



FKP Property Group Half Year Results Presentation 24 February 2011

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1. Overview
2. Divisional Commentary
3. Capital Management
4. Strategy and Outlook
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Overview

Strong first half performance

- Result driven by a lift in contribution from Residential Communities and Retirement

Further strengthened balance sheet

- Completed issuance of \$125m Convertible Bond as part of the retirement syndicate refinancing
- Gearing at 29% with no material debt maturities until June 2012

Outlook for residential assets remains positive

- Three developments launched in first half; LUXE, The Milton and The Rochedale Estates
- Brisbane assets largely unaffected by recent flooding events

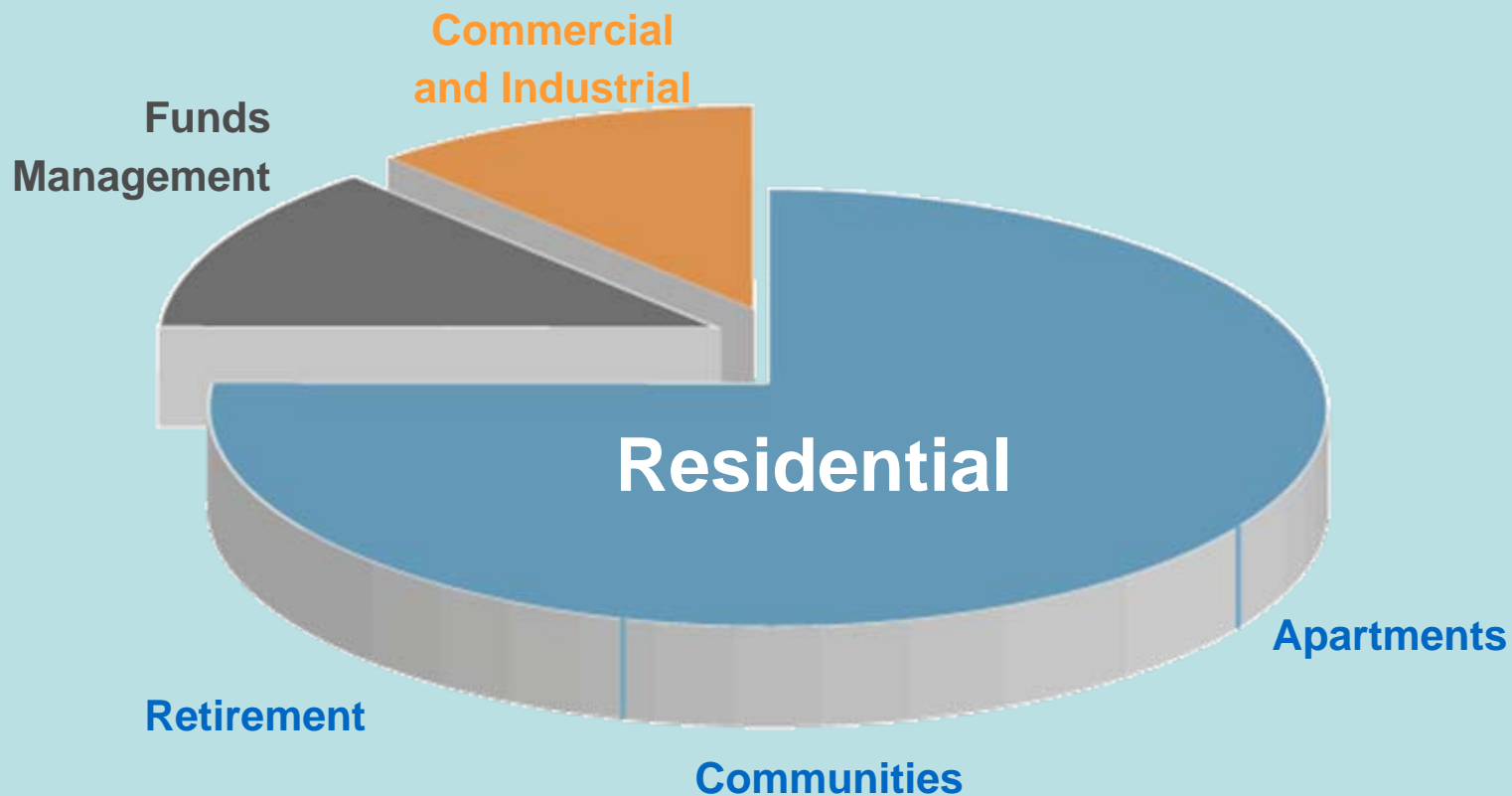
Full year guidance maintained

- FY11 guidance of 10-15% increase on FY10 underlying profit maintained

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Overview: National Platform focused on Residential



50 per cent recurring / 50 per cent trading income

Key Outcomes

Underlying profit after tax	\$54.6m	<ul style="list-style-type: none"> Represents a 14% uplift on the pcp
Underlying EPS	4.7 cps	<ul style="list-style-type: none"> Represents an annualised earnings yield of 11%
Statutory profit after tax	\$54.6m	<ul style="list-style-type: none"> Minimal one off adjustments from underlying profit
Recurring income percentage	77%	<ul style="list-style-type: none"> To be rebalanced by trading income from residential to achieve 50:50 income source
Operating cash flow	\$22.1m	<ul style="list-style-type: none"> Large contributions from settlements at A2 and Saltwater Coast
Distribution	1.4 cps	<ul style="list-style-type: none"> Represents 55% of realised underlying profit
NTA per unit ¹	\$1.24	<ul style="list-style-type: none"> Securities currently trading at 32% discount to NTA
Gearing	29%	<ul style="list-style-type: none"> Below maximum target gearing level of 35%

