



Annexure 3A

BSX Listing Rules

Half - Yearly Disclosure

References

Version 1, Operative 23/8/2000

Chapter 3, BSX Listing Rules

Blue Tower Trust

Name of entity

109 093 852 (ARSN)

ABN, ACN or ARBN

Half yearly (tick)

☒

Annual (tick)

☐

1 July 2005 to 31 December 2005

Financial year ended

30 June 2006

Summary

				\$A,000(*)
Sales revenue or operating revenue	Up	25.03%	to	7,936
Profit (loss) before abnormal items and after tax	Up	2,036%	To	10,381
Abnormal items before tax		gain (loss) of		-
Profit (loss) after tax but before outside equity interests	Up	2,036%	To	10,381
Extraordinary items after tax attributable to members		gain (loss) of		-
Profit (loss) for the period attributable to members	Up	2,036%	To	10,381

Capital distributions

Franking rate applicable

Nil

Current period

Final

Interim

Refer to Annexure A (1)
Refer to Annexure A (1)

Previous corresponding period

Final

Interim

Refer to Annexure A (1)
Refer to Annexure A (1)

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

31 December 2005

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

None noted

(*) Current and previous period figures are reported under Australian equivalents to International Financial Reporting Standards (AIFRS).

Annexure 3A
Half –Yearly Disclosure

Consolidated profit and loss account

	Current period \$A'000 (*)	Previous corresponding period \$A'000 (*)
Sales revenue or operating revenue	7,936	6,347
Fair value movement in investment properties	8,718	0
Expenses from ordinary activities	(2,644)	(2,379)
Borrowing costs	(3,629)	(3,482)
Share of net profit (loss) of associates and joint venture entities	-	-
Profit (loss) from ordinary activities before tax	10,381	486
Income tax on ordinary activities	-	-
Profit (loss) from ordinary activities after tax	10,381	486
Outside equity interests	-	-
Profit (loss) from ordinary activities after tax attributable to members	10,381	486
Profit (loss) from extraordinary activities after tax attributable to members	-	-
Profit (loss) for the period attributable to members	10,381	486
Retained profits (accumulated losses) at the beginning of the financial period	47,837	-
Net transfers to and from reserves	-	-
Net effect of changes in accounting policies	-	-
Dividends paid or payable	-	-
Retained profits (accumulated losses) at end of financial period	58,218	486

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 amortisation of goodwill	10,381	486
Less (plus) outside equity interests	-	-
Profit (loss) from ordinary activities after tax (before amortisation of goodwill) attributable to members	10,381	486

(*) Current and previous period figures are reported under AIFRS.

Annexure 3A Half –Yearly Disclosure

Revenue and expenses from operating activities

	Current period \$A'000 (*)	Previous corresponding period \$A'000 (*)
Details of revenue and expenses		
<u>Revenue</u>		
Rents and sub-lease rentals	7,242	5,809
Outgoings recovered	686	487
Interest	8	51
<u>Fair value movements in investment properties</u>	8,718	0
<u>Expense</u>		
Amortisation	225	178
Borrowing Costs	3,629	3,482
Air-conditioning	237	175
Asset Management Fees	378	300
Guarantee Fees	42	50
Insurance	106	77
Leasing Expenses	72	123
Lift Expenses	148	145
Property Management Fees	109	68
Rates	313	311
Recoverable Outgoings	466	391
Repairs and Maintenance	128	172
Security	75	56
Other	345	333

Intangible and extraordinary items

	Consolidated - current period		
	Before tax \$A'000	Related tax \$A'000	After tax \$A'000
Amortisation of goodwill	-	-	-
Amortisation of other intangibles	-	-	-
Total amortisation of intangibles	-	-	-
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	Not Applicable	Not Applicable
Consolidated profit (loss) from ordinary activities after tax attributable to members for the 2nd half year	Not Applicable	Not Applicable

(*) Current and previous period figures are reported under AIFRS.

