

Appendix 4D

Half year report

Half-Year ended 31 December 2009

Introduced 1/1/2003

Name of entity

AXIOM PROPERTIES LIMITED

ABN or equivalent company
reference

40 009 063 834

- 1.** Half year ended (current period) Half year ended ('previous
corresponding period')

31 DECEMBER 2009	31 DECEMBER 2008
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2. Results for announcement to the market

\$A'000

2.1	Revenues from ordinary activities	up/down	500%	To 2,830 To 5,307 To 5,307
2.2	(Loss) from ordinary activities after tax attributable to members	up/down	345%	
2.3	(Loss) for the period attributable to members	up/down	345%	
Dividends (distributions)		Amount per security		Franked amount per security
2.4	Final dividend (<i>Preliminary final report only</i>)	N/A¢		N/A¢
2.4	Interim dividend (<i>Half yearly report only</i>)	N/A¢		N/A¢
2.5	Record date for determining entitlements to the dividend	N/A		
2.6	Brief explanation of any of the figures in 2.1 to 2.4 necessary to enable the figures to be understood.			
This Report should be read in conjunction with the company's most recent Annual and Half Year Reports.				

3. NTA backing		Current period	Previous corresponding Period
	Net tangible assets per security	4.25cents	8.82 cents

4. Control gained over entities having material effect

4.1	Name of entity (or group of entities)	N/A	
4.2	Date of gain of control		N/A
4.3	Consolidated profit (loss) from ordinary activities after tax of the controlled entity (or group of entities) since the date in the current period on which control was acquired		N/A
4.3	Profit (loss) from ordinary activities after tax of the controlled entity (or group of entities) for the whole of the previous corresponding period		N/A

Loss of control of entities having material effect

4.1	Name of entity (or group of entities)	N/A	
4.2	Date of loss of control		N/A
4.3	Consolidated profit (loss) from ordinary activities after tax of the controlled entity (or group of entities) since the date in the current period on which control was acquired		\$ N/A
4.3	Profit (loss) from ordinary activities after tax of the controlled entity (or group of entities) for the whole of the previous corresponding period		\$ N/A

5. Dividends / Distributions

Date the dividend (distribution) is payable	N/A
Amount per security of foreign source dividend	N/A¢

Total Dividends /Distributions

Ordinary securities

\$ N/A

Preference securities

\$ N/A

6. Dividend or distribution investment plans in operation:

N/A

The last date(s) for receipt of election notices for the dividend or distribution reinvestment plans

N/A

7. Details of aggregate share of profits (losses) of associates and joint venture entities

Name of associate/joint ventures:	Port Geographe Joint Venture	250 Spencer St Joint Venture
Holding in entities	40 % of profits	50%
Group's aggregate share of associates' and joint venture entities':	Current period \$A'000	Previous corresponding period - \$A'000
Profit (loss) from ordinary activities before tax	399	2,801
Income tax on ordinary activities	-	-
Profit (loss) from ordinary activities after tax	399	2,801
Extraordinary items net of tax	-	-
Net profit (loss)	399	2,801
Adjustments	-	-
Share of net profit (loss) of associates and joint venture entities	399	2,801

8. Foreign Entities

Which set of accounting standards is used in compiling the report (e.g. International Accounting Standards)

N/A

9. All Entities

A description of Accounts subject to audit dispute or qualification:

N/A



A.B.N. 40 009 063 834

INTERIM FINANCIAL REPORT

31 December 2009

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DIRECTORS' REPORT

Your directors submit the financial report of the consolidated entity for the half year ended 31 December 2009. In order to comply with the provisions of the Corporations Act 2001, the directors report as follows:

Directors

The names of directors who held office during or since the end of the half year and until the date of this report are as below. Directors were in office for this entire period unless otherwise stated.