¹ Excluding minority interests

Divisional Contributions: Residential delivers profit target

	HY11 \$m	HY10¹ \$m	Change
Residential Communities and Apartments	14.9	5.5	▲ 171%
Retirement Operations	22.9	18.2	▲ 26%
Retirement valuation	37.9	37.9	-
Commercial and Industrial	13.7	27.3	▼ 50%
Funds and Investments	6.0	5.4	▲ 11%
Corporate overheads	(8.4)	(8.7)	▼ 3%
EBITDA	87.0	85.6	▲ 2%
Depreciation and amortisation	(1.6)	(3.0)	▼ 47%
EBIT	85.4	82.6	▲ 3%
Interest	(13.3)	(16.6)	▼ 20%
Profit Before Tax	72.1	66.0	▲ 9%
Income tax	(14.5)	(16.5)	▼ 12%
Profit After Tax	57.6	49.5	▲ 16%
Minority interests	(3.0)	(1.5)	▲ 100%
NET UNDERLYING PROFIT	54.6	48.0	▲ 14%

¹ The Underlying Profit for the period to 31 December 2009 has been restated to reflect the adoption of the AICD Underlying Profit Guidelines. The decrease in the previously reported Underlying Profit reflects the treatment of employee share options as underlying for the period.



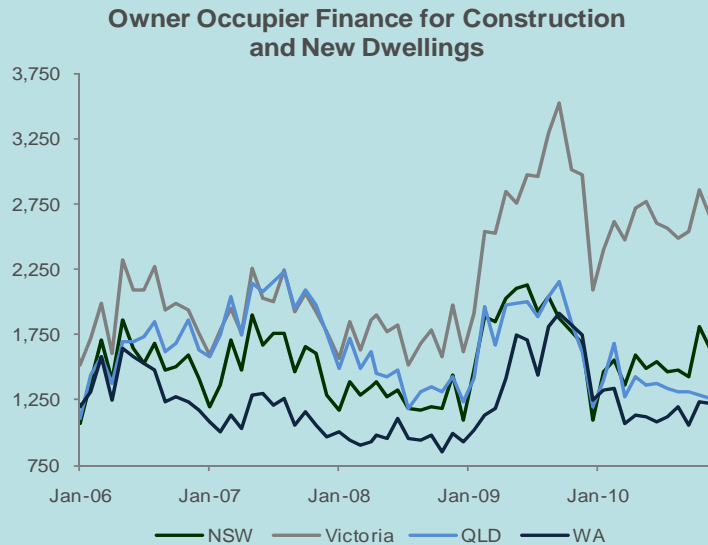
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Residential Market Overview: Solid level of underlying demand



- A solid level of underlying demand continues across the market, primarily driven by long term under supply issues
- Activity in the Victorian residential market continues to outperform all other states
- Stronger population growth in NSW combined with a tight rental market and undersupply underpin strong demand fundamentals
- South East Queensland market remains subdued

- However, improved revenue receipts and market share seen at Peregian Springs / Ridges
- Solid enquiry continues at Rochedale



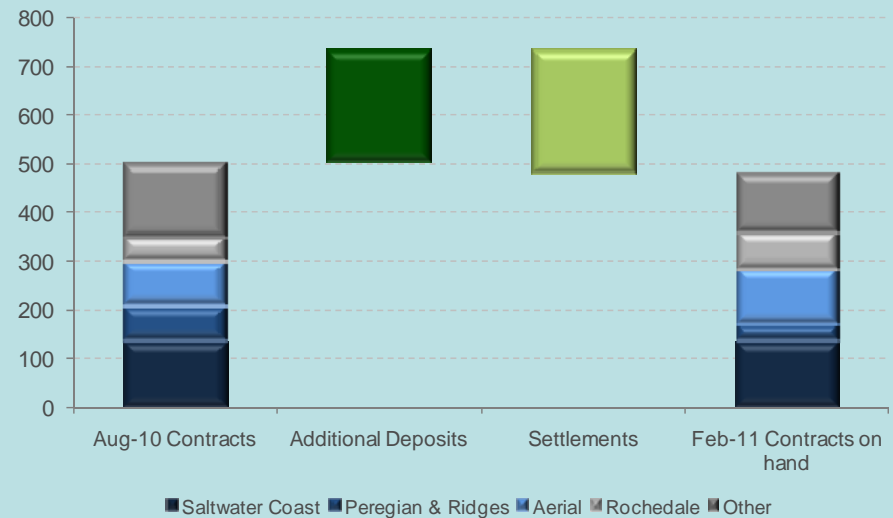
Source: ABS

Residential: Communities and Apartments – Drivers of Growth

- Significant lift in profit contribution relative to previous period and continues to improve
- Performance driven by increased sales across both communities and apartment products
- Both sale prices and lot sale numbers at Saltwater Coast (Point Cook) continue to exceed initial expectations
- A2 apartment development at Rosebery completed in December 2010 with all 52 units sold/settled
- Pipeline of deposits remains strong
 - Net deposits at a similar level to six months ago

Key Performance Indicators	HY11	HY10	Change
Divisional profit contribution	\$14.9m	\$5.5m	▲ 171%
Sales revenue	\$80.6m	\$34.0m	▲ 137%
Land lot sales	207	77	▲ 169%
Built product sales	63	32	▲ 97%
Average margin (incl interest)	28%	20%	▲ 8%
Average margin (excl interest)	36%	25%	▲ 11%

