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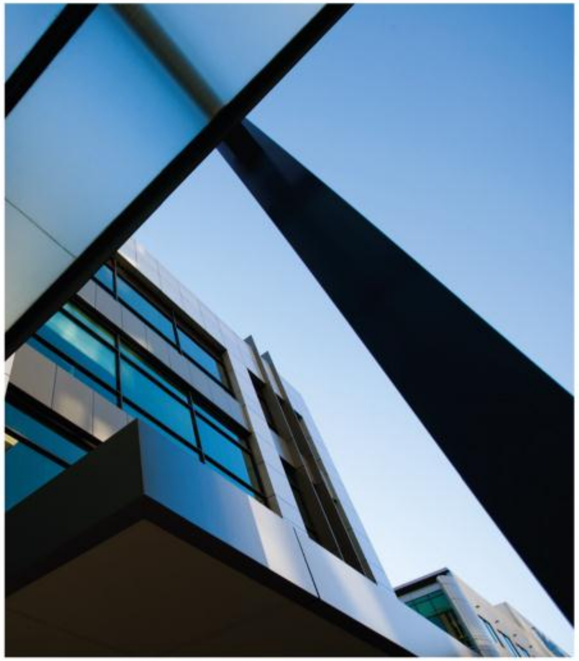
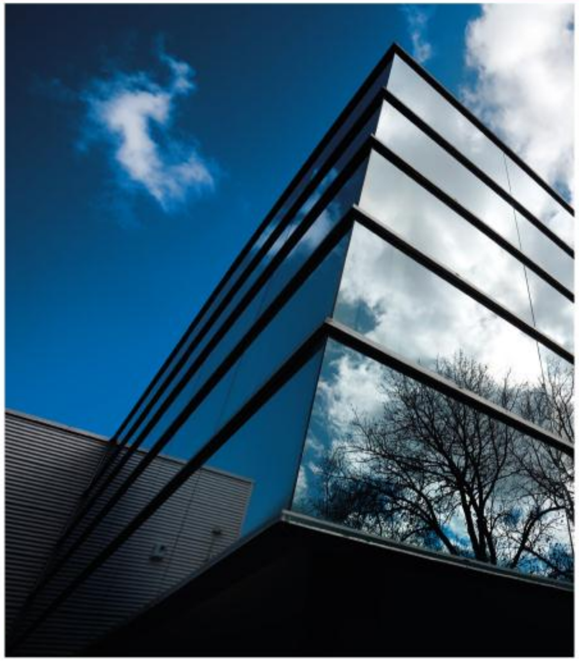
ARGOSY PROPERTY

HALF YEAR RESULTS PRESENTATION 29 NOVEMBER 2012





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Our Focus Areas for FY13

- Maintain Net Property Income
  - *Net property income maintained at $35.4 million*
- Increase Occupancy
  - *Occupancy increased to 96.3%*
- Lower Debt to Total Assets
  - *Debt to total assets lowered to 40.7%*
- Improve Weighted Average Lease Term (WALT)
  - *WALT increased to 5.30 years (5.45 years as at 26 November)*
- Reduce 2013 Lease Expiries
  - *Lease expiries reduced to 7.0% (3.9% as at 26 November)*

Other Highlights

- Distributable income increased to 3.60 cents per share
- 6 cents per share guidance to annual distribution maintained
- 29 lease transactions completed
- Bank facility restructured on improved terms including reduced margins
- Price performance exceeded the NZX50 and the NZX Gross Property Index
- Manawatu Business Park titles have been issued and the first land sales in the subdivision are now unconditional
- The Board continues to actively seek growth opportunities