Ian James Laurance AM	Executive Chairman
Ben Peter Laurance	Managing Director
Umberto Bruno Gianotti	Non Executive Director
Michael Gerrard Blakiston	Non Executive Director
John Sylvester Howe	Non Executive Director

Review of Operations

During the half year to 31 December 2009 the following occurred:

Port Geographe, Busselton, WA

The Port Geographe Joint Venture, in which the Company has a 40% interest, continued to work through a review process with its bankers, St George Bank Limited. Difficulties continue to be experienced with the local and state authorities in obtaining subdivision clearances and pre-sales contracts for 72 lots worth \$43.8m in Stages 5 & 6 are likely to be terminated due to these delays. The Joint Venture Partners however are confident that the impasse on these matters can be overcome and the development of Port Geographe continue.

250 Spencer St Joint Venture, Melbourne VIC

The Company and ISPT, its 50% Joint Venture partner on the site, announced previously that they had entered into a conditional contract to sell the residential component of the site for \$17m. This contract has since become unconditional and settlement is expected in April 2010. It is expected that all proceeds from this sale will be used to reduce the bank debt on the site, resulting in a gearing ratio of less than 50%.

During the period, the Joint Venture partners also secured the lease of the entire Age building of approximately 15,000 sq.m. to the Australian Bureau of Statistics from July 2010. The value of the lease over the 2 and a half year period is approximately \$14m. Fairfax Media's lease ends in March 2010. The ABS lease ensures that the building is tenanted whilst the partners evaluate various options for the site going forward.

World Park 01, Keswick SA

Worldpark 01 is a campus style business precinct incorporating leading technologies in water and energy conservation. Building A of the precinct is fully pre-committed to the State Government of South Australia and ASX Top 300 Company, Coffey International.

The Company has also entered into a strategic relationship with KPMG's Adelaide office to raise \$15m in external equity to purchase Stage 1 of Worldpark Adelaide. The Company will retain a 25% interest, equating to a \$5m cornerstone investment.

Under the terms of the syndicated raising, KPMG is seeking to raise the \$15m equity required to purchase the underlying land upon which the 11,500 sqm office building is currently under construction on Adelaide's fringe CBD. The valuation of the end asset is approximately \$50m. A long term construction and investment facility has been secured with Bank SA for \$30.6m.

Home HQ Gepps Cross, Gepps Cross SA

The Company has a 50% interest in The Gepps Cross Centre, Australia's largest bulky goods retail centre comprising 62,000 sq.m. of space located at Gepps Cross SA, and was officially opened by the Premier of South Australia on 28 November 2009. The other 50% of the Centre is owned by Harvey Norman and Charter Hall. Since practical completion on 5 June 2009, the Centre has been trading well and at the time of this report was 90% leased, with strong interest in the remaining tenancies.

Melbourne Airport Leases – Sites 1 and 2

The Company terminated its lease over Site 2 and is considering its options on Site 1.

Gepps Cross Industrial

The Company and its partners, Harvey Norman and Charter Hall, continued to assess development options for the leasehold interest over 6.5ha of vacant land adjacent to the Gepps Cross Bulky Goods Centre in Gepps Cross SA. The Company has a one third interest in this long term ground lease.

Islington Industrial Estate

The Company has progressed substantially in its negotiations with the State Government of South Australia in regard to the lease of a large, strategic parcel of land at Islington in Adelaide's inner North held by Genessee & Wyoming Australia Pty Ltd. The two long term ground leases cover 24ha of near city industrial land and the Company anticipates that negotiations on the lease will be completed prior to 30 June 2010.

The Company is continuing to masterplan this strategic site which involves examining several development options, including industrial warehouse/ showrooms or retail bulky goods facilities. The process of rezoning the site has also commenced with the various authorities.

Other

The Company is also evaluating a number of other development opportunities.

Rounding of Amounts

The consolidated entity has applied the relief available to it in ASIC Class Order 98/100 and accordingly certain amounts in the financial report and the directors' report have been rounded off to the nearest \$1,000, unless otherwise indicated.

Auditor's Independence Declaration

Section 307C of the Corporations Act 2001 requires our auditors, HLB Mann Judd, to provide the directors of the company with an Independence Declaration in relation to the review of the half-year financial report. This Independence Declaration is set out on page 5 and forms part of this directors' report for the half-year ended 31 December 2008.