Residential Communities and Apartment Deposit Flow



Residential: Communities – Outlook

- Pipeline of existing Residential Communities assets more than sufficient to drive profit growth into medium term
- Residential Communities projects have a combined total inventory of 5,650 lots still to be developed with an expected remaining life of up to 7 years
- No immediate requirements for restocking, so acquisitions assessed on a case by case basis
- Short term focus will be on:
 - Maximising strong demand at Saltwater Coast
 - Delivery of first lots at The Rochedale Estates by end of FY11
 - Launch of Mulgoa Rise
 - Maintain improved Sunshine Coast market share at Peregian Springs / Ridges

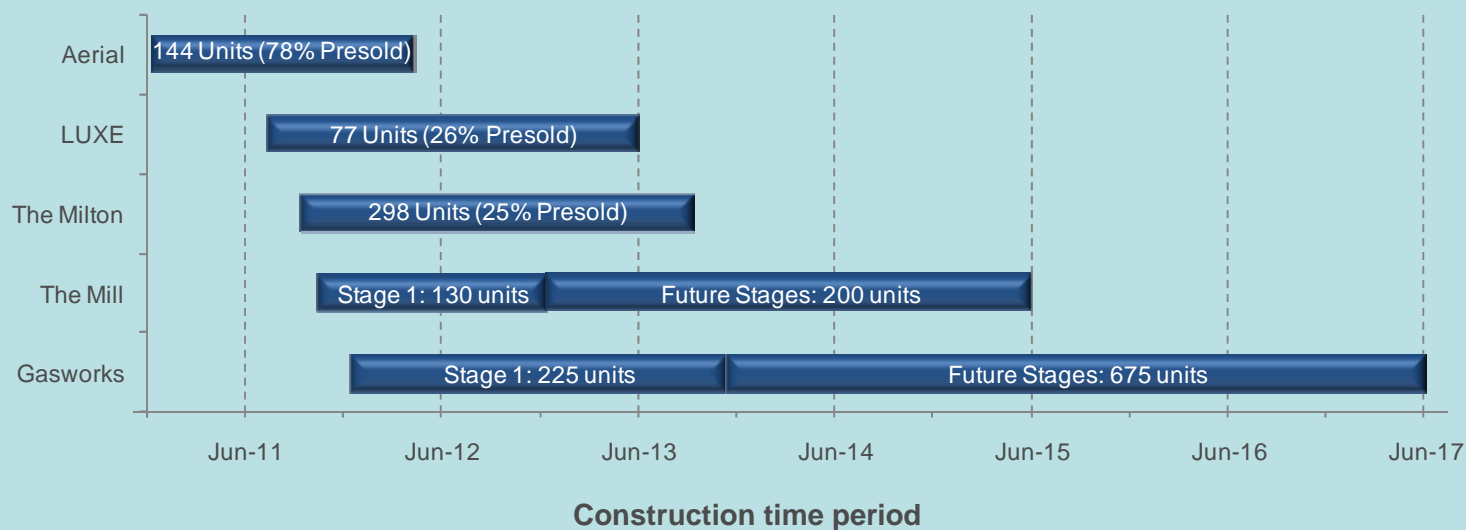
Land projects	State	Remaining lots approx.	Estimated remaining value \$m	Target annual lot sales	Remaining project life
Saltwater Coast, Point Cook	VIC	1,750	535	250-300	6+ years
Peregian Springs & Ridges, Peregian Springs	QLD	1,250	310	125-150	7+ years
The Rochedale Estates, Rochedale	QLD	1,150	335	125-150	5+ years
Mulgoa Rise, Mulgoa	NSW	600	220	100-150	6+ years
Other		850	400	100-150	<6 years
Total		5,650	1,800		

Note: Excludes 3,080 lots controlled by Port Bouvard

Residential: Apartments – Outlook

- The existing pipeline of apartment projects is expected to deliver more than 1,700 apartments over the next two to six years
- The Mill (Albion) and Gasworks (Newstead) projects to be broken up into several stages to maximise capital efficiency and minimise project risk
- Short term focus is on:
 - Continuing construction work at Aerial (Camberwell)
 - Progressing presale levels at LUXE (Woolloomooloo) and The Milton (Milton)
 - Launch of The Mill and Gasworks initial stages

Indicative Project Delivery Timetable



Retirement: A Specialised Class of Residential

- The retirement sector is a specialised class of residential
- Conditions in the general residential market flow through to impact the retirement sector
- As residents generally sell their houses before moving into a retirement village, there is a strong correlation between sales activity in the general residential sector and sales activity in the retirement sector
- The volatility that may be experienced in other sectors of the residential market is minimised in Retirements as this is primarily a needs driven purchase

FKP Retirement Sales vs. New Home Sales¹



¹ Aggregate new home sales in Qld, NSW, Vic and SA
Source: FKP, HIA

Retirement: Strong Results in a Challenging Market

- Resilience of sector reinforced with a 14% increase in DMF and capital gain generated
- Geographic diversity of portfolio highlighted as results achieved despite a weakening of South East Queensland market
- Strong price gains amongst the South Australian villages helped deliver overall annualised portfolio price growth of 4.9%
- Average DMF and capital gains contract terms continue to incrementally improve as older contract types are rolled to improved contracts
- Capital refurbishment and buy-back program continuing with volume three times the pcp
- Consolidation of FPG Clayfield and Cleveland Syndicates during the period
- Major assumptions used in the retirement investment property valuation are consistent with those used at 30 June 2010

Key Performance Indicators	HY11	HY10	Change
Divisional profit contribution	\$22.9m ¹	\$18.2m	▲ 26%
Revaluation contribution	\$37.9m	\$37.9m	-
Total contribution	\$60.8m	\$56.1m	▲ 8%
Resales	250	273	▼ 8%
New sales	13	30	▼ 57%
Total resident sales	263	303	▼ 13%
Portfolio turnover (based on sales)	9%	10%	▼ 1%
Net buyback purchases/(sales)	32	(8)	-
Avg DMF/CG transaction price point	\$250k	\$237k	▲ 5%
Avg DMF/CG per transaction	\$86k	\$80k	▲ 8%
DMF / CG generated	\$24.2m	\$21.2m	▲ 14%
Average DMF rate of existing contracts	30%	29%	▲ 1%
Average capital gain share of existing contracts	51%	50%	▲ 1%
Average age of residents	82.2	82.0	-
Underlying property value	\$1.9b	\$1.8b	▲ 5%