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Financial Overview

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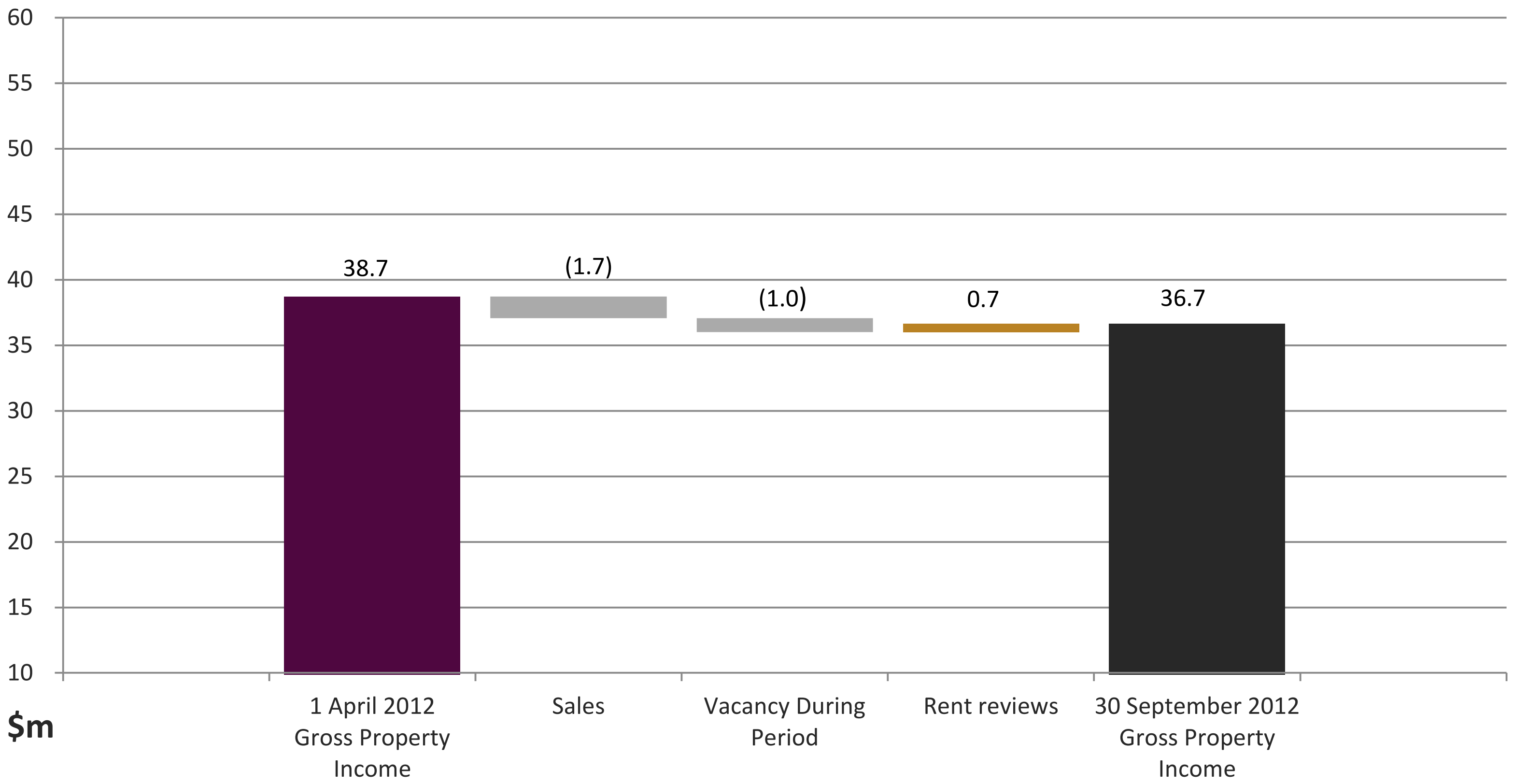
Financial performance

	HY13	HY12
Net property income	$35.4m	$35.6m
Interest expense	$(12.4m)	$(15.9m)
Loss on derivatives	$(13.0m)	$(11.4m)
Administration expenses	$(2.9m)	$(4.1m)
Abnormals	$(0.9m)	$(28.2m)
Realised gains/(losses) on disposal	$(0.8m)	$0.1m
Finance Income	$0.1m	$0.1m
Profit/(loss) before tax	$5.5m	$(23.8m)
Taxation credit/(expense)	$(1.0m)	$3.8m
Profit/(loss) for the period	$4.5m	$(20.0m)
Basic and diluted earnings per share (cents)	0.81	(3.62)

Income reconciliation



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Distributable income

	HY13	HY12
Profit/(loss) before income tax	$5.5m	$(23.8m)
Adjust for:		
Investment disposal losses/(gains)	$0.8m	$(0.1m)
Derivatives fair value adjustment	$13.0m	$11.4m
Internalisation/corporatisation/other	$0.9m	$22.1m
Amortisation of management contract	$0.0m	$6.1m
Gross distributable income	$20.2m	$15.7m
Tax paid	$0.0m	$0.0m
Net distributable income	$20.2m	$15.7m
Number of shares on issue (weighted)	560.2m	550.9m
Gross distributable income per share (cents)	3.60	2.84
Net distributable income per share (cents)	3.60	2.84