This report is signed in accordance with a resolution of the Board of Directors made pursuant to s.306(3) of the Corporations Act 2001.



Ben Laurance

Managing Director

Dated this 26th day of February 2010



Accountants | Business and Financial Advisers

Auditor's Independence Declaration

As lead auditor for the review of the financial report of Axiom Properties Limited for the half-year ended 31 December 2009, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- a) the auditor independence requirements of the Corporations Act 2001 in relation to the review; and
- b) any applicable code of professional conduct in relation to the review.

This declaration is in respect of Axiom Properties Limited and the entities it controlled during the period.

A handwritten signature in black ink, appearing to read 'L Di Giallonardo'.

Perth, Western Australia
26 February 2010

L DI GIALLONARDO
Partner, HLB Mann Judd

CONDENSED STATEMENT OF COMPREHENSIVE INCOME FOR THE HALF YEAR ENDED 31 DECEMBER 2009

		Consolidated	
	Note	2009 \$'000	2008 \$'000
Revenue	2	2,830	471
Interest income		184	197
Share of net profits of jointly controlled entities accounted for using the equity method		399	2,801
Consulting		(612)	(553)
Depreciation		(1,170)	(34)
Rates and taxes		(85)	-
Occupancy		(175)	(527)
Employee benefits expense		(658)	(1,619)
Write off of other non current assets		(2,200)	-
Write off of capitalised costs		(645)	(921)
Other expenses		(814)	(785)
		(2,946)	(970)
Borrowing costs		(2,353)	(3)
Loss before income tax expense/(benefit)		(5,299)	(973)
Income tax (expense) /benefit		(8)	40
Loss after tax for the period		(5,307)	(933)
Other Comprehensive Income			
Net Change in cash flow hedge taken to equity		188	(547)
Other comprehensive income for the period, net of tax		188	(547)
Total comprehensive loss for the period		(5,119)	(1,480)
Basic loss per share		(0.73) cents	(0.26) cents
Diluted loss per share		(0.73) cents	(0.26) cents

The accompanying notes form part of these financial statements

CONDENSED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2009

		Consolidated	
	Note	31 Dec 2009 \$'000	30 June 2009 \$'000
Assets			
Current Assets			
Cash and cash equivalents		2,445	9,527
Trade and other receivables		1,564	2,087
Total Current Assets		4,009	11,614
Non-Current Assets			
Investments accounted for using the equity method		13,573	13,012
Investment property		68,238	67,499
Other assets		23,853	18,354
Property, plant and equipment		234	264
Total Non-Current Assets		105,898	99,129
Total Assets		109,907	110,743
Liabilities			
Current Liabilities			
Trade and other payables		2,735	2,218
Interest bearing liabilities	6	56,241	7,566
Provisions		-	586
Other		29	29
Total Current Liabilities		59,005	10,399
Non-Current Liabilities			
Interest bearing liabilities	6	20,024	62,267
Provisions		3,986	4,339
Other		8,805	10,532
Total Non-Current Liabilities		32,815	77,138
Total Liabilities		91,820	87,537
Net Assets		18,087	23,206
Equity			
Issued capital	3	62,926	62,926
Reserves		-	(22)
Accumulated losses		(44,839)	(39,698)
Total Equity		18,087	23,206

The accompanying notes form part of these financial statements

CONDENSED STATEMENT OF CHANGES IN EQUITY FOR THE HALF YEAR ENDED 31 DECEMBER 2009

	Consolidated			
	Issued Capital	Accumulated Losses	Reserves	Total
	\$'000	\$'000	\$'000	\$'000
Balance at 1 July 2008	55,430	(26,395)	795	29,830
Loss after tax for the period	-	(933)	-	(933)
Share of hedge reserve in jointly controlled entity	-	-	(547)	(547)
Total comprehensive income for the period	-	(933)	(547)	(1,480)
Reserves transfer – option expiry	-	629	(629)	-
Shares issued during the half year	9,346	-	-	9,346
Balance at 31 December 2008	64,776	(26,699)	(381)	37,696
Balance at 1 July 2009	62,926	(39,698)	(22)	23,206
Loss after tax for the period	-	(5,307)	-	(5,307)
Share of hedge reserve in jointly controlled entity	-	-	188	188
Total comprehensive income for the period	-	(5,307)	188	(5,119)
Reserves transfer – option expiry	-	166	(166)	-
Shares issued during the half year	-	-	-	-
Balance at 31 December 2009	62,926	(44,839)	-	18,087

