

ASX CODE

AXI

ISSUED CAPITAL

Ordinary Shares
420.4 M

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21 April 2017

ASX ANNOUNCEMENT

APPENDIX 4C – QUARTERLY CASH FLOW REPORT – MARCH 2017

Adelaide, Australia, Friday 21 April 2017: 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 March 2017.

Commentary is provided as follows:

- The Company held cash reserves of \$2.165 million at 31 March 2017.
- The Company's cash reserves for the March quarter decreased by \$394,032 as follows:
 - Net operating cash outflows for the March quarter were \$392,704.
 - Nil net investing cash flows for the March quarter.
 - Net financing cash outflows for the March quarter were \$1,328.

The Company continued to invest in the development of its Mt Barker land sub-division during the quarter and generally in its property portfolio including its Double Bay project in Sydney. It also continues to focus on controlling Churchill Centre North and South outgoings costs and boosting rental revenue through securing additional retail tenants and an expansion of Churchill North Centre, having recently lodged a DA with Council for an additional 5,500 sq.m of retail and bulky space.

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:

Paul Santinon
Company Secretary
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Appendix 4C

Quarterly report for entities subject to Listing Rule 4.7B

Introduced 31/03/00 Amended 30/09/01, 24/10/05, 17/12/10, 01/09/16

Name of entity

Axiom Properties Limited

ABN

40 009 063 834

Quarter ended ("current quarter")

31 March 2017

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (9 months) \$A'000
1. Cash flows from operating activities		
1.1 Receipts from customers	1,447	4,188
1.2 Payments for		
(a) research and development		
(b) product manufacturing and operating costs		
(c) advertising and marketing		
(d) leased assets		
(e) staff costs	(773)	(1,443)
(f) administration and corporate costs	(642)	(2,221)
1.3 Dividends received (see note 3)		
1.4 Interest received	7	30
1.5 Interest and other costs of finance paid	(356)	(1,060)
1.6 Income taxes paid		
1.7 Government grants and tax incentives		
1.8 Other (Payments for Development Costs)	(76)	(551)
1.9 Net cash from / (used in) operating activities	(393)	(1,057)
2. Cash flows from investing activities		
2.1 Payments to acquire:		
(a) property, plant and equipment		
(b) businesses (see item 10)		
(c) investments		

Consolidated statement of cash flows	Current quarter \$A'000	Year to date (9 months) \$A'000
(d) intellectual property		
(e) other non-current assets		
2.2 Proceeds from disposal of:		
(a) property, plant and equipment		
(b) businesses (see item 10)		
(c) investments		
(d) intellectual property		
(e) other non-current assets		
2.3 Cash flows from loans to other entities		
2.4 Dividends received (see note 3)		
2.5 Other (provide details if material)		
2.6 Net cash from / (used in) investing activities	-	-

3. Cash flows from financing activities		
3.1 Proceeds from issues of shares		
3.2 Proceeds from issue of convertible notes		
3.3 Proceeds from exercise of share options		
3.4 Transaction costs related to issues of shares, convertible notes or options		
3.5 Proceeds from borrowings	-	150
3.6 Repayment of borrowings	(1)	(6)
3.7 Transaction costs related to loans and borrowings		
3.8 Dividends paid		
3.9 Other (provide details if material)		
3.10 Net cash from / (used in) financing activities	(1)	144

4. Net increase / (decrease) in cash and cash equivalents for the period		
4.1 Cash and cash equivalents at beginning of quarter/year to date	2,559	3,078
4.2 Net cash from / (used in) operating activities (item 1.9 above)	(393)	(1,057)
4.3 Net cash from / (used in) investing activities (item 2.6 above)		
4.4 Net cash from / (used in) financing activities (item 3.10 above)	(1)	144

Consolidated statement of cash flows		Current quarter \$A'000	Year to date (9 months) \$A'000
4.5	Effect of movement in exchange rates on cash held		
4.6	Cash and cash equivalents at end of quarter	2,165	2,165

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	665	1,007
5.2	Call deposits	1,500	1,552
5.3	Bank overdrafts		
5.4	Other (provide details)		
5.5	Cash and cash equivalents at end of quarter (should equal item 4.6 above)	2,165	2,559

6. Payments to directors of the entity and their associates

- 6.1 Aggregate amount of payments to these parties included in item 1.2
- 6.2 Aggregate amount of cash flow from loans to these parties included in item 2.3
- 6.3 Include below any explanation necessary to understand the transactions included in items 6.1 and 6.2

**Current quarter
\$A'000**

403

7. Payments to related entities of the entity and their associates

- 7.1 Aggregate amount of payments to these parties included in item 1.2
- 7.2 Aggregate amount of cash flow from loans to these parties included in item 2.3
- 7.3 Include below any explanation necessary to understand the transactions included in items 7.1 and 7.2

**Current quarter
\$A'000**

8. Financing facilities available <i>Add notes as necessary for an understanding of the position</i>	Total facility amount at quarter end \$A'000	Amount drawn at quarter end \$A'000
8.1 Loan facilities	61,550	61,550
8.2 Credit standby arrangements		
8.3 Other (please specify)		
8.4 Include below a description of each facility above, including the lender, interest rate and whether it is secured or unsecured. If any additional facilities have been entered into or are proposed to be entered into after quarter end, include details of those facilities as well.		

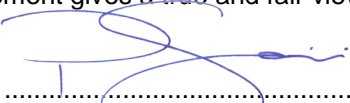
Description	Amount (\$A'000)	Lender	Interest Rate	Secured / Unsecured
Churchill Centre North ⁽¹⁾	49,980	BankSA	30 day BBSW	Secured
Churchill Centre North (SWAP)	25,000	BankSA	2.36%	Secured
Churchill Centre South ⁽²⁾	11,570	BankSA	30 day BBSW	Secured
Churchill Centre South (SWAP)	11,570	BankSA	1.87%	Secured
<small>(1) The Company's total financing facilities are \$49.980m, of which \$25m is hedged under a swap agreement secured against Churchill Centre North, of which Axiom has a 50% interest (i.e. exposure limited to only half of that facility).</small>				
<small>(2) The Company's total financing facilities are \$11.570m, hedged under a swap agreement secured against Churchill Centre South.</small>				

9. Estimated cash outflows for next quarter	\$A'000
9.1 Research and development	
9.2 Product manufacturing and operating costs	
9.3 Advertising and marketing	
9.4 Leased assets	
9.5 Staff costs	(341)
9.6 Administration and corporate costs	(598)
9.7 Other (Development Costs, Interest and Finance Costs)	(462)
9.8 Total estimated cash outflows	(1,401)

10. Acquisitions and disposals of business entities (items 2.1(b) and 2.2(b) above)	Acquisitions	Disposals
10.1 Name of entity		
10.2 Place of incorporation or registration		
10.3 Consideration for acquisition or disposal		
10.4 Total net assets		
10.5 Nature of business		

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.

Sign here: 
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(Director/Company secretary)

21 April 2017
Date:

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 that wishes to disclose additional information is encouraged to do so, in a note or notes included in or attached to this report.
2. If this quarterly 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 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.