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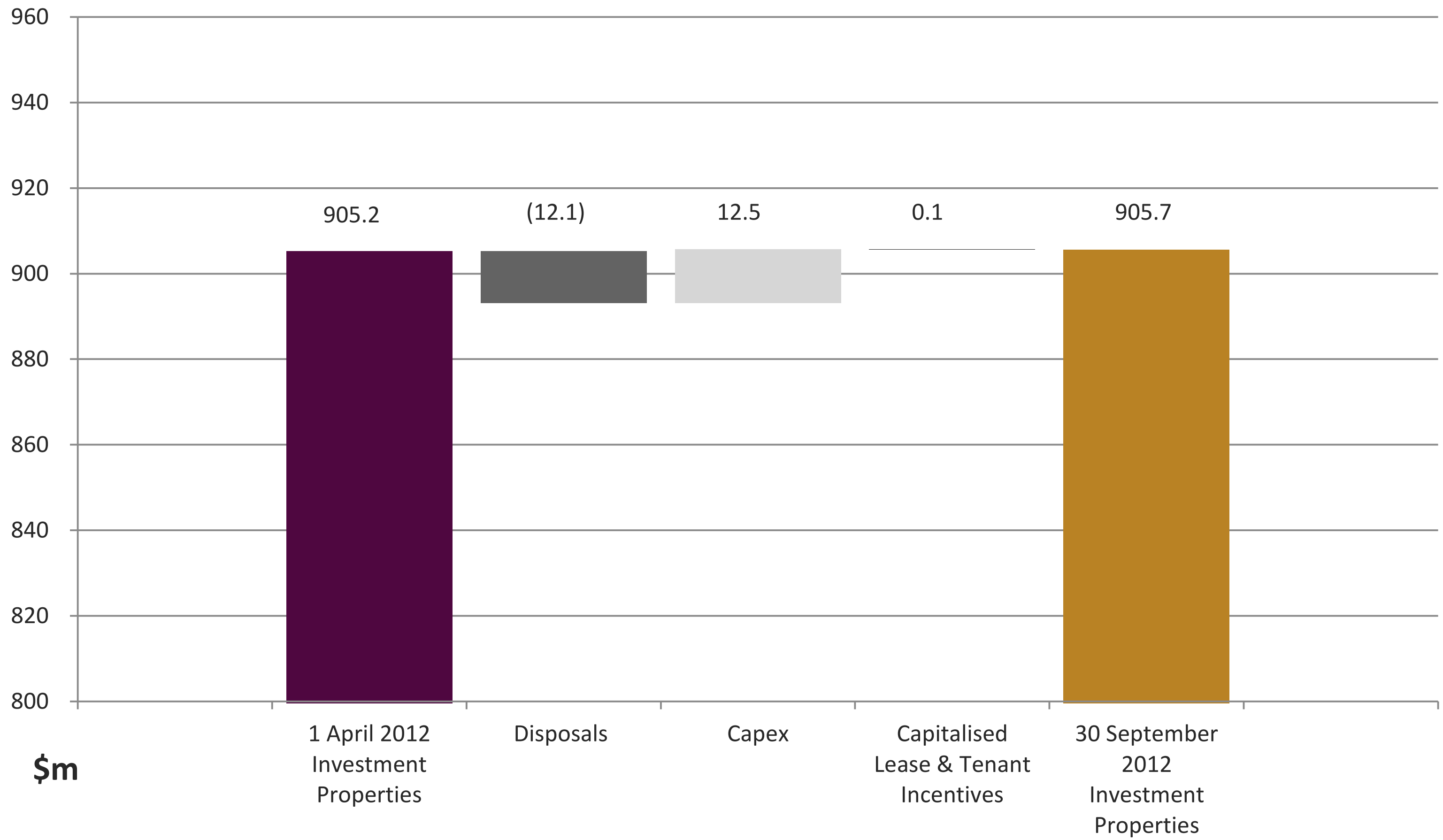
Financial position

	HY13	FY12	HY12
Shares on issue	563.6m	558.5m	554.5m
Shareholders funds (less intangible assets)	$481.8m	$488.4m	$478.7m
Net tangible asset backing per share (cents)	85.5c	87.5c	86.3c

Investment properties	$905.7m	$905.2m	$924.9
Other assets	$15.5m	$24.1m	$23.6m
Total assets	$921.2m	$929.3m	$948.5m
Bank debt (excluding capitalised borrowing costs)	$375.0m	$384.6m	$413.5m
Debt-to-total-assets ratio	40.7%	41.4%	43.6%

The settlement of vacant land and building sales under unconditional contract would reduce the debt-to-total asset ratio to 39.5%

Investment properties



Movement in NTA per share

Portfolio Overview

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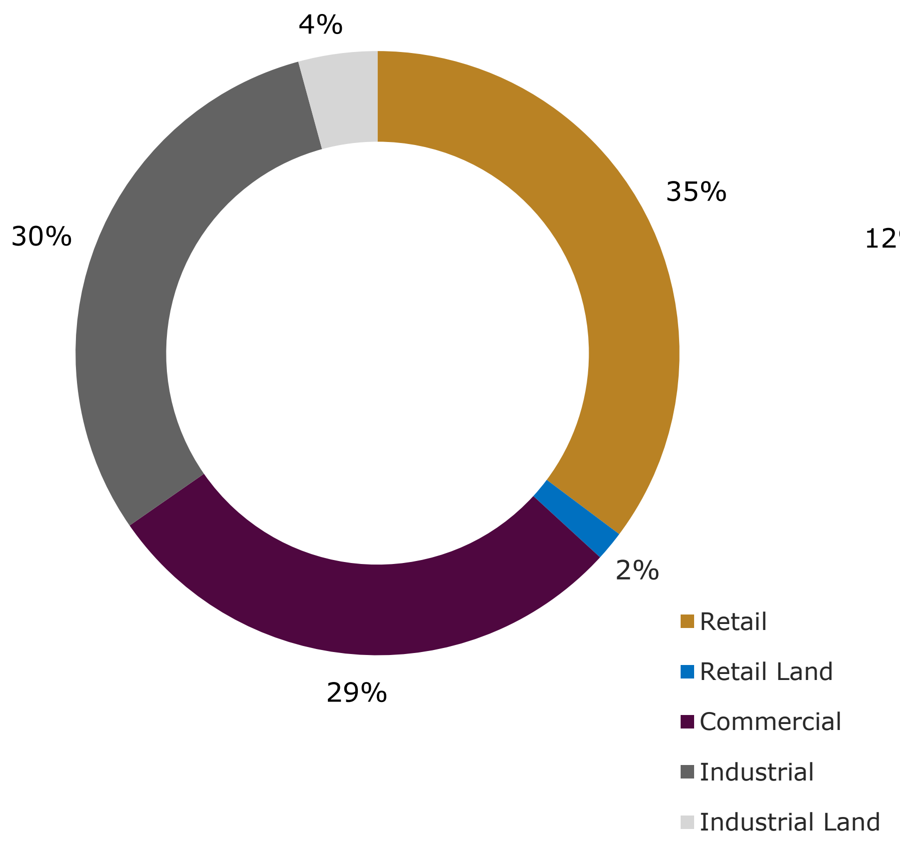
Leasing environment

