



**AIMS**

**AIMS Fund Management**

A Member of AIMS Financial Group

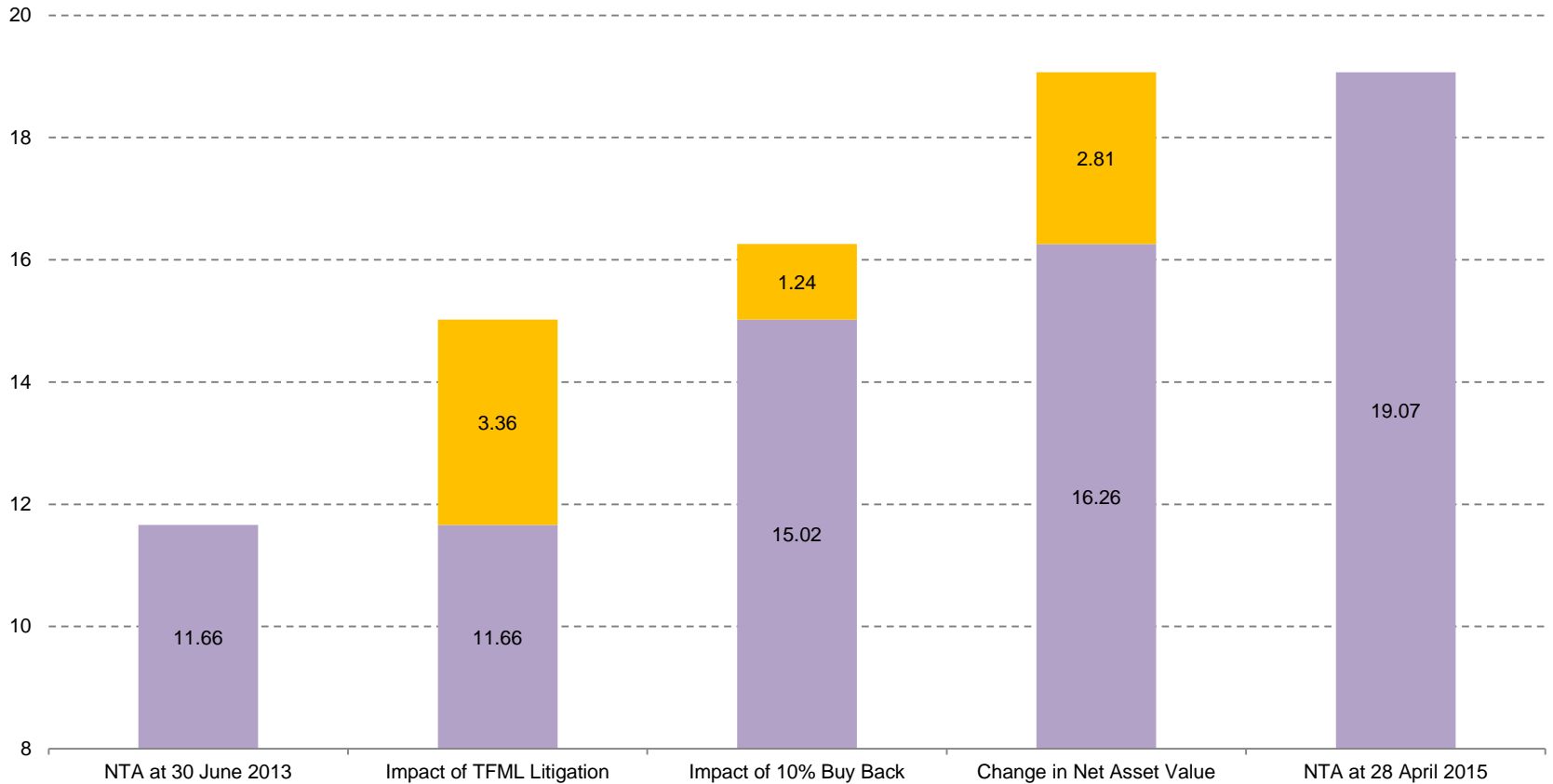
# AIMS Property Securities Fund Investor Update

## Balance Sheet

	Audited Figures as at 31 December 2014	Unaudited Figures as at 28 April 2015
<b>Current Assets</b>		
Cash and cash equivalents	1,527	5,059
Trade and other receivables	626	999
Financial assets held at fair value through the profit and loss	33,000	<b>10,500</b>
<b>Total Current Assets</b>	<b>35,153</b>	<b>16,558</b>
<b>Non-Current Assets</b>		
Listed property securities	25,214	27,930
Unlisted property securities	24,841	42,052
Total Non-Current Assets	<b>50,055</b>	<b>69,982</b>
<b>Total Assets</b>	<b>85,208</b>	<b>86,540</b>
<b>Current Liabilities</b>		
Trade and other payables	753	1
<b>Total Liabilities</b>	<b>753</b>	<b>1</b>
Net Assets attributable to Unitholders	<b>84,455</b>	<b>86,539</b>
<b>Number of Units on Issue</b>	<b>455,658</b>	<b>453,712</b>
NTA per Unit	18.53 cents	19.07 cents