¹ Includes contribution from consolidation of Clayfield and Cleveland syndicates
 Note: HY10 operating statistics restated to reflect impact of the Clayfield and Cleveland syndicates

Retirement: Outlook

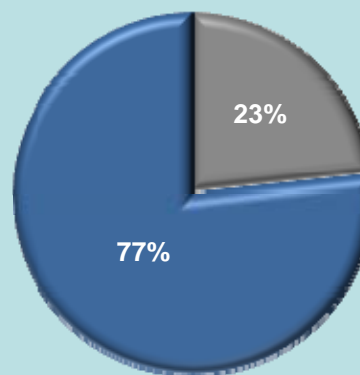
- Residential sentiment is likely to continue to hinder the performance of the South East Queensland villages in the short term
- Strong performance in other States to mitigate the impact
- Development pipeline expected to deliver approximately 35 new units by June 2011 across three different villages
- Roll out of development pipeline and buyback / refurbishment program expected to be a consistent source of profit and cash flow
- Divisional profit contribution expected to be 10% up on FY10

Aveo Units	Existing	Pipeline	Total
FKP Balance Sheet ¹	6,213	802	7,015
Managed for RVG ²	3,945	616	4,561
Total	10,158	1,418	11,576

¹ Includes 58 units not offered for accommodation purposes eg manager's units
² RVG also has 3,213 units in NZ which are not managed by FKP

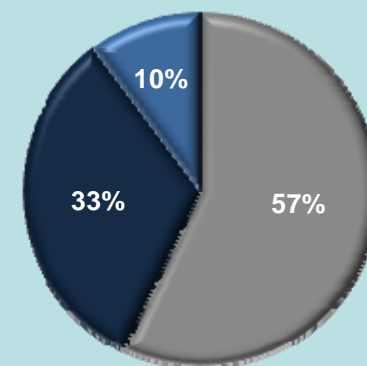
FKP Retirement Development Pipeline

Development Type



■ Greenfield ■ Brownfield

Geographic Location



■ QLD ■ NSW ■ VIC

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Commercial and Industrial

Trading

- Successful approval received for the next stage of Gasworks. Approximately a third of the commercial NLA (8,600m²) and approximately two thirds of the retail NLA (7,800m²) allocated to identified tenants
- 8,000m² commercial land sale achieved in Circa precinct
- Continued sell down of legacy industrial and commercial stock
- Acquired remaining 50% interest in Mackay Turf Farm at an attractive discount to valuation

Recurring

- Continue maximising value through asset recycling in Property Trust
- Successful disposal of Bridge Street and Indooroopilly Junction Shopping Centre in January 2011
- Reposition 465 Victoria Avenue (Vero Tower), Chatswood
- Looking at strategic trust asset disposal opportunities over the medium term

Key Performance Indicators		HY11	HY10	Change
Divisional profit contribution		\$13.7m	\$27.3m ¹	▼ 50%
Comprised of:	Trading	\$4.3m	\$18.2m ¹	▼ 76%
	Recurring	\$9.4m	\$9.1m	▲ 3%
Trading sales revenue		\$28.1m	\$22.2m	▲ 27%
Properties held		9	11	▼ 18%

¹ Includes \$14.09m of Energex building profit contribution

Project	State	Estimated revenue over project life \$m	Estimated completion date
Gasworks, Newstead	QLD	400	FY17
Circa, Norwest	NSW	600	TBC

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Funds Management and Investments

Funds Management

- Focus in Core Plus Funds remains on maximising value in the divestment process
- Successful divestment of Harris St, Chandos St and William St assets in the Core Plus Funds during the period

Investments

- RVG ILU resales volume and cash generated from those resales outperformed the prior corresponding period by 16%
- Discussion continues with RVG wholesale investors to achieve optimal fund structure and focus
- Occupancy within the US villages continues to be impacted by a weaker economy
- Port Bouvard completed construction of its “Oceanique” development and first tranche of 20 settlements

Underlying Profit Contribution	HY11 \$m	HY10 \$m	Change
Funds Management	-	1.0	▼ 100%
Retirement Villages Group	2.3	3.0	▼ 23%
FKP Core Plus Funds	0.6	1.0	▼ 40%
US Senior Living Group	-	0.4	▼ 100%
Port Bouvard	3.2	-	▲ 100%
Total	6.0	5.4	▲ 11%

Portfolio Investments	Sector	Holding	Book Value \$m
Retirement Villages Group	Retirement	19%	134.4
US Senior Living Group	Retirement	50%	10.7
FKP Core Plus Fund	Commercial	15%	15.6
FKP Core Plus Fund Two	Commercial	28%	8.7
Port Bouvard Ltd	Residential	30%	26.8
Total			196.2