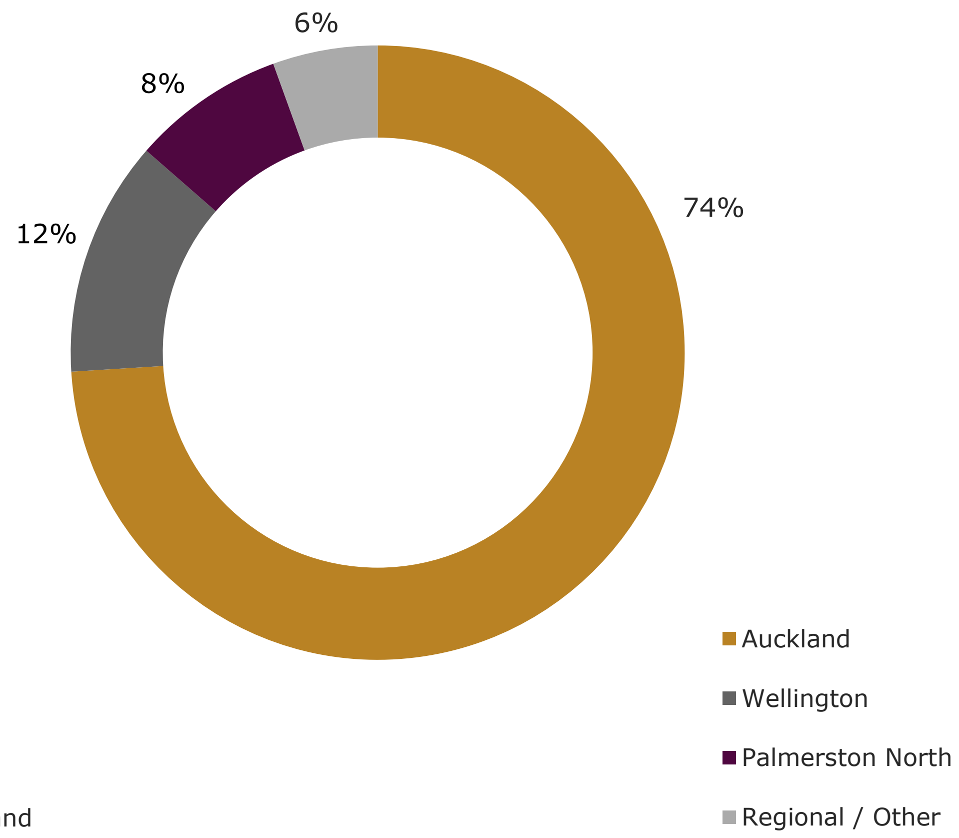
- Net absorption has been positive in the industrial and commercial sectors in Auckland, where the majority of Argosy’s portfolio is located, and vacancy rates have fallen, particularly in office space outside the CBD.
- Occupancy enquiry from potential tenants has been more robust during the interim period than previously.
- Net effective rents in the Wellington market have continued to suffer mainly as a result of insurance increases over the past few years.
- The retail sector continues to be subdued and recent statistics suggest the robust sales growth in 2011 has now eased back.

Portfolio mix

By Sector



By Location



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Leasing

- Occupancy remains a key focus as values are fundamentally affected by weighted average lease term and projected incentive levels.
- The asset management team is actively managing current leases to meet the requirements of tenants to ensure that retention rates are high.
- Occupancy (by rental) has improved to 96.3% from 94.1% at March 2012.
- Outstanding lease expiries for the period to 31 March 2013 have reduced to 7.0% from 17.9% at 31 March 2012. *As at 26 November this has reduced further to 3.89%.*
- During the interim period, 29 lease transactions were completed, including 16 new leases and 13 lease renewals and extensions.
- The weighted average lease term improved to 5.30 years from 4.77 years at 31 March 2012. *As at 26 November this has improved to 5.45 years.*