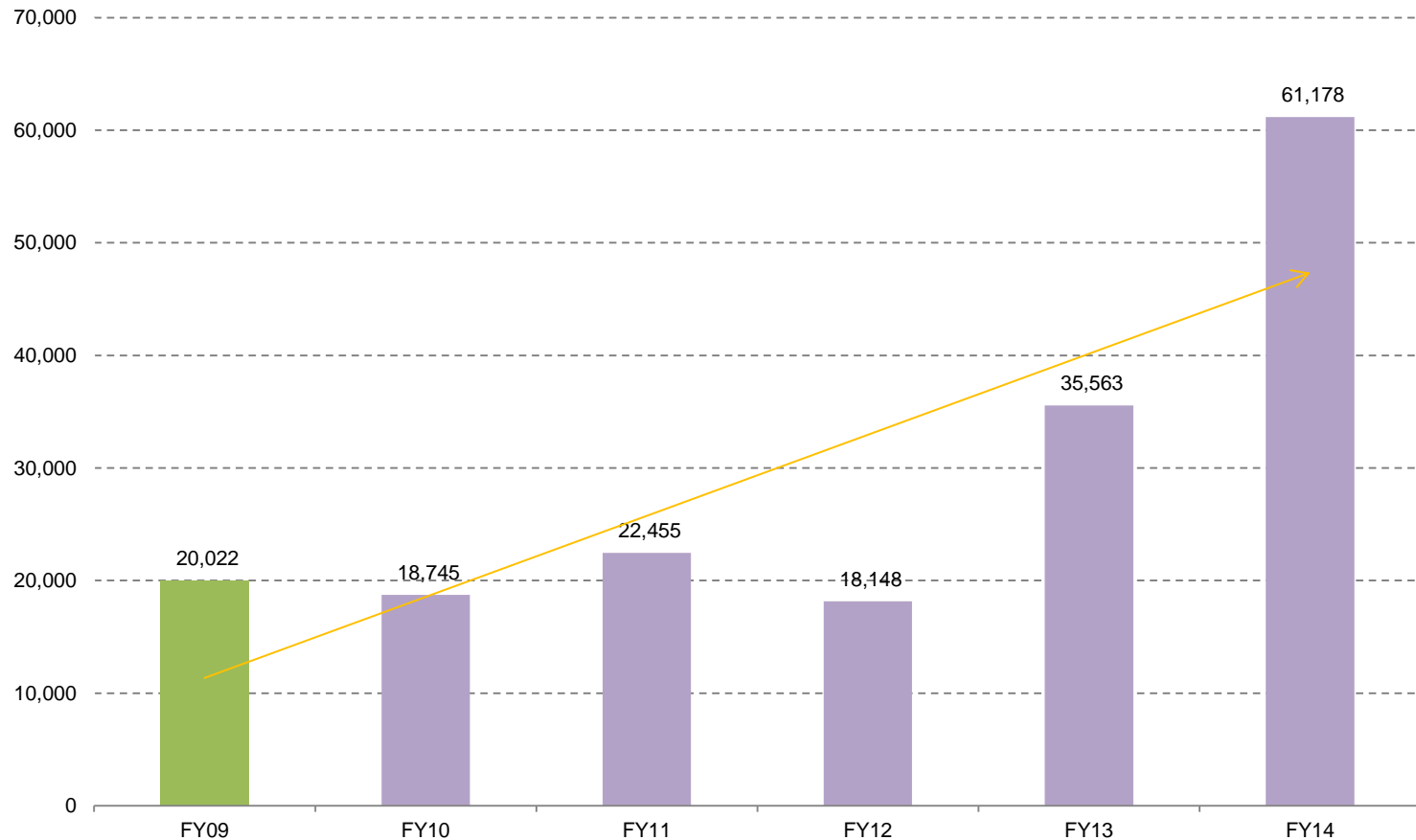
# NTA Reconciliation

***NTA has increased 63.6% since 30 June 2013***



## Market Capitalisation since 2009

**Market Capitalisation (\$'000) has increased 205% under AIMS<sup>1,2,3</sup>**



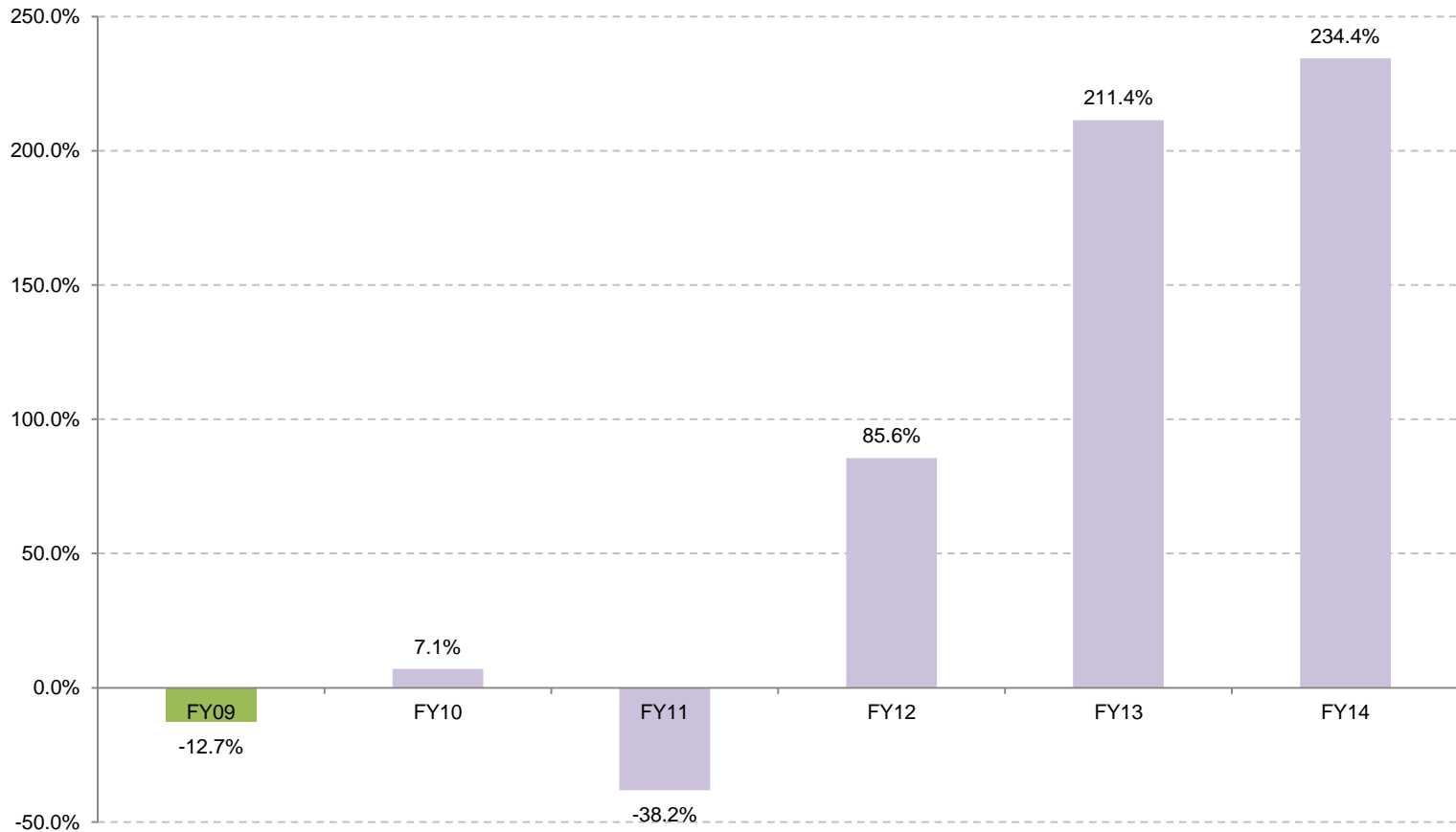
**Notes**

1. The Fund issued 13.25 millions at 7.55 cents per unit through a Private Placement in June 2010
2. The Fund issued 167.7 millions at 3.5 cents per unit through a pro rata Rights Issue in June 2012
3. The Fund issued 145.1 millions at 6.0 cents per unit through a pro rata Rights Issue in May 2013

■ Under Previous Manager  
■ Under AIMS

# AIMS Property Securities Fund

## Cumulative Unit Price Growth since 2009<sup>1</sup>



**Notes**

1. Cumulative Unit Price Growth is calculated on the assumption that investors fully subscribed for their entitlement under the Rights Issue in 2012 and 2013

■ Under Previous Manager  
■ Under AIMS

## Current Investment Portfolio

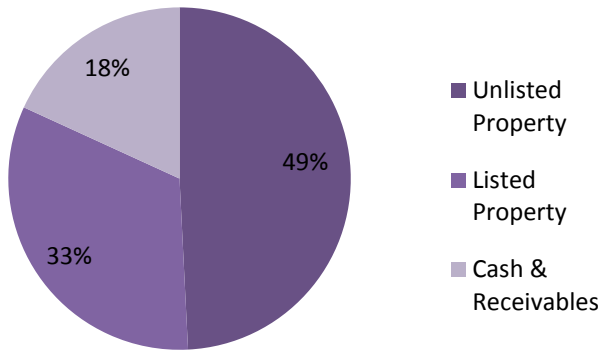
Unlisted Property Securities	No. of Units	30 June 2014		31 March 2015	
APN Champion Retail Fund	8,000,000	\$0.00	\$0	\$0.00	\$0
APN/UKA Poland Retail Fund	7,000,000	\$0.00	\$0	\$0.00	\$0
Arena Office Fund	5,000,000	\$0.65	\$3,257,000	\$0.0035	\$17,500
AIMS Property Fund (St Kilda Rd)	40,672,266	\$0.27	\$6,007,446	\$0.45	\$18,330,990
Australian Unity Office Property Fund	7,816,535	\$0.82	\$7,215,104	\$0.77	\$6,050,780