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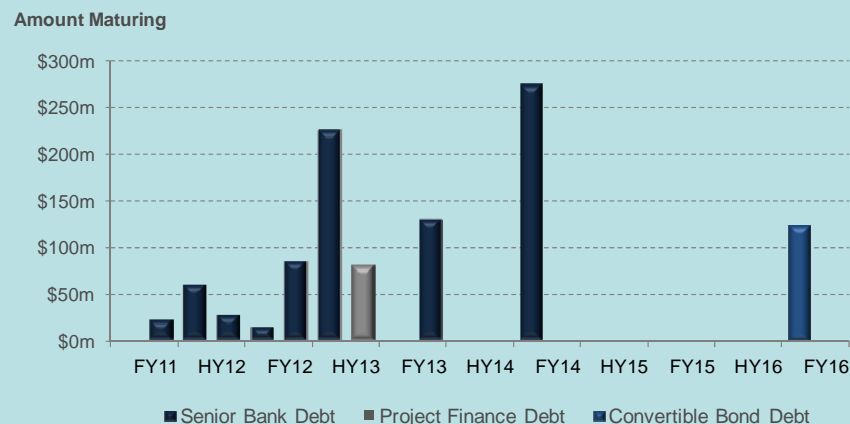
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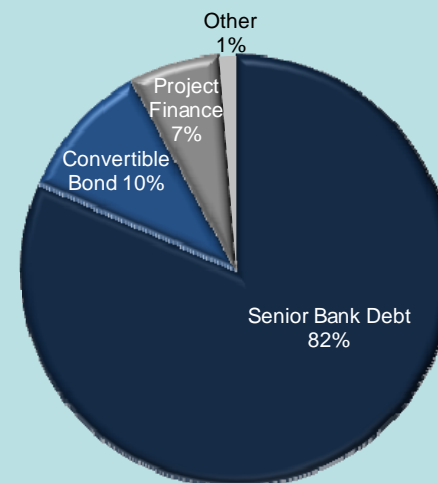
Capital Management: Financing Facilities

- Successful completion of \$125m Convertible Bond issue in January 2011 as part of retirement syndicated refinancing
 - Fixed coupon of 8% payable on semi-annual basis
 - Term 5 years
 - Conversion price \$1.014, representing 20% premium to reference price \$0.845 (9 December 2010)
- Term sheets executed for new \$275m retirement syndicate facility with documentation expected to be completed in February 2011
- Executed Wilbow development and Aerial project finance facilities
- Next material maturity, Development MOF not due until June 2012
- Reliance on Senior Debt has decreased
- Project finance will be used for LUXE and The Milton projects

Current Debt Maturity Profile



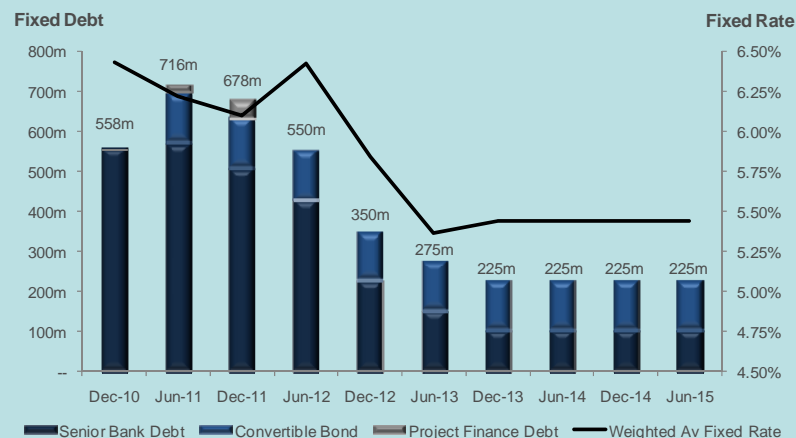
Sources of Debt



Capital Management: Metrics

- Adjusted balance sheet gearing, measured as net debt divided by cash adjusted asset (net of resident loans), steady at 29%
- Interest coverage ratio comfortable at 3.7 times against group covenant of >1.75 times
- Weighted average debt maturity extended to 2.5 years post the Convertible Bond and retirement syndicate refinancing
- \$215m of new interest rate hedges entered into during HY11
- Currently hedged at 90% with a weighted average time to maturity of 2.5 years and a weighted average fixed rate of 6.24%¹
- Average borrowing cost is 6.11%¹ post Convertible Bond
- Undrawn lines of \$220m² are available
- All covenants have been met
- Distribution 1.4 cents, up from 0.5 cents on pcp

Current Interest Rate Hedging Profile



	1H11	FY10
Statutory balance sheet gearing	20%	21%
Adjusted balance sheet gearing	29%	29%
Covenant gearing	40%	41%
ICR	3.7x	3.2x
Total interest bearing liabilities	\$809m	\$792m
Weighted average bank borrowing cost ¹	5.96%	6.30%
Weighted average debt maturity	1.2 years	1.6 years
Hedged % on drawn bank debt	71%	73%
Hedged % on facility limit	52%	56%
Weighted average hedge maturity	2.2 years	1.6 years

¹ Exclude margins and line fees

² Undrawn facilities are dependent upon having security to draw the full \$220m



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Strategy and Outlook: Highlights

Positive outlook for Residential Communities and Apartments

- **Secure earnings:** Future earnings well secured with over 80% of forecast FY11 lot/apartment sales either contracted, under deposit or settled
- **Outlook:** Ongoing favourable supply / demand fundamentals in residential market are expected to drive growth in the sector

Market leader in Retirement

- **Mature, high quality portfolio:** Market leader in Australian retirement with a portfolio of mature villages in prime locations
- **Outlook:** Following strong growth in FY10, positive outlook and earnings growth expected in FY11

Strong base of recurring earnings

- **Stable portfolio:** Strong recurring earnings underpinned by a stable and predictable portfolio of retirement assets
- **Outlook:** Focused on achieving 50/50 split between recurring and trading earnings through the cycle

Sound capital management

- **Conservative gearing policy:** Current gearing is 29%, below targeted maximum gearing of 35%
- **Outlook:** Post the Convertible Bond issue and refinancing of retirement syndicate facility, FKP's next significant maturity is in June 2012