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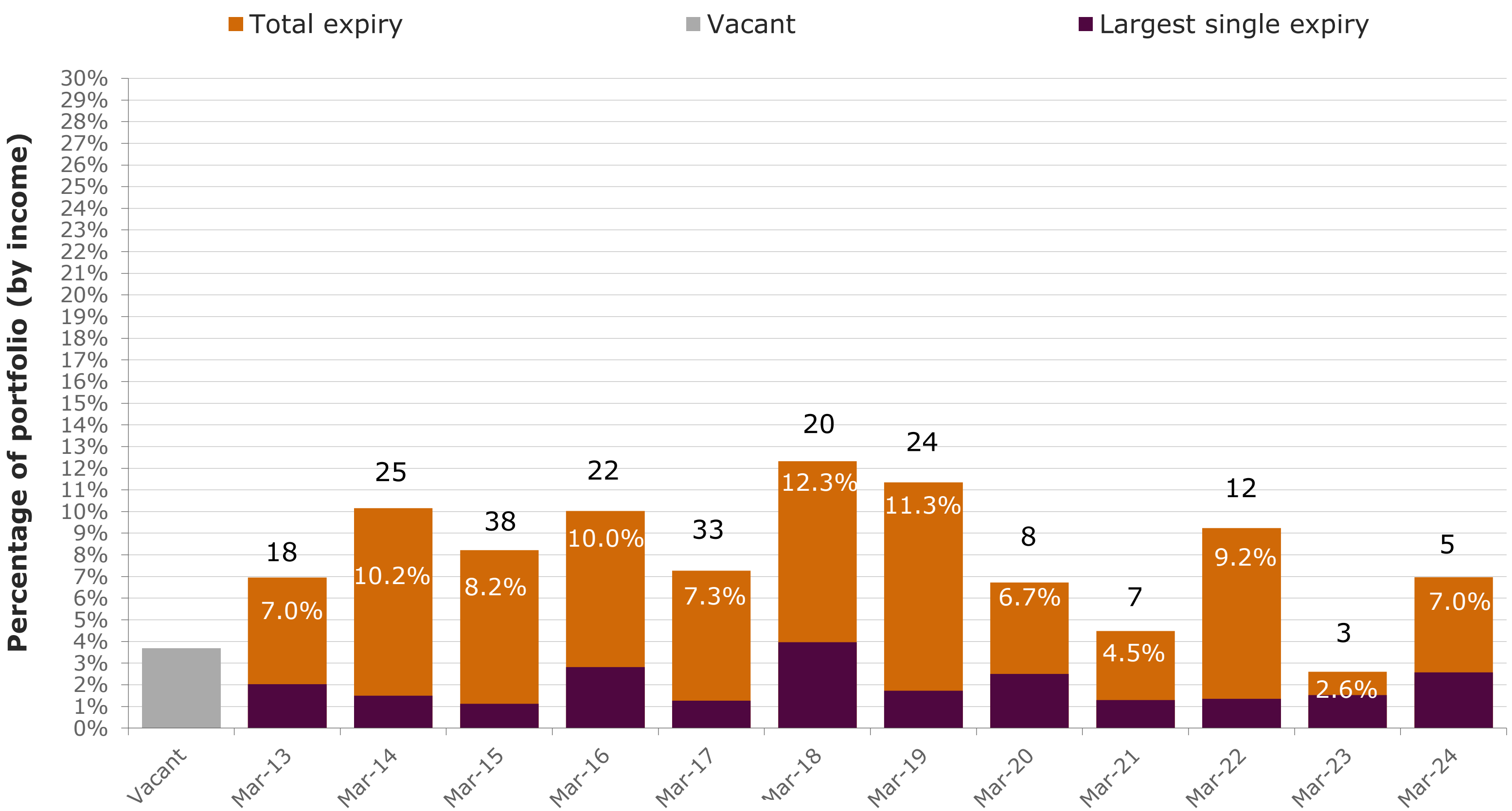
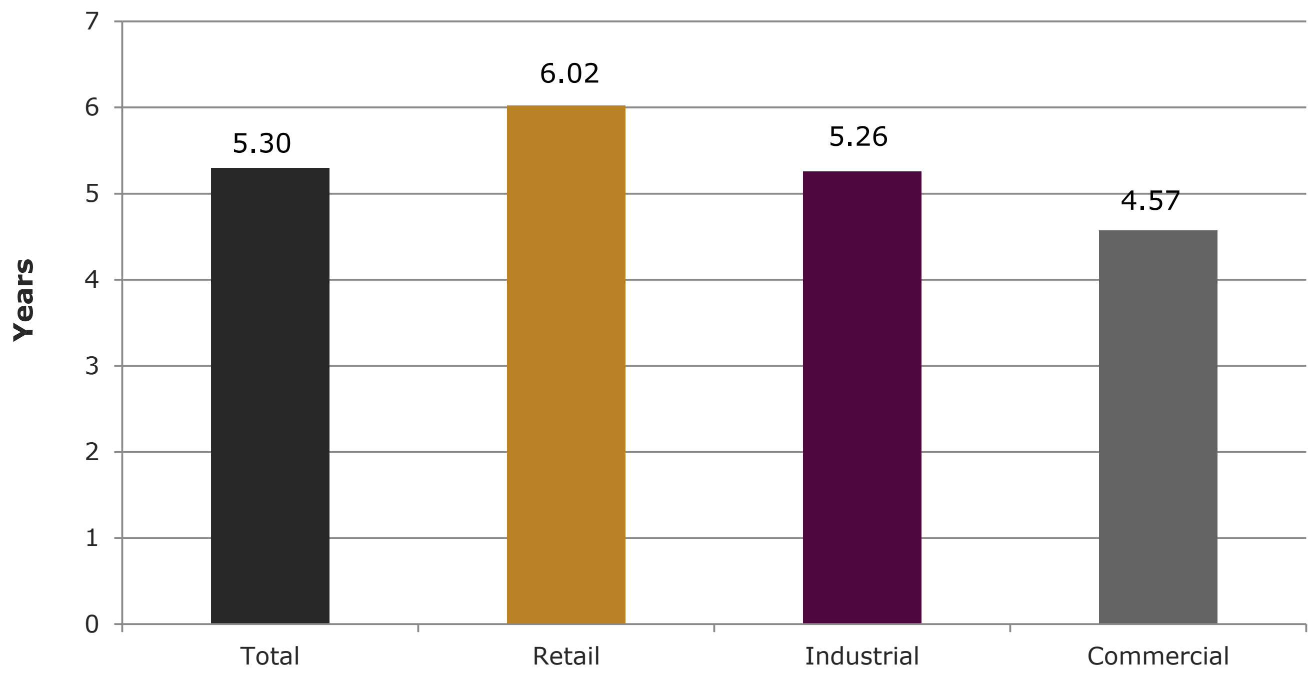
Lease maturity