Centuria Direct Property Fund	7,800,000	\$0.28	\$2,184,000	-	-
MacarthurCook Office Property Trust	10,258,376	\$0.35	\$3,584,277	\$0.3965	\$4,269,209
PFA Diversified Property Trust	9,960,986	\$0.71	\$7,072,300	-	-
Toga Accommodation Fund	5,000,000	\$0.37	\$1,850,000	-	-
AIMS Australian Property Investment Fund (Class A Units) <sup>1</sup>	3,981,223	-	-	\$0.85	\$3,384,040
AIMS Australian Property Investment Fund (Income Units) <sup>2</sup>	10,000,000	-	-	\$1.00	\$10,000,000
<b>Sub Total Unlisted Securities</b>			<b>\$31,170,127</b>		<b>\$42,052,904</b>
Listed Property Securities	No. of Units	30 June 2014		28 April 2015	
Blackwall Property Funds Limited (ASX)	2,762,000	\$0.25	\$690,500	\$0.40	\$1,104,800
Blackwall Property Trust (formerly P-REIT) (ASX)	5,847,669	\$0.10	\$5,847,669	\$1.19	\$6,958,726
AIMS AMP Capital Industrial REIT(SGX)	4,005,724	\$1.22	\$4,271,679	\$1.45	\$5,808,300
Arena REIT(ASX)	6,768,319	\$1.20	\$8,121,983	\$1.70	\$11,506,143
APN Regional Property Fund (NSX)	3,190,476	\$0.72	\$2,297,143	\$0.80	\$2,552,381
<b>Sub Total Listed Securities</b>			<b>\$21,228,974</b>		<b>\$27,930,350</b>
<b>Total Investments</b>			<b>\$52,399,101</b>		<b>\$69,983,254</b>

*Notes*

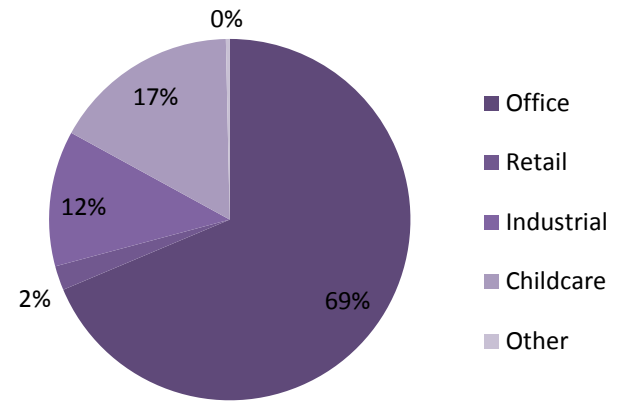
1. AIMS Australian Property Investment Fund owns 3,981,223 Class A Units in the AIMS Property Fund (Felix St)
2. AIMS Australian Property Investment Fund owns 10,000,000 Income Units in the AIMS Property Fund (Felix St)

