

31 January 2024

ASX ANNOUNCEMENT

ACTIVITIES REPORT AND APPENDIX 4C – QUARTERLY CASH FLOW REPORT DECEMBER 2023

Adelaide, Australia, Wednesday 31 January 2024: 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 2023.

The Company's cash reserves for the December quarter decreased by \$4.433 million and the Company held cash reserves of \$1.967 million as at 31 December 2023.

Details of the Company's business activities for the quarter are as follows:

- o During the quarter, Axiom's advisory arm (Axiom Corporate) continued to invoice for management services with several property technology companies. This represents recurring revenue for its corporate advisory and management services (1.1 Receipts from customers in the Appendix 4C). The Company intends for this revenue to continue to grow as more engagements are entered into including targeting larger one-off success-based opportunities to occur during the year.

As announced as part of the Axiom Operational and Strategic Update in October 2023, the Company on-boarded its new CEO PropTech during the quarter, the costs of which are included in 1.2 Payments for (e) staff costs.

1.2 Payments for (f) administration and corporate costs is representative of forecast regular quarterly operating cost as compared to the previous quarter which included the \$1.063 million timing of the GST payment on the Butler Central Homemaker Centre Final Development Fee.

1.8 Other (Development Costs & Inventory) includes a \$462,500 refundable deposit paid to Woolworths Ltd with respect to the conditional contract to purchase 6.12 hectares of vacant land in Mount Gambier, South Australia to develop another Large Format Retail Centre, as announced in November 2023.

The Company previously announced it had contracted Lot 2814 (being a 2,200 sq.m approx. high-profile pad site located on Butler Boulevard, Butler WA). The net circa \$1.400 million settlement is due for settlement imminently, the positive effect of which will likely be reflected in the March quarter report.

Further, and as noted in the attached Appendix 4C in 8.6.2, the Company expects to realise additional proceeds from its other investment/s during the current quarter to further replenish and bolster its cash position.

- o The Company refers to previous updates and provides the following investment cash flow commentary for the quarter (2.1 Payments to acquire or for (d) investments):

Point Data Limited: Axiom agreed to invest up to \$4m in 2 equal tranches into property analytics and AI company Point Data Limited. The first \$2m tranche was paid in December 2022, with the second tranche now having been paid in December 2023 giving Axiom a circa one third ownership of Point Data.

ASX CODE

AXI

ISSUED CAPITAL

Ordinary Shares
432.7 M

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Digital Classifieds Group: During the quarter Axiom subscribed for 960 shares and paid \$500k USD (\$776k AUD).

- o The financing cash outflows for the September quarter of \$0.080 million relate to the right of use lease liability of the Adelaide and Sydney offices and a motor vehicle.
- o Aggregate amount of payments to related parties and their associates are for director fees and salaries and wages, as well as for costs incurred on behalf of the Company in the ordinary course of business, which were reimbursed at cost.

The Board and its executives continue to monitor operating and overhead costs to ensure the Company remains in a strong financial position. There were no other substantive changes to business activities during the quarter.

Authorised for release by the Board.

About Axiom Properties Ltd

Axiom Properties Ltd is a property development and investment business focused on developing and delivering quality property and technology solutions. Axiom's principal objective is to create long term value for shareholders by creating a well-respected property development and technology investment company that consistently delivers above industry returns on capital.

Forward-Looking Information

This announcement contains forward-looking information that is based on Axiom's expectations, estimates and projections as of the date on which the statements were made. This forward-looking information includes, among other things, statements with respect to Axiom's business strategy, plans, development, objectives, performance, outlook, growth, cash flow, projections, targets and expectations, negotiations, and product/service development. Generally, this forward-looking information can be identified by the use of terminology such as 'outlook', 'anticipate', 'project', 'target', 'potential', 'likely', 'believe', 'estimate', 'expect', 'intend', 'may', 'would', 'could', 'should', 'scheduled', 'will', 'plan', 'forecast', 'evolve' and similar expressions. Persons reading this announcement are cautioned that such statements are only predictions, and that Axiom's actual future results or performance may be materially different. Forward-looking information is subject to known and unknown risks, uncertainties and other factors that may cause Axiom's actual results, level of activity, performance or achievements to be materially different from those expressed or implied by such forward-looking information.

For more information please contact:

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Appendix 4C

Quarterly cash flow report for entities subject to Listing Rule 4.7B

Name of entity

Axiom Properties Limited

ABN

40 009 063 834

Quarter ended ("current quarter")

31 December 2023

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (6 months) \$A'000
1. Cash flows from operating activities		
1.1 Receipts from customers	189	679
1.2 Payments for		
(a) research and development		
(b) product manufacturing and operating costs		
(c) advertising and marketing		
(d) leased assets		
(e) staff costs	(509)	(876)
(f) administration and corporate costs	(506)	(2,126)
1.3 Dividends received (see note 3)		
1.4 Interest received	72	97
1.5 Interest and other costs of finance paid		(1)
1.6 Income taxes paid		
1.7 Government grants and tax incentives		
1.8 Other (Development Costs & Inventory)	(723)	(969)
1.9 Net cash from / (used in) operating activities	(1,477)	(3,196)
2. Cash flows from investing activities		
2.1 Payments to acquire or for:		
(a) entities		
(b) businesses		
(c) property, plant and equipment		
(d) investments	(2,876)	(5,802)
(e) intellectual property		
(f) other non-current assets		

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (6 months) \$A'000
2.2 Proceeds from disposal of:		
(a) entities		
(b) businesses		
(c) property, plant and equipment		
(d) investments		
(e) intellectual property		
(f) other non-current assets		
2.3 Cash flows from loans to other entities		
2.4 Dividends received (see note 3)		
2.5 Other		
2.6 Net cash from / (used in) investing activities	(2,876)	(5,802)