Lease Maturity Expiry by Rent



Expiries to March 2013 were 3.89% at 26 November 2012

WALT Holding by Sector



Strategy

- Argosy is and will remain invested in a quality portfolio that is diversified by sector, location and tenant mix.
- The bulk of the portfolio will be in the primary Auckland and Wellington markets with only modest exposure to provincial markets. In line with this strategy a reduction in exposure to the Palmerston North area is intended.
- The core operational strategy remains:
  - capital management;
  - risk mitigation; and
  - portfolio positioning for the future.

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Capital management

- The Board's policy is for debt to total assets to be below 40% in the medium-term.
- Valuations have been stable over the last 2 years and market activity suggests there is a reduced risk of declines in the future.
- Following internal assessment no interim revaluation but full valuation as normal at year end.
- Divestment of vacant land and under-yielding assets will continue to be a key strategy for the company.
- Good progress has been made with sales of vacant land at Manawatu Business Park and at Albany.

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Bank Covenants

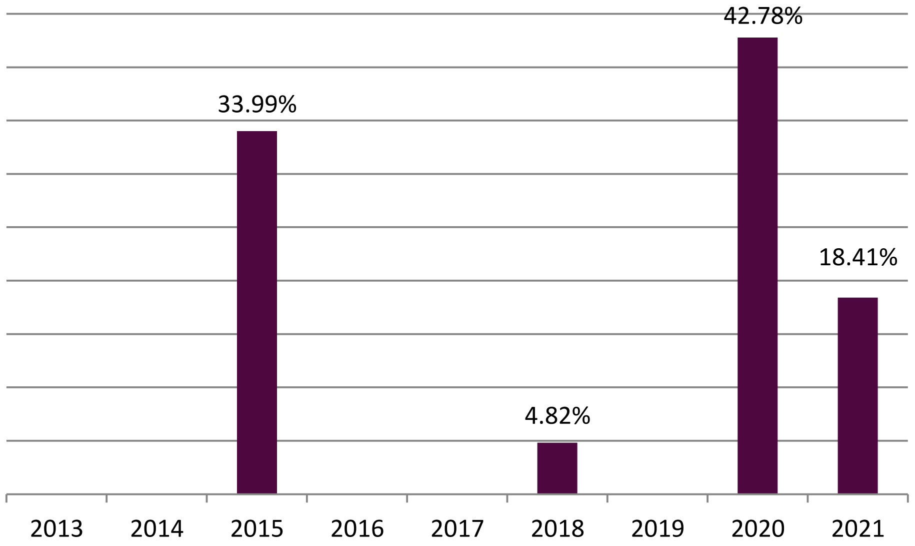
Loan to valuation ratio – based on:	HY13	FY12
Fair market value of properties	$895.4m*	$905.2m
Total borrowings	$375.0m	$384.6m
Not to exceed 50%	41.9%	42.5%
Interest cover ratio – based on EBIT/Interest and Financing Costs:		
Must exceed 2:00x	2.24x	2.07x

*Based on 31 March 2012 valuation, less properties sold ($11.4m), plus actual costs on property not ready for occupation (up to the original budget limit).