# Overview of the Fund

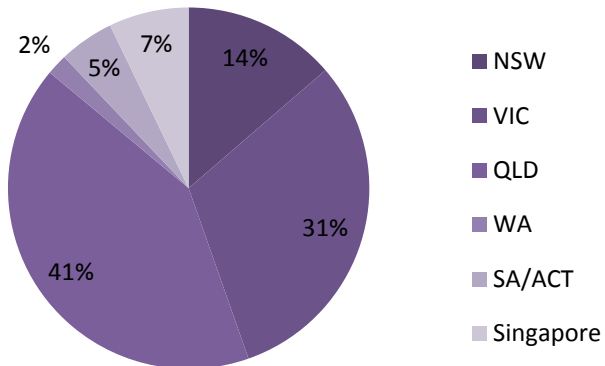
*Portfolio by Asset Allocation*



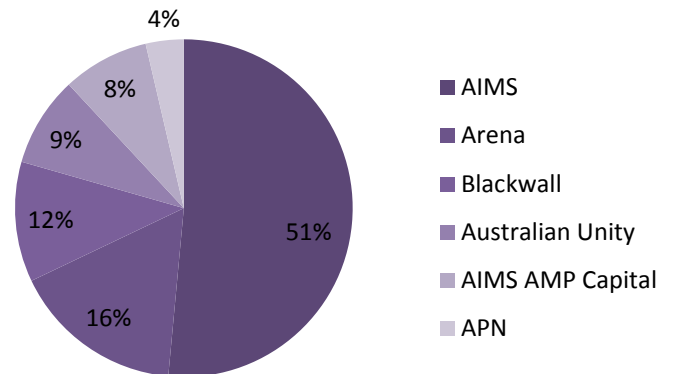
*Portfolio by Sector Diversification*



*Portfolio by Geographic Diversification*



*Portfolio by Manager Allocation*



## Significant Portfolio Events

### ❖ Unlisted Property Securities

- The Fund received a capital distribution from Arena Office Fund of 20.35 cents per unit in February 2015
- The Fund acquired 18,180,891 units in AIMS Property Fund (St Kilda Rd) for 43.20 cents per unit in December 2014. The Fund now holds 89.96% of total units on issue
- The Fund redeemed 963,099 units in Australian Unity Office Property Fund in December 2014
- The Fund received a special distribution from Centuria Direct Property Fund totalling 27.5 cents per unit in December 2014
- The Fund redeemed its interest in PFA Diversified Property Fund for 71.87 cents per unit (less 6% sell spread) on 19 September 2014
- The Fund received 37.0 cents per unit following the sale of the Toga Accommodation Fund's European hotel portfolio on 1 August 2014

### ❖ Listed Property Securities

- Blackwall Property Trust completed a 10 for 1 unit consolidation on 12 March 2015
- The Fund increased its holding in AIMS AMP Capital Industrial REIT via participation in its Distribution Reinvestment Plan



## Fund Strategy

The Responsible Entity of the Fund intends to:

- ✓ redeem the Fund's investments and redeploy capital into new investment opportunities if it believes that it is in the best interest of Unitholders in the Fund;
- ✓ make cornerstone investments in new AIMS managed investment vehicles if it believes it is in the best interest of Unitholders in the Fund;
- ✓ focus on value-add type investment opportunities such as AIMS Property Fund (St Kilda Rd) and AIMS Australian Property Investment Fund;
  - ✓ AIMS Property Fund (St Kilda Rd) has engaged with Bates Smart to commence work on the planning approvals to redevelop the property into a residential tower;
- ✓ continue to pay regular income distributions to Unitholders in the Fund at a minimum payout ratio of 80%; and
- ✓ continue to assess and examine other capital initiatives that it deems to be in the best interest of Unitholders in the Fund.