3. Cash flows from financing activities		
3.1 Proceeds from issues of equity securities (excluding convertible debt securities)		
3.2 Proceeds from issue of convertible debt securities		
3.3 Proceeds from exercise of options		
3.4 Transaction costs related to issues of equity securities or convertible debt securities		
3.5 Proceeds from borrowings		
3.6 Repayment of borrowings		
3.7 Transaction costs related to loans and borrowings		
3.8 Dividends paid / Return of Capital		
3.9 Other (Right of Use Lease Liability)	(80)	(146)
3.10 Net cash from / (used in) financing activities	(80)	(146)

4. Net increase / (decrease) in cash and cash equivalents for the period		
4.1 Cash and cash equivalents at beginning of period	6,400	11,111
4.2 Net cash from / (used in) operating activities (item 1.9 above)	(1,477)	(3,196)
4.3 Net cash from / (used in) investing activities (item 2.6 above)	(2,876)	(5,802)

Consolidated statement of cash flows		Current quarter \$A'000	Year to date (6 months) \$A'000
4.4	Net cash from / (used in) financing activities (item 3.10 above)	(80)	(146)
4.5	Effect of movement in exchange rates on cash held		
4.6	Cash and cash equivalents at end of period	1,967	1,967

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	1,883	6,400
5.2	Call deposits		
5.3	Bank overdrafts		
5.4	Other (Bank Guarantees)	84	
5.5	Cash and cash equivalents at end of quarter (should equal item 4.6 above)	1,967	6,400

6.	Payments to related parties of the entity and their associates	Current quarter \$A'000
6.1	Aggregate amount of payments to related parties and their associates included in item 1	192
6.2	Aggregate amount of payments to related parties and their associates included in item 2	

Note: if any amounts are shown in items 6.1 or 6.2, your quarterly activity report must include a description of, and an explanation for, such payments.

7. Financing facilities <i>Note: the term "facility" includes all forms of financing arrangements available to the entity. Add notes as necessary for an understanding of the sources of finance available to the entity.</i>	Total facility amount at quarter end \$A'000	Amount drawn at quarter end \$A'000
7.1 Loan facilities		
7.2 Credit standby arrangements		
7.3 Other (Development Funding Butler)		
7.4 Total financing facilities		
7.5 Unused financing facilities available at quarter end		
7.6 Include in the box below a description of each facility above, including the lender, interest rate, maturity date and whether it is secured or unsecured. If any additional financing facilities have been entered into or are proposed to be entered into after quarter end, include a note providing details of those facilities as well.		

8. Estimated cash available for future operating activities	\$A'000
8.1 Net cash from / (used in) operating activities (item 1.9)	(1,477)
8.2 Cash and cash equivalents at quarter end (item 4.6)	1,967
8.3 Unused finance facilities available at quarter end (item 7.5)	
8.4 Total available funding (item 8.2 + item 8.3)	1,967
8.5 Estimated quarters of funding available (item 8.4 divided by item 8.1)	1.33
<i>Note: if the entity has reported positive net operating cash flows in item 1.9, answer item 8.5 as "N/A". Otherwise, a figure for the estimated quarters of funding available must be included in item 8.5.</i>	
8.6 If item 8.5 is less than 2 quarters, please provide answers to the following questions:	
8.6.1 Does the entity expect that it will continue to have the current level of net operating cash flows for the time being and, if not, why not?	
Answer: No. The quarter included a \$462k refundable deposit paid to Woolworths Ltd with respect to the conditional contract to purchase 6.12 hectares of vacant land in Mount Gambier, South Australia to develop another Large Format Retail Centre, as announced in November 2023.	
8.6.2 Has the entity taken any steps, or does it propose to take any steps, to raise further cash to fund its operations and, if so, what are those steps and how likely does it believe that they will be successful?	
Answer: No, refer to commentary in the December 2023 Activities Report with respect to March quarter expected receipts including settlement of land held by the Company Butler, WA which is due to realise net proceeds to the Company of ~\$1.4m. Additionally, the Company expects to realise further proceeds from its other investment/s during the current quarter to further replenish and bolster its cash position.	

8.6.3 Does the entity expect to be able to continue its operations and to meet its business objectives and, if so, on what basis?

Answer: Yes, refer to commentary in the December 2023 Activities Report and in 8.6.2 above with respect to March quarter expected receipts.

Note: where item 8.5 is less than 2 quarters, all of questions 8.6.1, 8.6.2 and 8.6.3 above must be answered.

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.

Date: 31 January 2024.....

Authorised by: By the Board.....
(Name of body or officer authorising release – see note 4)

Notes

1. This quarterly cash flow report and the accompanying activity report provide a basis for informing the market about the entity's activities for the past quarter, how they have been financed and the effect this has had on its cash position. An entity that wishes to disclose additional information over and above the minimum required under the Listing Rules is encouraged to do so.
2. If this quarterly cash flow 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 cash flow 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.
4. If this report has been authorised for release to the market by your board of directors, you can insert here: "By the board". If it has been authorised for release to the market by a committee of your board of directors, you can insert here: "By the [name of board committee – eg Audit and Risk Committee]". If it has been authorised for release to the market by a disclosure committee, you can insert here: "By the Disclosure Committee".
5. If this report has been authorised for release to the market by your board of directors and you wish to hold yourself out as complying with recommendation 4.2 of the ASX Corporate Governance Council's *Corporate Governance Principles and Recommendations*, the board should have received a declaration from its CEO and CFO that, in their opinion, the financial records of the entity have been properly maintained, that this report complies with the appropriate accounting standards and gives a true and fair view of the cash flows of the entity, and that their opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.