Interest rate management

As at 30 September 2012

- Fixed rate debt comprised 94.1% of total debt as at 30 September 2012
- The weighted average interest rate (including margin and line fees) as at 30 September 2012 was 6.94% (31 March 2012: 7.2%)
- The duration of the hedge portfolio is 5.53 years



Risk mitigation

- The largest tenant in the portfolio remains the Department of Internal Affairs (less than 4% of gross property rental).
- We will continue to carefully monitor regional asset performance.
- Initial evaluation assessments by structural engineers have been undertaken on a number of properties (including Wellington and other assets that were considered to present a seismic risk) with no significant issues identified.

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Portfolio positioning for the future

- Major refurbishment projects are nearing completion at Te Puni Kokiri (143 Lambton Quay) and TSB Tower (46 Waring Taylor Street). Works are expected to be completed by 31 March 2013 and are on budget.
- Two properties were sold during the interim period (221 Bush Rd, Albany which was sold vacant and 221 Wakefield St, Wellington which was cash flow negative), realising a loss on their combined book values. A small parcel of land at 211 Albany Highway was also sold during the interim period.
- Since reporting date, the Company has announced the unconditional sale of part of the vacant land on Oteha Valley Rd in Albany and three vacant sites in the Manawatu Business Park subdivision in Palmerston North. The Company has also announced the sale of two smaller buildings located in the Manawatu Business Park. The unconditional sales total $19.2m ($15.5m for land and $3.7m for the two buildings).
- During the interim period an insurance claim was settled for the sum of $10 million with the proceeds used to repay bank debt.

