

ASX CODE

AXI

ISSUED CAPITAL

Ordinary Shares
433.8 M

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30 July 2018

ASX ANNOUNCEMENT

APPENDIX 4C – QUARTERLY CASH FLOW REPORT – JUNE 2018

Adelaide, Australia, Monday 30 July 2018: Axiom Properties Limited (ASX:AXI) lodges the attached Appendix 4C Quarterly report for entities admitted on the basis of commitments for the quarter ended 30 June 2018.

Commentary is provided as follows:

- The Company held cash reserves of \$12.062 million at 30 June 2018.
- The Company's cash reserves for the June quarter increased by \$1.445 million as follows:
 - Net operating cash outflows for the June quarter were \$462,879.
 - Net investing cash inflows for the June quarter were \$10.452 million.
 - Net financing cash outflows for the June quarter were \$8.543 million.

As previously announced during the quarter, the Company successfully settled the sale of its 50% interest in the Churchill North Shopping Centre. The netted proceeds after senior debt and transactions costs and subscription of 7 million units in the purchasing Trust is reflected as an investing inflow.

As also previously announced during the quarter, shareholders approved at an Extraordinary General Meeting to return each shareholder an amount equal to \$0.02 per share as a Return of Capital. The total return to shareholders is reflected as a financing outflow.

The Company continues to strategically deploy its capital in its property portfolio including its Double Bay project in Sydney and Currie Street project in Adelaide, as well as investigating new opportunities expected to generate superior returns.

About Axiom Properties Ltd

Axiom Properties Ltd is a property development and investment business focused on developing and delivering quality property solutions. Axiom's principal objective is to create long term value for shareholders through creating a well-respected property development and investment company that consistently delivers above industry returns on capital. Axiom's current portfolio of development opportunities include a major mixed-use residential, retail and carparking complex in Sydney's Double Bay, a mixed-use hotel and office development in Adelaide's CBD and a 500-lot residential subdivision in Mt Barker in the Adelaide Hills. The end value of the current pipeline exceeds \$800m.

For more information, please contact:

Paul Santinon
Company Secretary
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Appendix 4C

Quarterly report for entities subject to Listing Rule 4.7B

Introduced 31/03/00 Amended 30/09/01, 24/10/05, 17/12/10, 01/09/16

Name of entity

Axiom Properties Limited

ABN

40 009 063 834

Quarter ended ("current quarter")

30 June 2018

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (12 months) \$A'000
1. Cash flows from operating activities		
1.1 Receipts from customers	327	3,962
1.2 Payments for		
(a) research and development		
(b) product manufacturing and operating costs		
(c) advertising and marketing		
(d) leased assets		
(e) staff costs	(432)	(2,245)
(f) administration and corporate costs	(281)	(2,645)
1.3 Dividends received (see note 3)		
1.4 Interest received	47	126
1.5 Interest and other costs of finance paid	(59)	(880)
1.6 Income taxes paid		
1.7 Government grants and tax incentives		
1.8 Other (Payments for Development Costs)	(65)	(154)
1.9 Net cash from / (used in) operating activities	(463)	(2,106)
2. Cash flows from investing activities		
2.1 Payments to acquire:		
(a) property, plant and equipment	(4)	(221)
(b) businesses (see item 10)		
(c) investments	184	(185)

Consolidated statement of cash flows		Current quarter \$A'000	Year to date (12 months) \$A'000
	(d) intellectual property		
	(e) other non-current assets		
2.2	Proceeds from disposal of:		
	(a) property, plant and equipment	10,272	32,622
	(b) businesses (see item 10)		
	(c) investments		
	(d) intellectual property		
	(e) other non-current assets		
2.3	Cash flows from loans to other entities		
2.4	Dividends received (see note 3)		
2.5	Other (provide details if material)		
2.6	Net cash from / (used in) investing activities	10,452	32,216