# AIMS Property Fund (St Kilda Rd)

## Overview

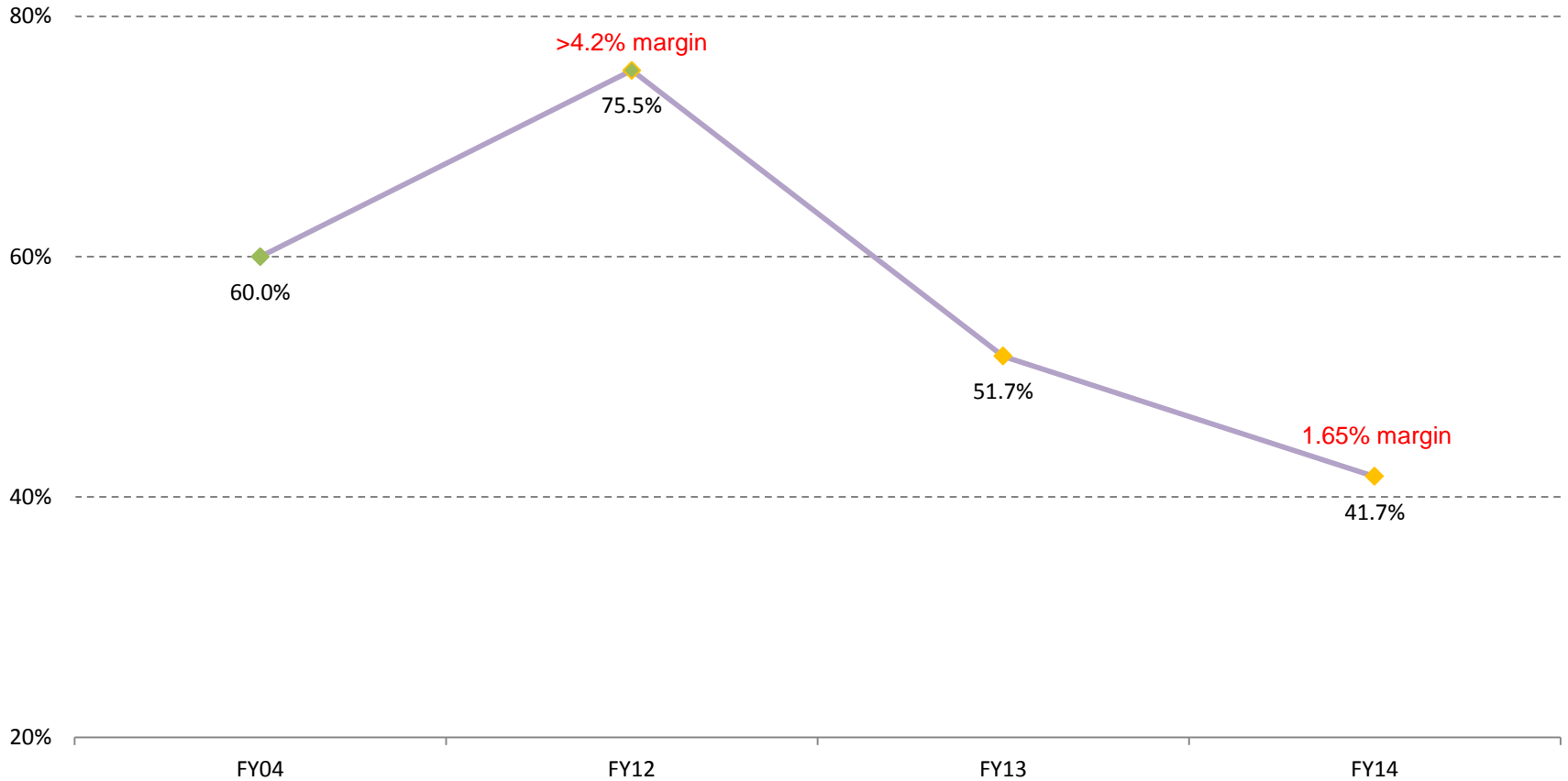
- ❖ The property is located at 492 St Kilda Rd, Melbourne on a 2,243 sq.m site
- ❖ B-Grade office building with NLA of 8,803 sq.m
- ❖ There are 12 levels of office accommodation, ground floor retail and 2 level basement car park for 141 car spaces
- ❖ The current vacancy is approximately 5%
- ❖ WALE is >2 years
- ❖ Net Passing Income is >\$2.4 million
- ❖ Market Price is \$34.5 million



Major Tenants	Area (% Sq.m)
Peet Limited	8%
Headstart International	6%
Profectus Australia	6%
Avaya Australia	6%
Vacant	5%