Share price performance

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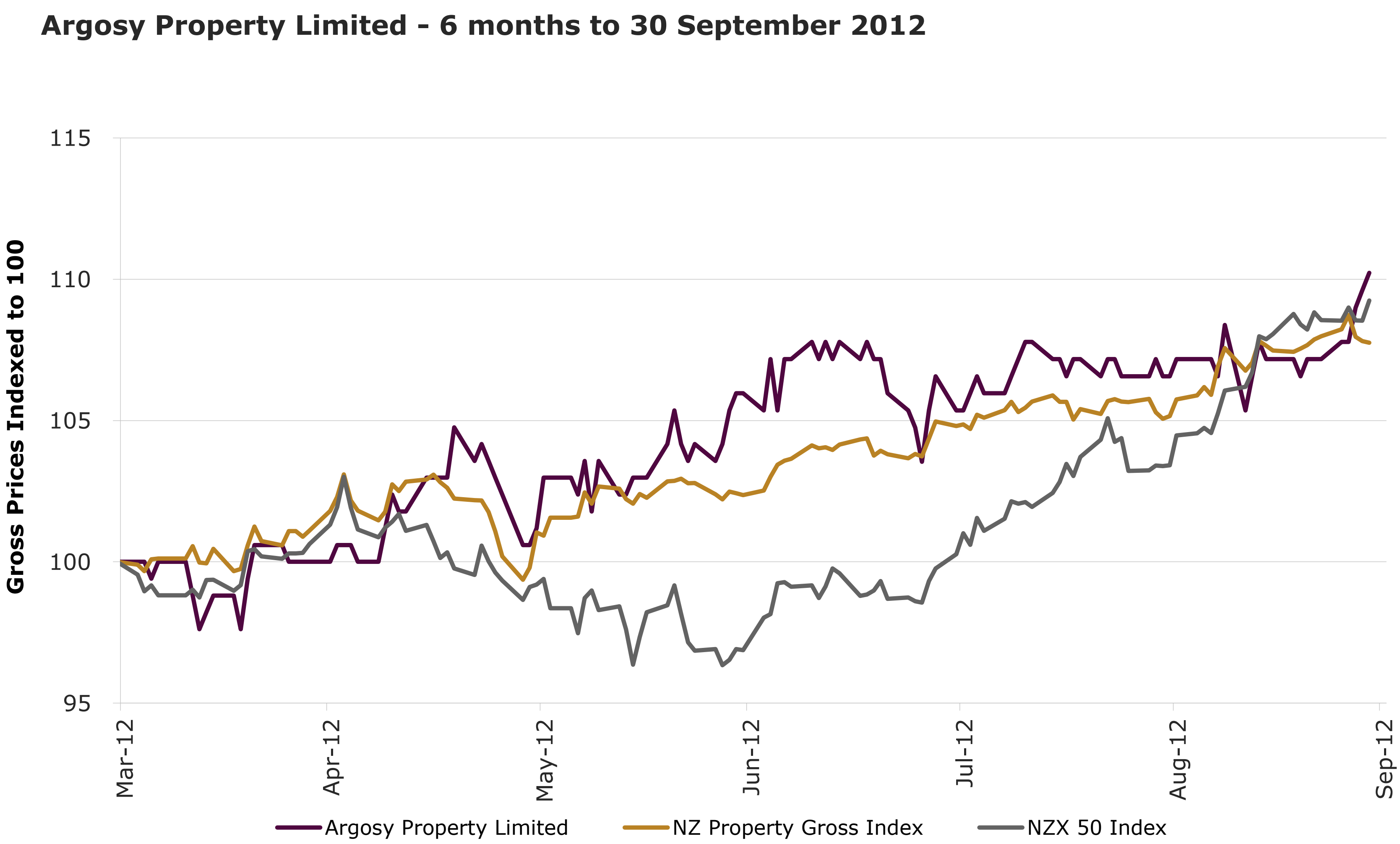
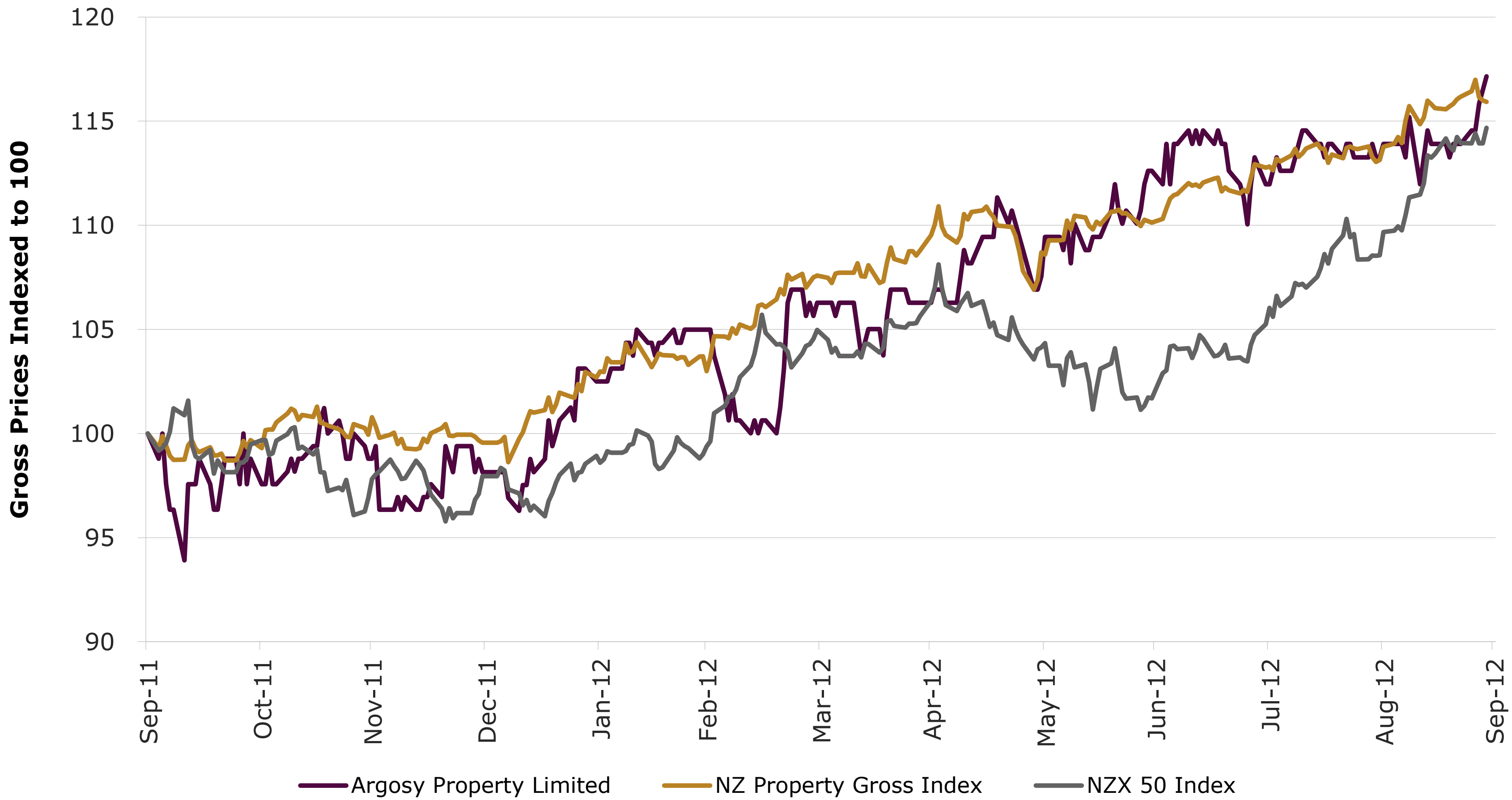


Share price performance

Argosy Property Limited - 12 months to 30 September 2012



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Concluding Comments

- Argosy has made real progress in the first-half of FY13.
  - Occupancy has improved;
  - The leasing expiry profile has improved;
  - Debt-to-total assets is down; and most importantly
  - Distributable income is up.

- Key continuing operational areas of focus for the asset management team are:
  - focusing on tenant’s requirements and improving retention rates;
  - increasing occupancy levels further;
  - developing growth potential with existing assets; and
  - preserving diversification.

Disclaimer

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All values are expressed in New Zealand currency unless otherwise stated.

November 2012

Thank You