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Strategy and Outlook: Achievements

Retirement



- ✓ Reactivation of the retirement development pipeline
- ✓ Increase scope of refurbishment program

Residential Communities and Apartments



- ✓ Launch major developments – LUXE and The Milton
- ✓ Release additional stages of Residential Communities

Commercial and Industrial



- ✓ Sale of non-core assets
- ✓ Approvals received for Gasworks mixed use towers

Funds Management and Investments



- ✓ Sale of assets in Core Plus Funds
- ✓ RVG investor discussions continue
- ✓ Port Bouvard delivering profit contribution

Greater allocation of growth assets underpinned by stability and predictability of strong recurring earnings

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Strategy and Outlook

Assets continuing to perform

- Quality of underlying assets reflected in strong financial performance
- Existing pipeline assets are sufficient to generate continued growth over the medium term without further acquisitions

Diversity of business provides stability

- Continuing to focus on 50% recurring, 50% trading income average target over a five year period
- Future growth in Retirement (recurring) and Residential Communities and Apartments (trading) is complementary

Momentum to continue through to full year and beyond

- Retaining FY11 underlying profit guidance of 10% - 15% on FY10
- Distribution of 3.0 cps expected in FY11
- Positive outlook to continue into FY12

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Reconciliation of Statutory Profit to Underlying Profit

	HY11			HY10		
	Gross \$m	Tax \$m	Net \$m	Gross \$m	Tax \$m	Net \$m
Statutory Profit After Tax			54.6	-	-	49.2
Mark to market of interest rate swaps	6.7	(2.0)	4.7	10.9	(3.3)	7.6
Retirement portfolio fair value adjustments	-	-	-	5.9	(1.8)	4.1
Equity investments fair value adjustment	(4.6)	-	(4.6)	2.0	(0.6)	1.4
Non-cash share-based payments under AASB2	-	-	-	(5.6)	-	(5.6)
FKP Property Trust asset fair value	2.1	-	2.1	(9.8)	-	(9.8)
Doubtful debt provision	(1.5)	-	(1.5)	-	-	-
FV translation	0.2	(0.1)	0.1	-	-	-
Redundancies	(0.4)	0.2	(0.2)	-	-	-
Mackay Turf Farm acquisition of remaining 50% interest	(2.2)	(0.2)	(2.4)	-	-	-
Other – Syndicate consolidation adjustment	-	1.8	1.8	1.5	(0.4)	1.1
Underlying Profit After Tax			54.6			48.0

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Reconciliation of Segment Notes to Underlying Profit

	Reported Segment Profit \$m	US Senior Living Fair Value Adj. \$m	Property Trust Fair Value Adj. \$m	Share of Equity Investments Reallocation \$m	Mark to Market of Swaps \$m	Other \$m	Underlying Profit \$m
Retirement	60.4	-	-	-	-	0.3	60.8
Residential Communities and Apartments	12.5	-	-	2.3	-	0.1	14.9
Commercial and Industrial	13.3	-	(2.1)	0.3	-	2.2	13.7
Funds Management and Investments	(0.4)	4.6	-	1.8	-	-	6.0
Corporate	(4.6)	-	-	-	(6.7)	2.9	(8.4)
Equity Investments	4.4	-	-	(4.4)	-	-	-
EBITDA	85.6	4.6	(2.1)	-	(6.7)	5.5	87.0
Depreciation and Amortisation	-	-	-	-	-	(1.6)	(1.6)
EBIT	85.7	4.6	(2.1)	-	(6.7)	3.9	85.4
Unallocated/ Interest Expense	(13.3)	-	-	-	-	-	(13.3)
Income Tax	(14.7)	-	-	-	2.0	(1.8)	(14.5)
Minority Interest	(3.0)	-	-	-	-	-	(3.0)
NPAT	54.6	4.6	(2.1)	-	(4.7)	2.2	54.6

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Summary Balance Sheet

	HY11 \$m	FY10 \$m	Change
Assets			
Cash/ receivables/ other	139.3	194.6	(28%)
Investment properties	2,857.5	2,677.5	7%
Inventories	661.8	596.5	11%
Investments	306.5	357.3	(14%)
PP& E	30.1	31.5	(4%)
Intangibles	4.6	3.4	35%
Total Assets	3,999.8	3,860.8	4%
Liabilities			
Payables & provisions	197.2	215.3	(8%)
Resident loans	1,284.8	1,194.2	8%
Bank debt	789.8	764.7	3%
Other borrowings	18.8	22.1	(15%)
Deferred tax	187.3	174.3	7%
Hedge liability	9.3	16.0	(42%)
Total Liabilities	2,487.2	2,386.6	4%
Net Assets	1,512.6	1,474.2	3%

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Reconciliation of Investment Property Figures in Statutory Accounts

	HY11 \$m	FY10 \$m	Change
Retirement			
NPV of annuity streams	1,143.0	1,049.3	9%
Resident loans	1,284.8	1,194.2	8%
Deferred Income net of Accrued DMF	74.5	67.2	11%
Investment properties under construction – Retirement	27.9	19.9	40%
New units available for first occupancy	77.3	65.4	18%
Subtotal	2,607.5	2,396.0	9%
Property Trust			
Investment properties – FKP Property Trust	284.5	301.1	(6%)
Investment properties under construction – FKP Property Trust	2.2	2.2	-
Total Investment Properties	286.7	303.3	(5%)
Assets Reclassified as available for sale	(35.5)	(20.5)	73%
Straight-lining adjustment	(1.2)	(1.3)	(8%)
Subtotal	250.0	281.5	(11%)
Total Investment Properties per Balance Sheet	2,857.5	2,677.5	7%