Annexure 3A
Half –Yearly Disclosure

Consolidated balance sheet

Current assets	At end of current period \$A'000 (*)	As shown in last annual report \$A'000(*)	As in last half yearly statement \$A'000(*)
Cash	871	928	999
Receivable	2,237	1,409	751
Inventories	-	-	-
Other (provide details if material)	567	274	245
Total current assets	3,675	2,611	1,995
Non-current assets			
Receivables	-	-	-
Investments	175,564	166,413	121,526
Lease incentive fitout	847	243	-
Other property, plant and equipment (net)	-	-	-
Intangibles (net)	-	-	-
Other (provide details if material)	792	1,959	1,395
Total non-current assets	177,115	168,615	122,921
Total assets	180,878	171,226	124,916
Current liabilities			
Accounts payable	1,885	2,070	2,430
Borrowings	376	600	-
Provisions	-	-	-
Other (provide details if material)	-	-	-
Total current liabilities	2,261	2,670	2,430
Non-current liabilities			
Accounts payable	1	-	-
Borrowings	94,287	93,700	93,700
Cash flow hedge	1,085	-	-
Other (provide details if material)	-	-	-
Total non-current liabilities	95,373	93,700	93,700
Net assets attributable to members	83,244	74,856	28,786
Members' Interests			
Capital	26,111	27,018	27,910
Reserves	(1,085)	0	0
Retained profits (accumulated losses)	58,218	47,838	876
Equity attributable to members of the parent entity	-	-	-
Outside equity interests in controlled entities	-	-	-
Total Members' Interests	83,244	74,856	28,786

(*) Current and previous period figures are reported under AIFRS.

Annexure 3A
Half –Yearly Disclosure

Consolidated statement of cash flows

Cash flows related to operating activities	Current period \$A'000 (*)	Previous corresponding period \$A'000 (*)
Receipts from customers	6,988	5,536
Payments to suppliers and employees	(2,837)	(2,240)
Dividends received	-	-
Interest and other items of similar nature received	7	51
Interest and other costs of finance paid	(3,629)	(3,422)
Income taxes paid	-	-
Other (provide details if material)	(74)	(34)
Net operating cash flows	455	(109)
Cash flows related to investing activities		
Payments for purchases of property, plant and equipment	-	-
Proceeds from sale of property, plant and equipment	-	-
Payment for purchases of equity investments	-	-
Proceeds from sale of equity investments	-	-
Loans to other entities	-	-
Loans repaid by other entities	-	-
Other (Additions to Investment Properties)	(1,082)	(1,526)
Net investing cash flows	(1,082)	(1,526)
Cash flows related to financing activities		
Proceeds from issues of securities (shares, options, etc.)	-	-
Proceeds from borrowings	1,701	-
Repayment of borrowings	(224)	-
Dividends paid	-	-
Other (Payment of unit issue costs)	-	(61)
Other (Payment of Capital distributions to unit holders)	(907)	(908)
Net financing cash flows	570	(969)
Net increase (decrease) in cash held		
Cash at beginning of period (see Reconciliation of cash)	928	3,603
Exchange rate adjustments	-	-
Cash at end of period (see Reconciliation of cash)	871	999

(*) Current and previous period figures are reported under AIFRS.

Annexure 3A Half –Yearly Disclosure

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.

Not applicable

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	-	-
Deposits at call	871	999
Bank overdraft	-	-
Other (provide details)	-	-
Total cash at end of period	871	999

Ratios

	Current period (*)	Previous Corresponding period (*)
Profit before tax/sales		
Consolidated profit (loss) from ordinary activities before tax as a percentage of sales revenue	130.92	7.73
Profit after tax/equity interests		
Consolidated profit (loss) from ordinary activities after tax attributable to members as a percentage of equity (similarly attributable) at the end of the period	12.47	1.69

Earnings per security (EPS)

	Current period (*)	Previous corresponding period (*)
Calculation of basic, and fully diluted, EPS in accordance with AASB 1027: Earnings per Share		
(a) Basic EPS	34.6c	1.6c
(b) Diluted EPS (if materially different from (a))	34.6c	1.6c

NTA backing

	Current period (*)	Previous corresponding period (*)
Net tangible asset backing per ordinary security	\$3.19	\$1.03

(*) Current and previous period figures are reported under AIFRS.

Annexure 3A
Half –Yearly Disclosure

Details of specific receipts/outlays, revenues/expenses

	Current period A\$'000 (*)	Previous corresponding period A\$'000 (*)
Interest revenue included	8	51
Interest revenue included but not yet received (if material)	-	-
Interest costs excluded from borrowing costs capitalised in asset values	3,629	3,482
Outlays (excepts those arising from the acquisition of an existing business) capitalised in intangibles (if material)	-	-
Depreciation (excluding amortisation of intangibles)	-	-
Other specific relevant items	-	-

Control gained over entities having material effect

Name of entity	Not applicable
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	Not applicable
Date from which such profit has been calculated	Not applicable
Profit (loss) from ordinary activities and extraordinary items after tax of the entity for the whole of the previous corresponding period	Not applicable

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

(*) Current and previous period figures are reported under AIFRS.