# Gearing

**AIMS reduced LVR to 41.7%<sup>1,2</sup>**



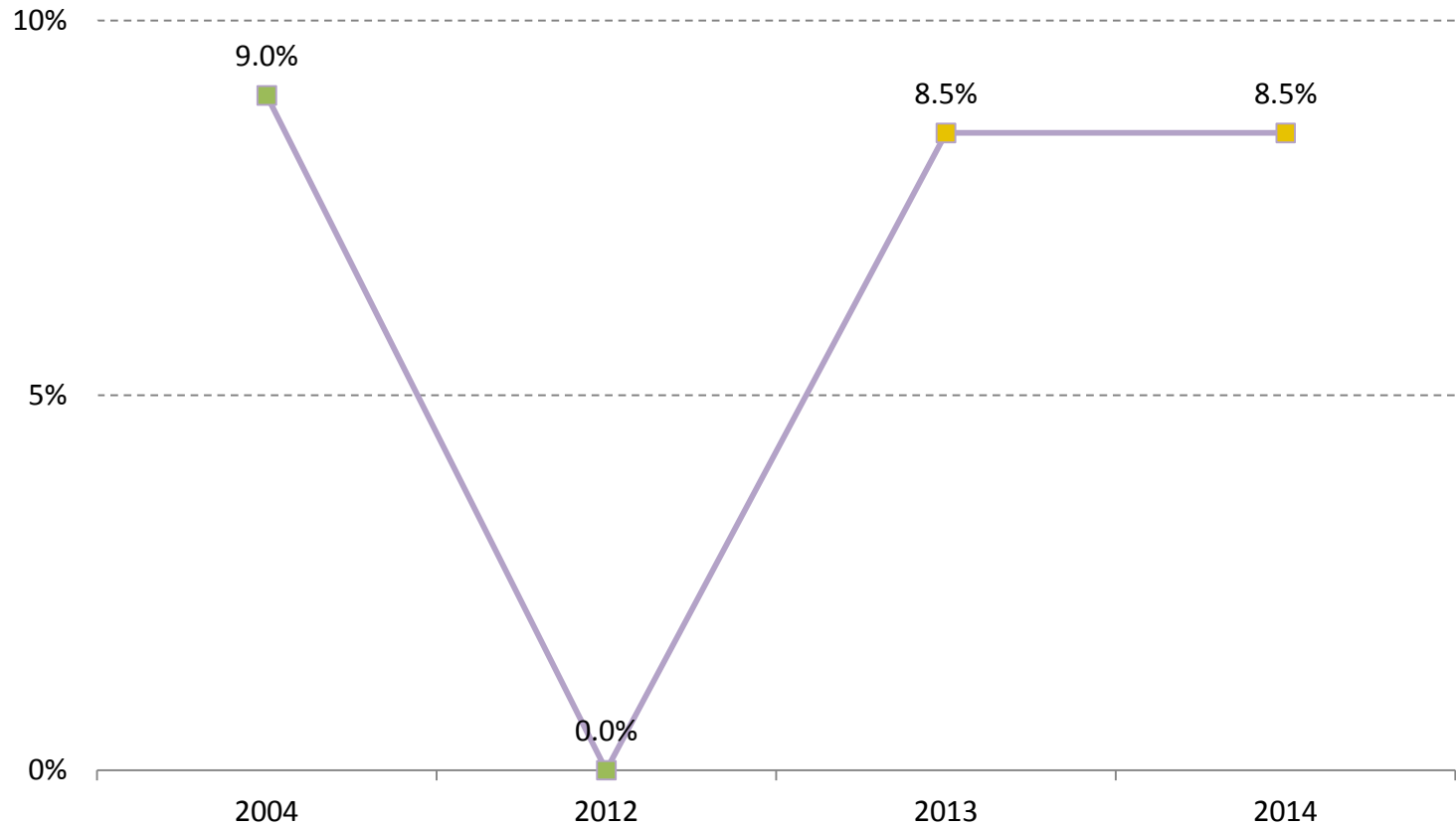
*Notes*

1. The Fund's LVR is based on debt of \$15.1 million divided by Total Assets of \$36.3 million = 41.7%
2. The Fund raised \$6.5 million to repay debt through a pro rata Entitlement Offer in December 2013