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Retirement Division Assets

Retirement Assets	HY11 \$m	FY10 \$m	Change
Hard Assets			
New units available for first occupancy (Investment Properties)	77.3	65.4	18%
Retirement properties under construction (Investment Properties)	27.9	19.9	40%
Nursing homes (Property, Plant and Equipment)	12.3	12.9	(5%)
Investment in syndicates (Equity-Accounted Investment)	-	33.7	(100%)
Bed licences (Intangibles)	0.5	0.5	-
Subtotal	118.0	132.4	(11%)
NPV of annuity streams	1,143.0	1,049.3	9%
Retirement Assets	1,261.0	1,181.7	7%

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Summary of Property Trust Assets

Asset	State	Sector	Directors valuation \$m	Cap. Rate
399 Lonsdale St	VIC	Office	37.5	8.50%
Browns Plains	QLD	Bulky goods	27.3	8.00%
Peregian Springs	QLD	Retail	21.5	8.00%
Browns Plains JV	QLD	Retail	23.3	9.25%
Browns Plains TC	QLD	Retail	37.9	8.50%
Indooroopilly ¹	QLD	Retail	12.7	9.25%
17 Bridge St ¹	NSW	Office	24.0	8.00%
465 Victoria Avenue (Vero Tower)	NSW	Office	69.0	8.00%
8 Spring St	NSW	Office	33.5	7.75%
Total / Average			286.7	8.10%

¹ Subsequently sold post balance date

Inventories and Investment Summary

	HY11 \$m	FY10 \$m	Change
Inventories			
Residential Communities	420.9	404.7	4%
Residential Apartments	108.5	85.7	27%
Commercial and Industrial	132.4	106.0	25%
Total Inventories	661.8	596.4	11%
Investments			
RVG	134.4	136.8	(2%)
FPG Syndicates	-	33.7	(100%)
FKP Core Plus Funds	24.3	24.5	(1%)
Mulpha FKP	109.8	120.9	(9%)
Port Bouvard	26.8	22.8	14%
US Senior Living	10.7	18.2	(41%)
Other	0.5	0.4	25%
Total Investments	306.5	357.3	(14%)

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Interest Expense Reconciliation

	HY11 \$m	HY10 \$m
Interest paid	40.3	40.5
Less Capitalised interest		
Residential Communities	4.7	2.8
Residential Apartments	16.9	15.9
Commercial & Industrial – Trading	4.8	3.5
Commercial & Industrial – Recurring	-	1.1
Other	0.6	0.6
Total	27.0	23.9
Net finance costs	13.3	16.6
Add Capitalised interest expenses in COGS		
Residential Communities	3.9	0.6
Residential Apartments	2.9	1.0
Commercial & Industrial - Trading	2.1	2.0
Commercial & Industrial – Recurring	-	-
Other	1.2	1.2
Total	10.1	4.8
Finance costs including capitalised interest expensed in COGS	23.4	21.4

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Distributions

Distribution Policy

- Target distribution of 40%-60% of Realised Underlying Profits ('RUP')
- Excludes non-cash component of the retirement investment property revaluation

	HY11 \$m
Net underlying profit	54.6
Retirement revaluation (excluding minority interest)	(35.5)
Tax impact of retirement revaluation	10.7
Realised underlying profit	29.8
Adjustments:	
Profit from equity accounted investments	(4.4)
Dividends from equity accounted investments	14.5
Capitalised interest	(27.0)
Capitalised interest included in COGS	10.1
Leasing commissions, tenant incentives and maintenance capital expenditure	(1.5)
Amortisation of leasing incentives	1.4
Tax effect of above adjustments	(5.3)
Application of prior period tax losses	9.0
Actual Funds From Operations (AFFO)	26.6
Distribution declared	16.4
Distribution as a % of RUP (within range 40%-60%)	55%
Distribution as a % of AFFO	62%

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Summary of Banking Facilities

Net Bank Debt Drawn

	HY11 \$m	FY10 \$m
Interest bearing liabilities	809	792
Less: Non bank items ¹	(19)	(22)
Less: Bank Overdraft	-	(5)
Gross Bank Debt Drawn	790	765
Cash at Bank	(18)	(39)
Net Bank Debt Drawn	771	726

Summary of Undrawn Facilities⁶

	Limit \$m	Drawn \$m	Undrawn \$m
Major Facilities	915	737	178 ³
Minor Facilities	77	53	24 ³
Cash at Bank	-	-	18
Total	992	790	220³

Summary of Bank Facilities

	Facility Limit \$m	Maturity
Major Facilities (> \$100m):		
Development MOF ²	300	Jul 11 – Jul 12
Wilbow	130	Jun 13
Property Trust	110	Jun 12
Retirement Syndicate	375	Mar 11 ⁴
Total Major Facilities	915	
Drawn	737	
% Drawn	80%	
Minor Facilities (< \$100m):		
Currumbin	20	Feb 11 ⁵
Peregian Springs Shopping Centre	13	Dec 11
Forest Place Group	22	Mar 20
Mackay Turf Farm	22	Apr 11
Total Minor Facilities	77	
Amount Drawn	53	
% Drawn	68%	

¹ Includes \$15.3m (HY10 \$19.0m) advance from Mulpha FKP joint venture plus vendor finance lease payables

² Amortises incrementally across a 3 year period, mandated step downs comprising \$60m in July 2011 and \$15m in December 2011. The core \$225m matures July 2012

³ Undrawn facilities are dependent upon having security to draw the full \$220m

⁴ Term sheet agreed for refinancing of facility post 31 December 2010. Documentation expected to be completed in February 2011. Facility reduced to \$275m expiring 31 March 2014