The accompanying notes form part of these financial statements

CONDENSED STATEMENT OF CASH FLOWS FOR THE HALF YEAR ENDED 31 DECEMBER 2009

	Consolidated	
	2009	2008
	\$'000	\$'000
	Inflows/(Outflows)	
Cash flows from operating activities		
Receipts from customers	1,933	1,863
Payments to suppliers and employees	(2,388)	(4,740)
Interest received	184	197
Finance costs	(2,353)	(3)
Distribution from jointly controlled entity	-	7,600
Payments for development costs	(6,076)	(17,111)
Net cash used in operating activities	(8,700)	(12,194)
Cash flows from investing activities		
Purchase of non-current assets	-	(287)
Contribution to jointly controlled entity	(687)	-
Net cash used in investing activities	(687)	(287)
Cash flows from financing activities		
Proceeds from issue of shares	-	5,646
Proceeds from borrowings	2,308	15,823
Reduction in lease and hire purchase liabilities	(3)	(7)
Net cash provided by financing activities	2,305	21,462
Net increase/(decrease) in cash held	(7,082)	8,981
Cash and cash equivalents at 1 July	9,527	3,159
Cash and cash equivalents at 31 December	2,445	12,140

The accompanying notes form part of these financial statements

NOTES TO THE FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 31 DECEMBER 2009

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

a) Statement of compliance

The interim consolidated financial statements are a general purpose financial report prepared in accordance with the requirements of the Corporations Act 2001, applicable accounting standards including AASB 134 'Interim Financial Reporting', Accounting Interpretations and other authoritative pronouncements of the Australian Accounting Standards Board ('AASB'). Compliance with AASB 134 ensures compliance with IAS 34 'Interim Financial Reporting'.

This condensed half-year report does not include full disclosures of the type normally included in an annual financial report. Therefore, it cannot be expected to provide as full an understanding of the financial performance, financial position and cash flows of the group as in the full financial report.

It is recommended that this financial report be read in conjunction with the annual financial report for the year ended 30 June 2009 and any public announcements made by Axiom Properties Limited and its subsidiaries during the half-year in accordance with continuous disclosure requirements arising under the Corporations Act 2001 and the ASX Listing Rules.

The accounting policies adopted are consistent with the previous financial year and corresponding interim reporting period, except as noted below.

b) Basis of preparation

The interim report has been prepared on a historical cost basis, except for the revaluation of certain financial instruments. Cost is based on the fair value of the consideration given in exchange for assets. The company is domiciled in Australia and all amounts are presented in Australian dollars, unless otherwise noted.

For the purpose of preparing the interim report, the half-year has been treated as a discrete reporting period.

The company is of a kind referred to in ASIC Class Order 98/100, and accordingly, amounts in the directors' report and the half-year financial report are rounded off to the nearest thousand dollars, unless otherwise indicated.

c) Significant accounting judgements and key estimates

The preparation of interim financial reports requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expense. Actual results may differ from these estimates.

Except as described below, in preparing this interim report, the significant judgements made by management in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those that applied to the consolidated financial report for the year ended 30 June 2009.

d) Adoption of new and revised Accounting Standards

In the half-year ended 31 December 2009, the Group has reviewed all of the new and revised Standards and Interpretations issued by the AASB that are relevant to its operations and effective for annual reporting periods beginning on or after 1 July 2009.

NOTES TO THE FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 31 DECEMBER 2009

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES CONT'D

d) Adoption of new and revised Accounting Standards Cont'd

During the current period, certain accounting policies have changed as a result of new or revised accounting standards which became operative of the annual reporting period commencing 1 July 2009. The affected policy is Segment Reporting, due to the issuance of AASB 8, Operating Segments.