■ Under Previous Manager  
■ Under AIMS

# Distributions

## AIMS reinstated DPU at 8.5%<sup>1</sup>



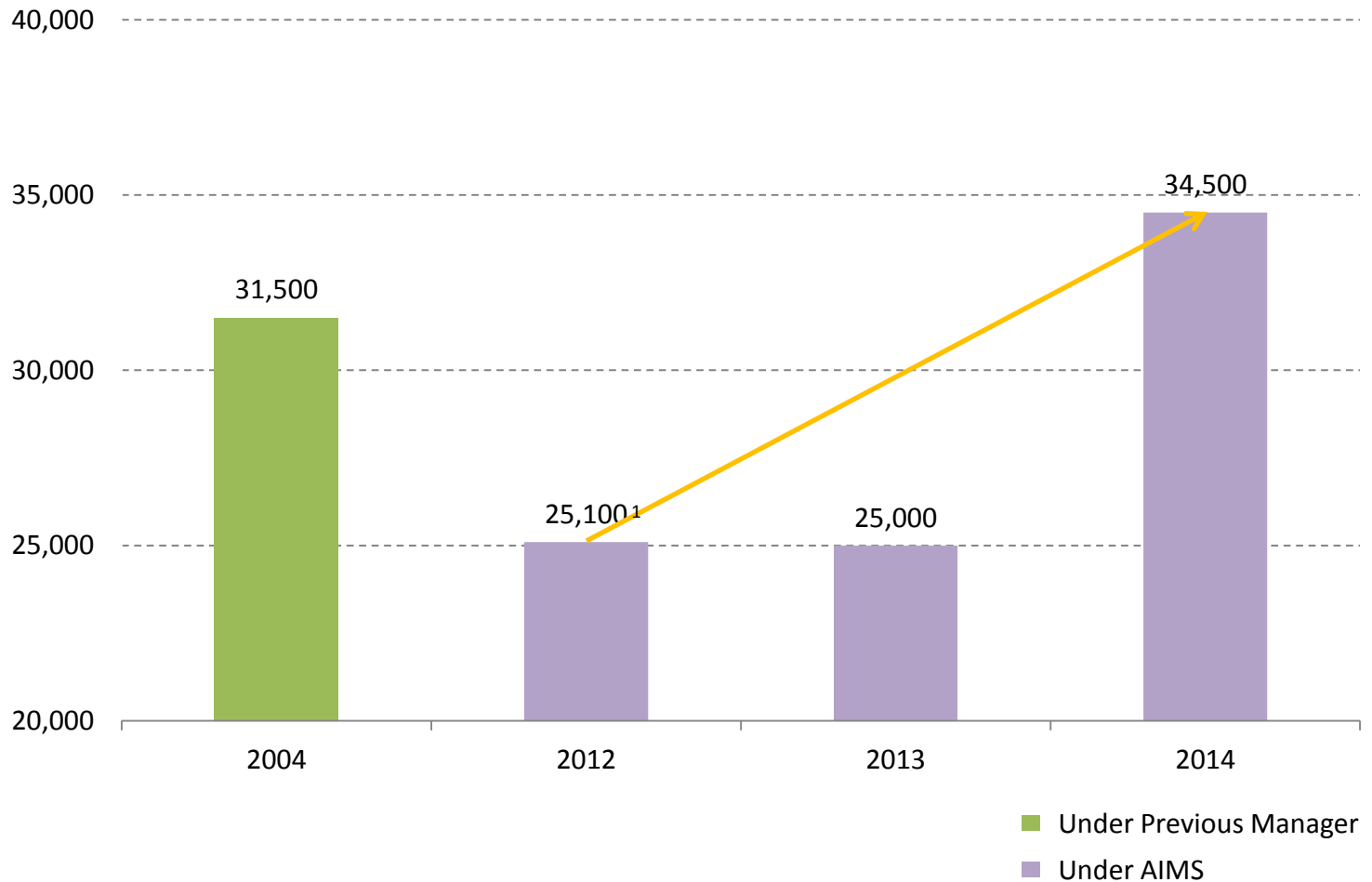
■ Under Previous Manager  
■ Under AIMS

*Notes*

1. Distribution Yield payable on New Units at an annualised rate of 8.5% up to 31 December 2015

# Property Price

## Property Price increased 37.5% under AIMS

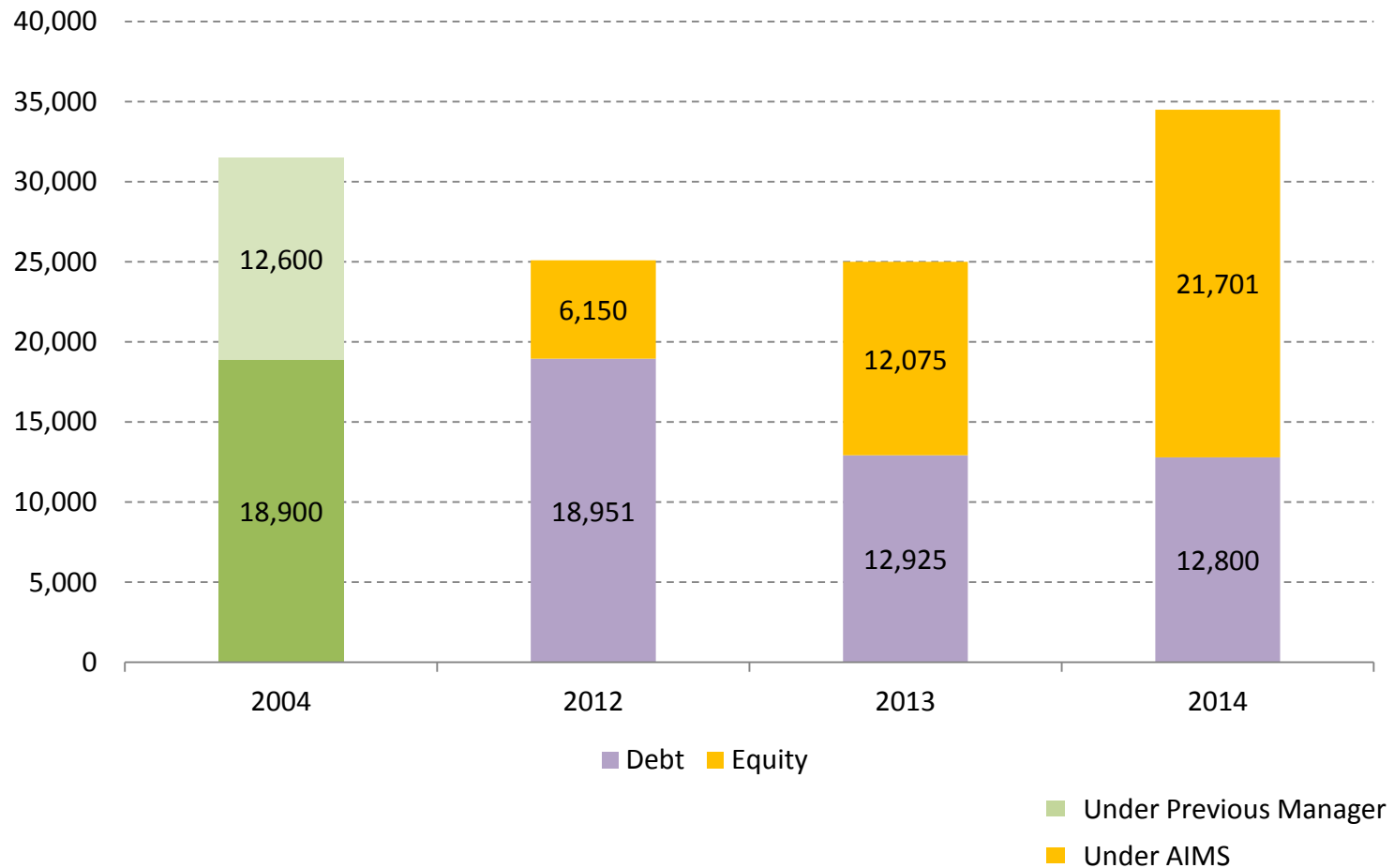


*Notes*

1. In November 2012, the Fund received offers from \$23.0 million to \$24.0 million resulting from an EOI campaign run by an independent firm in Melbourne