Annexure 3A
Half –Yearly Disclosure

Reports for industry and geographical segments

Segments

Operating Revenue			7,936
Sales to customers outside the economic entity			-
Inter-segment sales			-
Unallocated revenue			-
Total revenue			7,936
Segment result			10,381
Unallocated expenses			-
Consolidated profit from ordinary activities after tax (before equity accounting)			10,381
Segment assets	180,878	124,916	<i>Comparative data for segment assets should be as at the end of the previous corresponding period</i>
Unallocated assets	-	-	
Total assets	180,878	124,916	

Capital distributions

Date the capital distribution is payable

Refer to Annexure A (1)

Record date to determine entitlements to the dividend (ie. on the basis of registrable transfers received up to 5.00 pm)

Refer to Annexure A (1)

Amount per security

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

(*) Current and previous period figures are reported under AIFRS.

Annexure 3A Half –Yearly Disclosure

Total annual capital distributions per security

(Annual statement only)

	Current year (*)	Previous year (*)
Ordinary securities	Refer to Annexure A (1)	Refer to Annexure A (1)
Preference securities	Not Applicable	Not Applicable

Total capital distributions

	Current period \$A'000 (*)	Previous corresponding period - \$A'000 (*)
Ordinary securities	Refer to Annexure A (1)	Refer to Annexure A (1)
Preference securities	Not Applicable	Not Applicable
Total	Refer to Annexure A (1)	Refer to Annexure A (1)

Annual report – capital distributions 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	Not Applicable	Not Applicable
Total	Refer to Annexure A (1)	Refer to Annexure A (1)

The distribution plans shown below are in operation.

Capital distributions paid to the unitholders during the half-year were paid quarterly including a distribution of 6.00 cents p.a. per unit paid on 19 July 2005 in respect of the quarter ended 30 June 2005 and a distribution of 6.00 cents p.a. paid on 24 October 2005 in respect of the quarter ended 30 September 2005.

A distribution was declared of 6.00 cents p.a. per unit in respect of the quarter ended 31 December 2005 and was paid on 19 January 2006.

The last date(s) for receipt of election notices to the dividend or distribution plans	31 December 2005
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Any other disclosures in relation to dividends (distributions)

None noted

(*) Current and previous period figures are reported under AIFRS.

Annexure 3A
Half –Yearly Disclosure

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.	Not applicable	Not applicable
Income tax		
Profit (loss) from ordinary activities after tax	Not applicable	Not applicable
Extraordinary items net of tax		
Net profit (loss)	Not applicable	Not applicable
Outside equity interests		
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	
Equity accounted associates and joint venture entities	Current period (*)	Previous corresponding period (*)	Current period A\$'000 (*)	Previous corresponding period A\$'000 (*)
	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

(*) Current and previous period figures are reported under AIFRS.

Annexure 3A
Half –Yearly Disclosure

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 <i>(description)</i>	-	-	-	-
Changes during current period	-	-	-	-
Ordinary securities	30,000,000	30,000,000	\$1.00	\$1.00
Changes during current period	-	-	-	-
Convertible debt securities <i>(description and conversion factor)</i>	-	-	-	-
Changes during current period	-	-	-	-
			Exercise price	Expiry date
Options <i>(description and conversion factor)</i>	-	-	-	-
Changes during current period	-	-	-	-
Exercised during current period	-	-	-	-
Expired during current period	-	-	-	-
Debentures	-	-		
Unsecured Notes	-	-		

Annexure 3A
Half –Yearly Disclosure

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

(*) Current and previous period figures are reported under AIFRS.

Annexure 3A
Half –Yearly Disclosure

Other disclosures

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

Description of disposals

Not applicable

(*) Current and previous period figures are reported under AIFRS.

Annexure 3A Half –Yearly Disclosure

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

Rental income arising on investment properties is accounted for on a straight-line basis for "fixed increase leases" over the lease term.

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)

No events of a material nature have occurred since 31 December 2005.

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

Not applicable

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

This is the first half-year Annexure 3A prepared, based on AIFRS and comparatives for the half-year ended 31 December 2004 and full-year ended 30 June 2005 have been restated accordingly. A summary of the significant accounting policies of the Trust under AIFRS are disclosed below.

Impact of adoption of AIFRS

The impacts of adopting AIFRS on the total equity and profit after tax as reported under Australian Accounting Standards applicable before 1 January 2005 ('AGAAP') are illustrated below.