Segment Reporting

The Group has applied AASB 8 *Operating Segments* from 1 July 2009. AASB 8 requires a 'management approach' under which segment information is presented on the same basis as that used for internal reporting purposes.

Operating segments are now reported in an aggregated manner that is consistent with internal reporting based upon individual projects and provided to the chief operating decision maker. The chief operating decision maker has been identified as the Board of Axiom Properties Limited as this is the most efficient mechanism for decision making given the size of the Group and its corporate governance procedures.

e) Going Concern

The interim financial report has been presented on the basis that the Group is a going concern. The going concern basis assumes that the Group at 31 December 2009 will be able to pay its debts as and when they become due and payable. The Group at 31 December 2009 had a deficiency in its working capital position of \$55m. The deficiency is primarily the result of the classification of the NAB debt of \$54m as a current liability (refer Note 6).

Notwithstanding the fact that the Group has a working capital deficiency of \$55m, the Directors are of the view that the Group is a going concern as the Directors believe the National Australia Bank ("NAB") is supportive of the facility for the Gepps Cross Centre. There has been no indication from the NAB that the loan will be called prior to its maturity date and the property continues to attract high quality tenants that should improve the loan to value ratio over time. The Group continues to work co-operatively with NAB on proactively addressing this issue, and is pursuing several options to remedy the situation including the realisation of its assets and extinguishment of its liabilities in the normal course of business and at the amounts stated in the financial report.

The Directors believe that should the NAB require their debt to be repaid before the mandatory date of the facility then the Group will be able to dispose of its interest in the Gepps Cross Centre for a price greater than the NAB debt. The check valuation which is referred to in Note 6 values the Gepps Cross Centre at well in excess of the NAB debt.

Directors also note that the Group is expecting to receive net cash inflows from both the Worldpark 01 Syndicated capital raising and a planned strategic realisation of certain non - current assets over the coming months. On realisation, the Group anticipates significant proceeds from these transactions in the short to medium term and this cash is intended to be utilised to fund its ongoing working capital requirements and the equity funds necessary to commence future projects.

NOTE 2: REVENUE

	Consolidated	
	31 December 2009 \$'000	31 December 2008
<i>Operating Revenue</i>		
Net Revenue from Investment Property	1,347	-
Project Management Fee Income	85	677
Funds Management Income	-	218
Other	1,398	(424)
	<u>2,830</u>	<u>471</u>

NOTES TO THE FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 31 DECEMBER 2009

	Consolidated	
	31 December 2009 \$'000	30 June 2009 \$'000
NOTE 3: ISSUED CAPITAL		
<i>Ordinary shares</i>		
Issued and fully paid	62,926	62,926
	No.	No.
<i>Ordinary shares on issue</i>	425,240,643	425,240,643
	31 December 2009 No.	30 June 2009 No.
<i>Options</i>		
Exercisable at 65 cents each prior to 3 December 2009	-	2,000,000
	-	2,000,000

NOTE 4: SEGMENT REPORTING

The following table represents revenue and profit operation on an aggregated basis provided to the chief operating decision maker for the periods ended 31 December 2008 and 31 December 2009.

	Continuing operations			
	Investment Property \$'000	Development \$'000	Corporate \$'000	Consolidated \$'000
31 December 2009				
Segment revenue	2,387	727	299	3,413
Segment result	(1,460)	(2,660)	(1,179)	(5,299)
Unallocated expenses	-	-	-	-
Results from continuing operations	(1,460)	(2,660)	(1,179)	(5,299)
Included within segment result:				
Depreciation	1,132	-	38	1,170
Write off of non-current assets	-	2,845	-	2,845
Interest revenue	-	-	184	184
Income tax expense	-	-	8	8
Segment assets	68,382	37,708	3,817	109,907
Segment liabilities	66,653	23,964	1,202	91,820