## Debt/Equity Mix

**Equity Value increased by 78.6% under AIMS<sup>1</sup>**



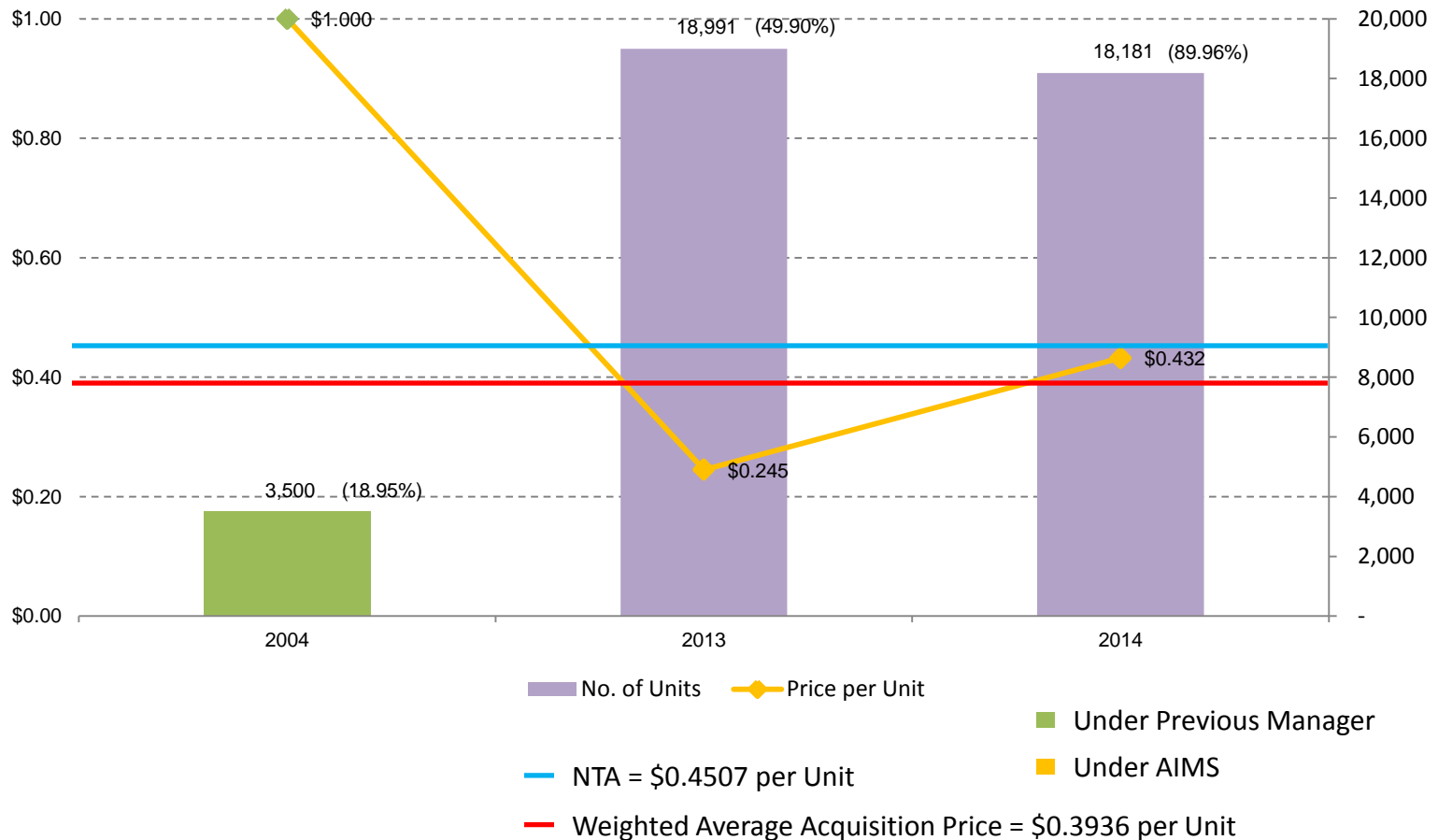
**Notes**

1. AIMS raised \$6.5 million to repay debt through a pro rata Entitlement Offer in December 2013

## No. of Units (% interest in the fund) & Acquisition Price per Unit

**WAAP represents an unrealised capital gain of 14.5%**

(‘000)



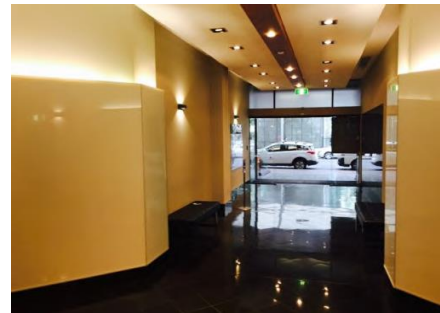




# AIMS Property Fund (Felix St)

## Overview of Transaction

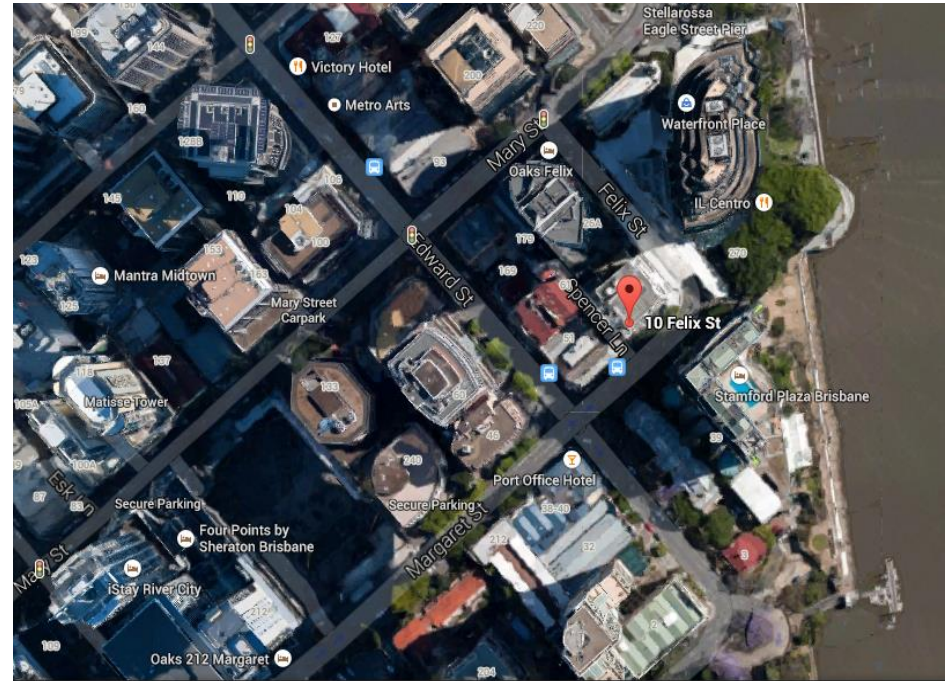
- ❖ The property is located at 10 Felix Street, Brisbane on a 1,009 sq.m site
- ❖ B-Grade office building with NLA of 4,752 sq.m
- ❖ There are 11 levels of office accommodation completed in 1985, refurbished in 1999 and services upgraded in 2009
- ❖ The current occupancy rate is 75.9%
- ❖ WALE is 2 years
- ❖ Initial Yield (fully leased) is 9.32%
- ❖ Purchase Price was \$26 million



Major Tenants	Area (% Sq.m)
NSW Business Chamber Limited	13.8%
National Storage Operations Pty Ltd	12.6%
Taldor	8.1%
Vacant	5%

## Location & Key Benefits

- ❖ The property is located in the centre of the “Golden Triangle” in the Brisbane CBD, directly behind Waterfront Place and <25m to the riverfront
- ❖ Key benefits of the Property are:
  - ✓ prime location;
  - ✓ a diversified mix of quality tenants;
  - ✓ potential to enhance value through active leasing and asset management; and
  - ✓ Medium to long term redevelopment upside, considering the location of the Property and its medium density improvements



## Disclaimer

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