

# Appendix 4D

## Half-Year Report

Period ending 31 December 2016

### 1. DETAILS OF THE REPORTING PERIOD AND THE PRIOR CORRESPONDING PERIOD

Current period: 1 July 2016 to 31 December 2016  
 Prior corresponding period: 1 July 2015 to 31 December 2015

### 2. RESULTS FOR ANNOUNCEMENT TO THE MARKET

| Item | Key Information   |    |      |    | \$A'000<br>Current<br>Period | \$A'000<br>Previous<br>Corresponding<br>Period |
|------|---|----|------|----|------------------------------|--|
| 2.1  | Revenues from ordinary activities   | Up | 219% | to | 21,023                       | 6,597  |
| 2.2  | Statutory profit from ordinary activities after tax attributable to members | Up | 6%   | to | 3,190                        | 3,009  |
| 2.3  | Statutory net profit for the period attributable to members                 | Up | 6%   | to | 3,190                        | 3,009  |
| 2.4  | Normalised net profit after tax attributable to members                     | Up | 2%   | to | 3,253                        | 3,188  |

Normalised net profit after tax is a non-statutory amount and has been reported by Folkestone to give information to shareholders that provides a greater understanding of performance.

#### 2.5 Dividends

No dividend has been declared in respect of the period ending 31 December 2016.

A final dividend of 2.5 cents per share fully franked at the rate of 30 per cent was paid on 27 September 2016, in respect of the period ending 30 June 2016.

#### 2.6 Record date for determining entitlement to dividends

Not applicable.

#### 2.7 Brief explanation of the figures reported above

Please refer to the Half-Year Report released concurrently with the Appendix 4D for further information in relation to figures reported above.



### 3. NET TANGIBLE ASSET BACKING PER ORDINARY SECURITY AS AT 31 DECEMBER 2016

| Security        | Current Period | Previous Corresponding Period |
|-----------------|----------------|-------------------------------|
| Ordinary shares | 91.6¢          | 83.3¢                         |

| Shares on issue at reporting date | Current Period | Previous Corresponding Period |
|-----------------------------------|----------------|-------------------------------|
| Ordinary shares                   | 147,605,620    | 147,306,759                   |

### 4. CONTROL GAINED OR LOST OVER ENTITIES IN THE PERIOD

|                                      | Ownership Interest | Date of Gain of Control | Date of Loss of Control |
|--------------------------------------|--------------------|-------------------------|-------------------------|
| Folkestone Green Square Pty Ltd      | 100%               | 3 November 2016         | N/A                     |
| Folkestone Seniors Living Fund No. 1 | 100%               | 6 July 2016             | 19 August 2016          |
| FSLF Holdings No. 1 Pty Ltd          | 100%               | 29 July 2016            | 19 August 2016          |

### 5. DIVIDEND DETAILS

Not applicable.

### 6. DIVIDEND OR DISTRIBUTION REINVESTMENT PLAN DETAILS

Not applicable.



## 7. DETAILS OF ASSOCIATES AND JOINT VENTURE ENTITIES

| Name   | Ownership interest % |                               |
|--|----------------------|-------------------------------|
|  | Current Period       | Previous Corresponding Period |
| 330 Princes Highway Pty Ltd  | 50%                  | 50%                           |
| Noone St Clifton Hill Pty Ltd  | 50%                  | 50%                           |
| Toga West Ryde Developments Pty Ltd  | 50%                  | 50%                           |
| ID-FLK Bayview Road Pty Ltd  | 50%                  | 50%                           |
| Wilmac-FLK Millers Road Pty Ltd  | 51%                  | 51%                           |
| Folkestone Lyon Hornsby Pty Ltd  | 50%                  | 50%                           |
| Wilmac-FLK Knoxfield Pty Ltd   | 50%                  | 50%                           |
| ID-Folkestone Vearings Pty Ltd   | 80%                  | 80%                           |
| Lyon South Dural Pty Ltd and the trustee for the Folkestone South Dural Development Fund | 50%                  | 50%                           |
| Wilmac-FLK Nunawading Pty Ltd  | 50%                  | 0%                            |
| Folkestone Truganina Development Fund  | 18.76%               | 18.76%                        |
| Greenvally Asset Property Trust  | 30%                  | 25%                           |
| GS Hotel Development Pty Ltd   | 50%                  | 0%                            |

## 8. FOREIGN ENTITIES

Not applicable.

## 9. STATEMENT IF ACCOUNTS ARE SUBJECT TO MODIFIED OPINION, EMPHASIS OF MATTER OR OTHER MATTER PARAGRAPH

The half-year report has been subject to review, and is not subject to a modified opinion, emphasis of matter or other matter paragraph.