3.	Cash flows from financing activities		
3.1	Proceeds from issues of shares		
3.2	Proceeds from issue of convertible notes		
3.3	Proceeds from exercise of share options		
3.4	Transaction costs related to issues of shares, convertible notes or options		
3.5	Proceeds from borrowings		82
3.6	Repayment of borrowings		(11,570)
3.7	Transaction costs related to loans and borrowings		
3.8	Dividends / Return of Capital paid	(8,543)	(8,543)
3.9	Other (provide details if material)		
3.10	Net cash from / (used in) financing activities	(8,543)	(20,031)

4.	Net increase / (decrease) in cash and cash equivalents for the period		
4.1	Cash and cash equivalents at beginning of quarter/year to date	10,616	1,983
4.2	Net cash from / (used in) operating activities (item 1.9 above)	(463)	(2,106)
4.3	Net cash from / (used in) investing activities (item 2.6 above)	10,452	32,216
4.4	Net cash from / (used in) financing activities (item 3.10 above)	(8,543)	(20,031)

Consolidated statement of cash flows		Current quarter \$A'000	Year to date (12 months) \$A'000
4.5	Effect of movement in exchange rates on cash held		
4.6	Cash and cash equivalents at end of quarter	12,062	12,062

5.	Reconciliation of cash and cash equivalents at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts	Current quarter \$A'000	Previous quarter \$A'000
5.1	Bank balances	1,496	2,073
5.2	Call deposits	10,566	8,544
5.3	Bank overdrafts		
5.4	Other (provide details)		
5.5	Cash and cash equivalents at end of quarter (should equal item 4.6 above)	12,062	10,617

6. Payments to directors of the entity and their associates

- 6.1 Aggregate amount of payments to these parties included in item 1.2
- 6.2 Aggregate amount of cash flow from loans to these parties included in item 2.3
- 6.3 Include below any explanation necessary to understand the transactions included in items 6.1 and 6.2

Current quarter
\$A'000

192

7. Payments to related entities of the entity and their associates

- 7.1 Aggregate amount of payments to these parties included in item 1.2
- 7.2 Aggregate amount of cash flow from loans to these parties included in item 2.3
- 7.3 Include below any explanation necessary to understand the transactions included in items 7.1 and 7.2

Current quarter
\$A'000

8. Financing facilities available <i>Add notes as necessary for an understanding of the position</i>	Total facility amount at quarter end \$A'000	Amount drawn at quarter end \$A'000
8.1 Loan facilities		
8.2 Credit standby arrangements		
8.3 Other (please specify)		
8.4 Include below a description of each facility above, including the lender, interest rate and whether it is secured or unsecured. If any additional facilities have been entered into or are proposed to be entered into after quarter end, include details of those facilities as well.		

9. Estimated cash outflows for next quarter	\$A'000
9.1 Research and development	
9.2 Product manufacturing and operating costs	
9.3 Advertising and marketing	
9.4 Leased assets	
9.5 Staff costs	(441)
9.6 Administration and corporate costs	(365)
9.7 Other (Development and Investment Costs, Interest and Finance Costs)	(400)
9.8 Total estimated cash outflows	(1,206)

10. Acquisitions and disposals of business entities (items 2.1(b) and 2.2(b) above)	Acquisitions	Disposals
10.1 Name of entity		
10.2 Place of incorporation or registration		
10.3 Consideration for acquisition or disposal		
10.4 Total net assets		
10.5 Nature of business		

Compliance statement

- 1 This statement has been prepared in accordance with accounting standards and policies which comply with Listing Rule 19.11A.
- 2 This statement gives a true and fair view of the matters disclosed.

Sign here: 
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(Director/Company secretary)

30 July 2018
Date:

Print name: Paul Santinon

Notes

1. The quarterly report provides a basis for informing the market how the entity's activities have been financed for the past quarter and the effect on its cash position. An entity that wishes to disclose additional information is encouraged to do so, in a note or notes included in or attached to this report.
2. If this quarterly report has been prepared in accordance with Australian Accounting Standards, the definitions in, and provisions of, *AASB 107: Statement of Cash Flows* apply to this report. If this quarterly report has been prepared in accordance with other accounting standards agreed by ASX pursuant to Listing Rule 19.11A, the corresponding equivalent standard applies to this report.
3. Dividends received may be classified either as cash flows from operating activities or cash flows from investing activities, depending on the accounting policy of the entity.