NOTES TO THE FINANCIAL STATEMENTS FOR THE HALF-YEAR ENDED 31 DECEMBER 2009

NOTE 4: SEGMENT REPORTING Cont'd

	Continuing operations			
	Investment Property	Development	Corporate	Consolidated
	\$'000	\$'000	\$'000	\$'000
31 December 2008				
Segment revenue	-	2,800	669	3,469
Segment result	-	1,050	(2,023)	(973)
Unallocated expenses	-	-	-	-
Results from continuing operations	-	1,050	(2,023)	(973)
Included within segment result:				
Depreciation	-	-	34	34
Write off of capitalised costs	-	903	18	921
Interest revenue	-	-	197	197
Income tax benefit	-	-	40	40
30 June 2009				
Segment assets	67,499	31,367	11,877	110,743
Segment liabilities	65,814	19,666	2,057	87,537

NOTE 5: CONTINGENT LIABILITIES

There has been no change in contingent liabilities since the last annual reporting date.

NOTE 6: LOAN COVENANTS

The Group believes it may be in breach of a loan covenant under its Gepps Cross National Australia Bank ("NAB") loan facility of \$54m. The breach is in relation to a specified loan to valuation ratio that is required to be met by reference to a check valuation prepared for NAB, post practical completion. NAB has only recently received the valuation and has made a copy available to the Company.

As at the date of authorisation of this interim financial report, NAB has not advised the Company that it is in breach of its facility. The Directors have been in discussion with NAB regarding this loan and currently do not believe the loan will be called prior to its maturity, however accounting standards require that the loan be classified as current as a consequence of the potential breach of covenant. Therefore the loan liability has been classified as current.

DIRECTORS' DECLARATION

In the opinion of the directors of Axiom Properties Limited ('the company'):

1. The financial statements and notes thereto, as set out on pages 6 to 13, are in accordance with the Corporations Act 2001 including:
 - a. complying with Accounting Standard AASB 134 'Interim Financial Reporting' and the Corporations Regulations; and
 - b. giving a true and fair view of the consolidated entity's financial position as at 31 December 2009 and of its performance for the half-year then ended.
2. there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

This declaration is signed in accordance with a resolution of the Board of Directors made pursuant to s.303(5) of the Corporations Act 2001.



Ben Laurance
Managing Director

Dated this 26th day of February 2010



Accountants | Business and Financial Advisers

INDEPENDENT AUDITOR'S REVIEW REPORT

To the members of

AXIOM PROPERTIES LIMITED

Report on the Half-Year Financial Report

We have reviewed the accompanying half-year financial report, which comprises the condensed statement of financial position as at 31 December 2009, the condensed statement of comprehensive income, condensed statement of changes in equity, condensed statement of cash flows and notes to the financial statements for the half-year ended on that date, and the directors' declaration, of Axiom Properties Limited and the entities it controlled during the half-year ended 31 December 2009 ("consolidated entity").

Directors' Responsibility for the Half-Year Financial Report

The directors of the company are responsible for the preparation and fair presentation of the half-year financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes designing, implementing and maintaining internal controls relevant to the preparation and fair presentation of the half-year financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of Interim and Other Financial Reports Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the financial report is not in accordance with the *Corporations Act 2001*, including giving a true and fair view of the consolidated entity's financial position as at 31 December 2009 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of Axiom Properties Limited, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Independence

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

HLB Mann Judd (WA Partnership)
Level 4, 130 Stirling Street Perth WA 6000. PO Box 8124 Perth BC 6849 Telephone +61 (08) 9227 7500. Fax +61 (08) 9227 7533.
Email: hlb@hlbwa.com.au. Website: <http://www.hlb.com.au>
Liability limited by a scheme approved under Professional Standards Legislation

HLB Mann Judd (WA Partnership) is a member of  International, a worldwide organisation of accounting firms and business advisers.

Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half year financial report of Axiom Properties Limited is not in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the consolidated entity's financial position as at 31 December 2009 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

HLB Mann Judd

HLB MANN JUDD
Chartered Accountants

L Di Giallonardo

Perth, Western Australia
26 February 2010

L DI GIALLONARDO
Partner