(i) Reconciliation of total equity as presented under AGAAP to that under AIFRS

		30 June 2005 \$	31 December 2004 \$	1 July 2004 \$
Total equity under AGAAP		58,935,245	28,764,728	29,411,155
<i>Adjustments to equity (net of tax):</i>				
Intangible Assets – Formation costs	(i)	(201,698)	(231,215)	(256,456)
Property Investment	(ii)	29,873,357	113,729	113,729
Asset selling costs not deducted under AIFRS	(ii)	15,366,271	0	0
Fit-out lease incentive amortisation	(ii)	(44,198)	0	0
Asset revaluation reserve	(ii)	(29,759,628)	0	0
Straight-line rent adjustment	(iv)	686,216	139,159	0
Total equity under AIFRS		74,855,565	28,786,401	29,268,428

Annexure 3A Half –Yearly Disclosure

- (i) Under AASB 138 *Intangible Assets*, formation costs have been expensed.
- (ii) Under AASB 140 *Investment Property* fair value movements in investment properties are recognised in the income statement. Previously movements were taken to the asset revaluation reserve under AGAAP.

Lease incentives (re: fitout) offered in relation to the ongoing operation of the property have been separated from property investments and amortised over the period of the lease.
- (iii) Under AASB 132 *Financial Instruments: Disclosure and Presentation* capitalised borrowing costs of a financial instrument have been allocated against the financial instrument. This does not result in a change in net equity of the Trust.
- (iv) Under AASB 117 *Rental income* arising on investment properties is accounted for on a straight-line basis for "fixed increase leases" over the lease term. Contingent rental income is recognised as income in the periods in which it is earned.

(ii) Reconciliation of profit after tax under AGAAP to that under AIFRS

		Year-ended 30 June 2005 \$	Half-year ended 31 December 2004 \$
Profit after tax as previously reported		1,625,790	322,298
Intangible Assets – Formation costs	(i)	54,757	25,240
Fair Value movement in investment properties	(ii)	45,125,899	0
Fitout lease incentive amortisation	(ii)	(44,198)	0
Straight-line rental adjustment	(iv)	686,216	139,159
Profit after tax under AIFRS		47,448,464	486,697

(iii) Explanation of material adjustments to the cash flow statements

There are no material differences between the cash flow statements presented under AIFRS and those previously presented under AGAAP.

Change in Accounting Policy

The Trust has elected to adopt AASB 132 *Financial Instruments: Presentation and Disclosure* and AASB 139 *Financial Instruments: Recognition and Measurement* applicable from 1 July 2005. In accordance with AASB 132 and AASB 139, the fair value of the effective portion of cash flow hedging instruments (interest rate swaps) of \$1,260,318 has been recorded directly to equity as at 1 July 2005. Movements in the fair value of the effective portion of cash flow hedging instruments in the period to 31 December 2005 of (\$174,968) has been recorded directly to equity. As at 1 July 2005, in accordance with AASB132 *Financial Instruments: Presentation and Disclosure*, issued units of \$27,017,904 has been reclassified from equity to liabilities.

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

None noted

Annexure 3A
Half –Yearly Disclosure

Additional disclosure for trusts

Number of units held by the management company or responsible entity to their related parties.

Responsible Entity

- Leyshon Corporation Limited 700,000 units

Management Company

- Leyshon Operations Pty Ltd 5,540,000 units

A statement of the fees and commissions payable to the management company or responsible entity.

Identify:

- Initial service charges

Leyshon Operations Pty Ltd - Nil

Australian and Asia/Pacific Institute of Property Auditors Pty Ltd (AAPIPA) – Nil

- Management fees

Leyshon Operations Pty Ltd - \$188,916

AAPIPA - \$188,916

Leyshon Corporation Limited - \$109,221

Annual meeting

(Annual statement only)

The annual meeting will be held as follows:

Place

Date


Time

Approximate date the annual report will be available

Annexure 3A
Half –Yearly Disclosure

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 followed as compared with the most recent annual accounts.
- 4 This statement does 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)
☐ 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 will follow immediately they are available.
- 7 The entity has a formally constituted audit committee.

Sign here:  Date: 16/3/6
(Director/Company secretary)

Print name: Christina Natalie Little

BLUE TOWER TRUST
BSX LISTING RULES – ANNEXURE 3A

ANNEXURE A

For the Period Ended 31 December 2005

Annexure A(1)

31 December 2005

<u>Capital</u> <u>Distribution Paid</u>	<u>Amount</u> <u>Paid</u>	<u>Rate</u> <u>Per Annum</u>
September 2005	\$453,698.63	6%
December 2005	<u>\$453,698.63</u>	6%
	\$907,397.26	

31 December 2004

<u>Capital</u> <u>Distribution Paid</u>	<u>Amount</u> <u>Paid</u>	<u>Rate</u> <u>Per Annum</u>
September 2004	\$453,698.63	6%
December 2004	<u>\$453,698.63</u>	6%
	\$907,397.26	