

## NOTE 10: INVESTMENT PROPERTIES (CONTINUED)

| Property   | Date of purchase | Cost to date \$'000 | Latest external valuation |                  | Carrying amount |             | Discount rate |        |
|--|------------------|---------------------|---------------------------|------------------|-----------------|-------------|---------------|--------|
|  |                  |                     | Date                      | Valuation \$'000 | 2011 \$'000     | 2010 \$'000 | 2011 %        | 2010 % |
| Garden Villages DMF Conversions <sup>(3) (4)</sup> |                  |                     |                           |                  |                 |             |               |        |
| Forest Lake Gardens                                | Nov 05           | 13,856              | Jun 11                    | 10,124           | 10,124          | 11,050      | 16.6%         | 9.3%   |
| South Gladstone Gardens                            | Nov 05           | 8,356               | Jun 11                    | 9,344            | 9,044           | 5,260       | 22.9%         | 8.0%   |
| Rockhampton Gardens                                | Nov 05           | 10,740              | Dec 09                    | 6,800            | 10,770          | 6,800       | 15.1%         | 8.0%   |
| Settlers <sup>(3)</sup>                            |                  |                     |                           |                  |                 |             |               |        |
| Lakeside   | Apr 07           | 69,692              | Jun 11                    | 79,099           | 79,099          | 75,120      | 13.5%         | 13.5%  |
| Noyea Park   | Apr 07           | 2,463               | Dec 10                    | 741              | 741             | 1,327       | 14.0%         | 13.5%  |
| Meadow Springs                                     | Apr 07           | 20,885              | Jun 11                    | 17,472           | 17,472          | 17,367      | 14.0%         | 13.5%  |
| Ridgewood  | Apr 07           | 85,215              | Jun 11                    | 105,024          | 105,024         | 100,461     | 13.3%         | 13.5%  |
|  |                  | 370,840             |                           | 357,601          | 342,820         | 346,163     |               |        |
| Total completed properties                         |                  | 370,840             |                           | 357,601          | 342,820         | 346,163     |               |        |
| Property under construction                        |                  |                     |                           |                  |                 |             |               |        |
| Non-current  |                  |                     |                           |                  |                 |             |               |        |
| Garden Villages                                    |                  |                     |                           |                  |                 |             |               |        |
| Lovely Banks Gardens – land                        | Jun 05           | 862                 | Dec 09                    | 310              | 310             | 310         | —             | —      |
| Settlers   |                  |                     |                           |                  |                 |             |               |        |
| Noyea Park   | Apr 07           | —                   | Dec 09                    | —                | —               | —           | —             | 13.5%  |
| Ridgewood  | Apr 07           | —                   | Dec 09                    | 3,040            | —               | 3,040       | —             | 13.5%  |
| Lakeside   | Apr 07           | —                   | Dec 09                    | 1,350            | —               | 1,350       | —             | 13.5%  |
| Meadow Springs                                     | Apr 07           | 2,470               | Dec 09                    | 1,960            | 1,360           | 1,960       | —             | 13.5%  |
|  |                  | 3,332               |                           | 6,660            | 1,670           | 6,660       |               |        |
| Total all investment properties                    |                  | 374,172             |                           | 364,261          | 344,490         | 352,823     |               |        |

1) Investment property that has not been valued by external valuers at reporting date is carried at the Responsible Entity's estimate of fair value in accordance with the accounting policy detailed at note 1(n). Properties acquired during the period are held at cost, which is reflective of the estimate of fair value.

2) Valuations made in a foreign currency have been converted at the rate of exchange ruling at reporting date.

3) Valuations of retirement villages are provided to the Group net of residents' loans (after deducting any accrued deferred management fees). For presentation in this note, the external valuations shown are stated before deducting this liability to reflect its separate balance sheet presentation. The carrying amounts include the fair value of units completed since the date of the external valuation.

4) The Garden Villages DMF Conversion villages were converted from a rental model to a deferred management fee model in December 2010 and June 2011. June 2010 comparatives are reflective of the rental valuation and the capitalisation rate.