

Appendix 4E

Preliminary Final Report to the Australian Securities Exchange

Part 1

Name of Entity	Auckland Real Estate Trust
ARSN	114 494 503
Financial Year Ended	30 June 2021
Previous Corresponding Reporting Period	12 months ended 30 June 2020

Part 2 – Results for Announcement to the Market

	2021	2020	Increase/ (Decrease)	Change
	\$'000	\$'000	\$'000	%
Revenue from ordinary activities	11,998	11,687	311	2.7%
Profit/(loss) from ordinary activities after tax attributable to members	54,155	9,526	44,629	468.5%
Net profit/(loss) attributable to members	52,132	8,092	44,040	544.2%

Dividends (distributions)	Amount per security	Franked amount per security
Final Dividend	Nil	Nil
Interim Dividend	Nil	Nil
Record date for determining entitlements to the dividends (if any)	Not Applicable	

Brief explanation of any of the figures reported above necessary to enable the figures to be understood:

The increase in the Trust's profit is predominately due to an increase in the total fair value of the Trust's investment property portfolio, at 30 June 2021 of approximately \$56.9m compared with \$10.9m in the previous corresponding reporting period

3. The audited Consolidated Statement of profit and loss and other comprehensive Income for the Consolidated entity is attached in the Annual Report.
4. The audited Consolidated Statement of financial position for the Consolidated entity for the reporting period and previous period is attached in the Annual Report.
5. The audited Consolidated Statement of cash flows for the Consolidated entity for the reporting period and previous period is attached in the Annual Report.
6. The audited Statement of changes in equity for the Consolidated entity for the reporting period and previous period attached in the Annual Report.
7. No distributions were paid during during the reporting period or the previous period and none are proposed.
8. The Trust does not have a Distribution Reinvestment Plan as at the date of this Appendix 4E.
9. The unaudited consolidated net tangible assets as at the end of the reporting period were \$1.76 per unit. The corresponding value as at the end of the previous period was \$1.11 per unit.
10. Not applicable
11. Not applicable.
12. Apart from the information contained in the Director's report in the attached Annual Report, there is no other significant information needed by an investor to make an informed assessment of the Consolidated entity's financial performance and financial position as at the reporting date.
13. The Trust is not a foreign entity.
14. A commentary on the Consolidated entity's financial results for the year ended 30 June 2021 is in the Directors report which forms part of the Annual Report.
15. The financial information contained in this Preliminary Final Report is based upon the attached Annual Report for the year ended 30 June 2021 which has been audited by the Trust's auditors, Pitcher Partners.
16. Not applicable
17. Not applicable.