

ASX CODE

AXI

ISSUED CAPITAL

Ordinary Shares
438.7 M

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31 January 2013

ASX RELEASE

APPENDIX 4C – QUARTERLY CASH FLOW REPORT – DECEMBER 2012

Adelaide, Australia, Thursday 31 January 2013: Axiom Properties Limited (ASX:AXI) lodges the attached Appendix 4C Quarterly report for entities admitted on the basis of commitments for the quarter ended 31 December 2012.

Commentary is provided as follows:

- The Company held cash reserves of \$3.86 million at 31 December 2012.
- Net operating cash inflows for the December quarter were \$31.81 million.
- Net investing cash outflows for the December quarter were \$5,000.
- Net financing cash outflows for the December quarter were \$29.11 million.

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.

For more information, please contact:

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Company Secretary
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Appendix 4C
Quarterly report for entities
admitted on the basis of commitments
Rule 4.7B

Introduced 31/3/2000. Amended 30/12/2008

Name of entity

AXIOM PROPERTIES LIMITED

ABN

40 009 063 834

Quarter ended ("current quarter")

31 DECEMBER 2012

Consolidated statement of cash flows

Cash flows related to operating activities		Current quarter \$A'000	Year to date (6 MONTHS) \$A'000
1.1	Receipts from customers	1,168	1,647
1.2	Payments for (a) staff costs	(294)	(806)
	(b) advertising and marketing	-	-
	(c) research and development	-	-
	(d) leased assets	-	-
	(e) other working capital	(1,339)	(1,630)
1.3	Dividends received	-	-
1.4	Interest and other items of a similar nature received	(20)	15
1.5	Interest and other costs of finance paid	(232)	(884)
1.6	Income taxes received/(paid)	14	14
1.7	Development costs	211	(86)
1.8	Receipts from sale of development projects	32,300	32,300
Net operating cash flows		31,808	30,570

		Current quarter \$A'000	Year to date (6 MONTHS) \$A'000
1.9	Net operating cash flows (carried forward)	31,808	30,570
	Cash flows related to investing activities		
1.10	Payment for acquisition of:		
	(a) businesses (item 5)	-	-
	(b) equity investments	-	-
	(c) intellectual property	-	-
	(d) physical non-current assets	-	-
	(e) other non-current assets	-	-
1.11	Proceeds from disposal of:		
	(a) businesses (item 5)	-	-
	(b) equity investments	-	-
	(c) intellectual property	-	-
	(d) physical non-current assets	(5)	(5)
	(e) other non-current assets	-	-
1.12	Loans to other entities	-	-
1.13	Loans repaid by other entities	-	-
1.14	Other (provide details if material)	-	-
	Net investing cash flows	(5)	(5)
1.15	Total operating and investing cash flows	31,803	30,565
	Cash flows related to financing activities		
1.16	Proceeds from issues of shares, options, etc.	-	-
1.17	Proceeds from sale of forfeited shares	-	-
1.18	Proceeds from borrowings	-	356
1.19	Repayment of borrowings	(29,111)	(29,111)
1.20	Dividends paid	-	-
1.21	Other (provide details if material)	-	-
	Net financing cash flows	(29,111)	(28,755)
	Net increase (decrease) in cash held	2,692	1,810
1.22	Cash at beginning of quarter/year to date	1,168	2,050
1.23	Exchange rate adjustments to item 1.20	-	-
1.24	Cash at end of quarter	3,860	3,860

Payments to directors of the entity and associates of the directors

Payments to related entities of the entity and associates of the related entities

	Current quarter \$A'000
1.25 Aggregate amount of payments to the parties included in item 1.2	127
1.26 Aggregate amount of loans to the parties included in item 1.11	-
1.27 Explanation necessary for an understanding of the transactions	-

Non-cash financing and investing activities

- 2.1 Details of financing and investing transactions which have had a material effect on consolidated assets and liabilities but did not involve cash flows

-

- 2.2 Details of outlays made by other entities to establish or increase their share in businesses in which the reporting entity has an interest

-

Financing facilities available

Add notes as necessary for an understanding of the position. (See AASB 1026 paragraph 12.2).

	Amount available \$A'000	Amount used \$A'000
3.1 Loan facilities	-	-
3.2 Credit standby arrangements	-	-

This report should be read in conjunction with Axiom Properties Limited's most recent interim financial report.

Reconciliation of cash

Reconciliation of cash at the end of the quarter (as shown in the consolidated statement of cash flows) to the related items in the accounts is as follows.

	Current quarter \$A'000	Previous quarter \$A'000
4.1 Cash on hand and at bank	860	1,023
4.2 Deposits at call	3,000	145
4.3 Bank overdraft	-	-
4.4 Other (provide details if material)	-	-
Total: cash at end of quarter (item 1.23)	3,860	1,168

Acquisitions and disposals of business entities

	Acquisitions (Item 1.9(a))	Disposals (Item 1.10(a))
5.1 Name of entity	-	-
5.2 Place of incorporation or registration	-	-
5.3 Consideration for acquisition or disposal	-	-
5.4 Total net assets	-	-
5.5 Nature of business	-	-

Compliance statement

- 1 This statement has been prepared under accounting policies which comply with accounting standards as defined in the Corporations Act (except to the extent that information is not required because of note 2) or other standards acceptable to ASX.
- 2 This statement does give a true and fair view of the matters disclosed.



Sign here: Date: 31 January 2013
(~~Director~~/Company secretary)

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 wanting to disclose additional information is encouraged to do so, in a note or notes attached to this report.
2. The definitions in, and provisions of, *AASB 1026: Statement of Cash Flows* apply to this report except for the paragraphs of the Standard set out below.
 - 6.2 - reconciliation of cash flows arising from operating activities to operating profit or loss
 - 9.2 - itemised disclosure relating to acquisitions
 - 9.4 - itemised disclosure relating to disposals
 - 12.1(a) - policy for classification of cash items
 - 12.3 - disclosure of restrictions on use of cash
 - 13.1 - comparative information
3. **Accounting Standards.** ASX will accept, for example, the use of International Accounting Standards for foreign entities. If the standards used do not address a topic, the Australian standard on that topic (if any) must be complied with.