised by the Fund on 31 December 2007 and from that date fees paid/payable under the Asset Management and Development Management Agreements ceased). | |
| Identify: | |
| - Initial service charges | $Nil |
| - Management fees | Property Management $367,000 |
| - Other fees | $Nil |

## Annual meeting

*(Annual statement only)*

The annual meeting will be held as follows:

| | |
|---|---|
| Place | Stamford Plaza, Brisbane |
| Date | 23 November 2010 |
| Time | 10.00am |
| Approximate date the annual report will be available | 20 October 2010 |

## Compliance statement

1 This statement has been prepared under accounting policies which comply with accounting standards as defined in the Corporations Law.

2 This statement, and the financial statements under the Corporations Law (if separate), use the same accounting policies.

3 In the case of a half-yearly report the same accounting standards and methods of computation are/are not* *(delete one)* followed as compared with the most recent annual accounts.

4 This statement does/~~does not~~* *(delete one)* give a true and fair view of the matters disclosed.

5 This statement is based on financial statements to which one of the following applies:

*(Tick one)*

X 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.

6 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/will follow immediately they are available* (*delete one*).

7 The entity has/~~does not have~~* (*delete one*) a formally constituted audit committee.

Sign here:.................................................................... Date: .10 September 2010..
(~~Director~~/Company secretary)

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

## Notes

**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 entity must attach a note providing additional information and explanations to give a true and fair view.

**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 entity must explain in a note the major items responsible for the difference and their amounts.

**Additional information** An entity 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.

## AUSTRALIAN PROPERTY GROWTH FUND

## BSX LISTING RULES – ANNEXURE 3A

## ANNEXURE A (1)

## For the Year Ended 30 June 2010

**30 June 2010**

| Capital Distribution Paid | Amount Paid $'000 | Cents Per Stapled Security |
|---|---|---|
| *Period* | | |
| September 2009 | 2,008 | 0.875 |
| December 2009 | 2,008 | 0.875 |
| March 2010 | 1,963 | 0.875 |
| June 2010 | 1,986 | 0.875 |
| | 7,965 | 3.50 |

**30 June 2009**

| Capital Distribution Paid | Amount Paid $'000 | Cents Per Stapled Security |
|---|---|---|
| *Period* | | |
| September 2008 | 5,225 | 2.42 |
| December 2008 | 5,507 | 2.42 |
| March 2009 | 3,928 | 1.73 |
| June 2009 | 2,837 | 1.25 |
| | 17,497 | 7.82 |