Trafalgar

ASX Release

19 August 2013

MARKET UPDATE – INVESTMENT PROPERTY VALUATIONS

Listed property investment group Trafalgar Corporate Group (ASX: TGP) provides the following update in regards to Board adopted investment property valuations as at 30 June 2013.

Property	Valuation - 30 June 2013		Valuation – 31 December 2012	
	Value ($m)	Cap Rate %	Value ($m)	Cap Rate %
12-22 Woniora Road, Hurstville NSW	44.00	9.00	46.34	9.00
2B Factory Street, Granville NSW*	5.10	10.00	5.10	10.00
158 Hume Street, Goulburn NSW**	4.75	13.00	4.41	12.50

** Sale settled on 14 August 2013 at 30 June 2013 valuation.*
*** 31 December 2012 carrying value based on conditional sales contract which did not proceed.*

The net loss on fair value adjustment of investment properties for the 6 month period to 30 June 2013 was $1.76 million which will result in a reduction in net tangible assets of 2.1 cents per security.

Following finalisation of the accounts, completion of the audit and approval by the Board, Trafalgar expects to release the financial results for the year ended 30 June 2013 on 27 August 2013.

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