⁵ Facility refinanced post 31 December 2010. Facility reduced to \$15m expiring 12 February 2012

⁶ Excludes Aerial project finance of \$80m fully undrawn at 31 December 2010

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All Key Covenants Met

Covenant		HY11	Required	Status
Development MOF / Retirement				
(Total Liabilities - Resident Obligations - Deferred Tax Liability) / (Total Tangible Assets - Resident Obligations - Deferred Tax Liability)	Gearing	40%	<55%	✓
(Underlying EBITDA - Net non-cash component of retirement revaluation) / Net Finance Costs - Loan Establishment Fees	Interest Cover	3.7x	>1.75	✓
The amount by which total tangible assets exceeds total liabilities	NTA	\$1.5b	>\$1.0b	✓
Retirement Syndicate				
Cash receipts (as defined) / Net Finance Costs - Loan Establishment Fees	Interest Cover	1.4x	>1.2x	✓
Loan amount outstanding / Mortgaged Property Valuation ¹	LVR	43%	<50%	✓
Property Trust				
Net Rent / Interest Expense	Interest Cover	1.9x	1.5x	✓
Loan amount outstanding / Mortgaged Property Valuation	LVR	42%	<65%	✓

¹ Based on terms agreed in respect of the refinance of the retirement syndicate

Interest Rates

Base Funding Cost Summary

Drawn Debt Type	Bank Debt \$m ¹	%	Avg Base Rate	Weighted Avg Maturity
Floating Rate Debt	232	29%	4.89% ²	N/A
Fixed Rate Debt	558	71%	6.43%	2.2
Total / Weighted Av.	790	100	5.96%	N/A

Fixed Rate Debt Profile

	Dec10	Jun11	Jun12	Jun13	Jun14	Jun15
Face Value of Fixed Rate Debt (\$m)	558	716	550	275	225	225
Weighted Average Interest Rate on Fixed Rate Debt	6.43%	6.22%	6.42%	5.36%	5.44%	5.44%
Weighted Average Time to Maturity (Years)	2.2	2.2	1.6	2.0	1.4	0.4

¹ Gross bank debt drawn as at 31 December 2010

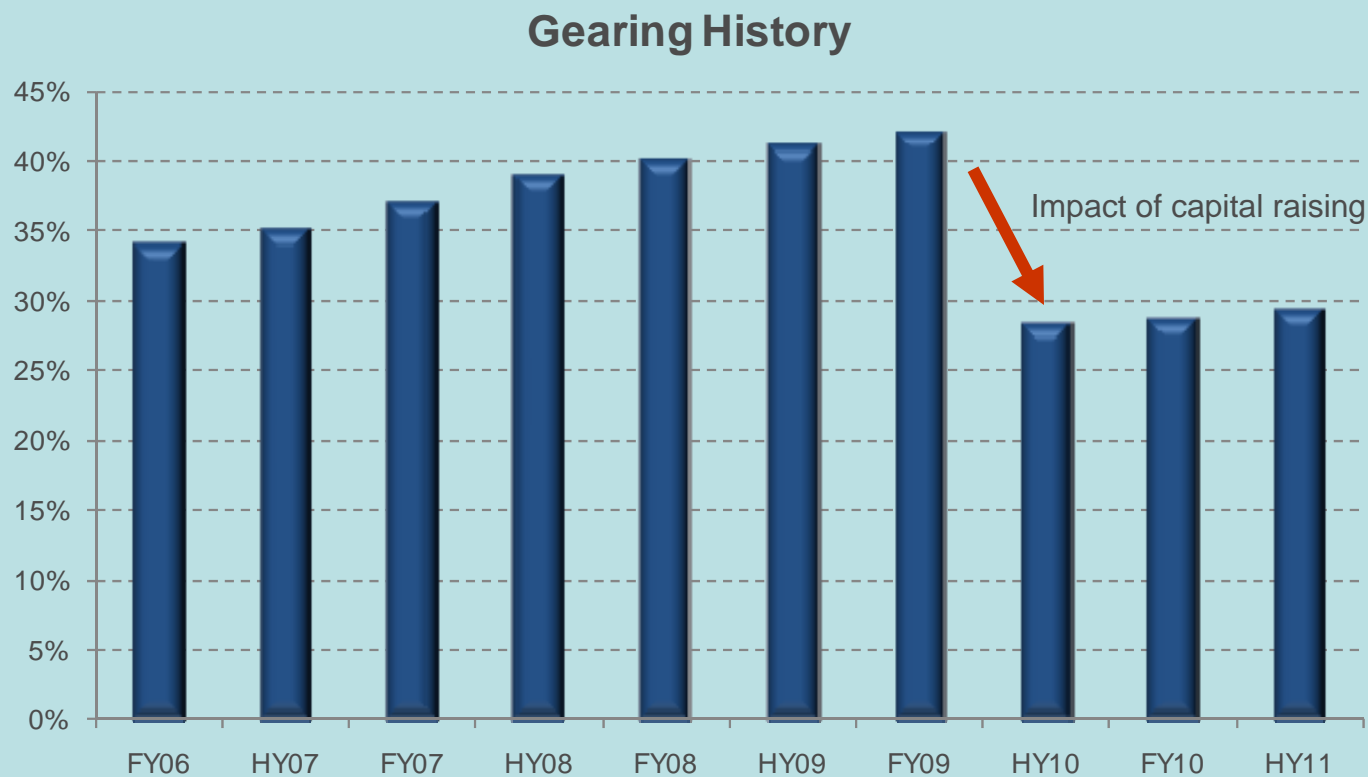
² 30 day BBSW rate as at 31 December 2010

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Gearing History

- Debt gearing relatively level stable post GFC with gearing level reduced from over 40% to less than 30%





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