



PLACER PROPERTY

December 2014

INVESTOR NEWSLETTER



7.75% pa

forecast initial
distribution yield

NEWACTON EAST
PROPERTY FUND UPDATE

Welcome to the first edition of the Placer Property newsletter

Placer Property is a specialist property fund manager which creates commercial and retail property investment opportunities for investors seeking regular and reliable income. Placer Property will issue newsletters to investors keeping them informed and up to date on their existing investments, new product offers, educational articles and further background on the Placer Property team.

Topics covered in this newsletter include:

- NewActon East Property Fund Update
- The Stables Shopping Centre Golden Grove – Development update



THE STABLES SHOPPING CENTRE
DEVELOPMENT

NewActon East Property Fund Update

Placer Property launched the NewActon East Property Fund (Fund) late in 2014. The Fund is an investment in an award winning A-Grade mixed-use building located in the NewActon precinct of Canberra.

The Fund is experiencing strong interest from investors and it is expected that the Fund will close by **31 March 2015**.

The main tenant of the building is the Australian Competition and Consumer Commission (ACCC) an independent Commonwealth of Australia statutory authority, occupying 83.3% of the gross lettable area. Other commercial tenants include Colliers International, Café Twenty One, Pilates Canberra and ED Digital (web designers), which has recently leased the small ground floor vacant tenancy. The property is now 100% leased.

The Property was purchased on 2 September 2014 and the financial and operational performance is in accordance with budget. We have recently engaged a company to undertake a review of the buildings operating systems such as lighting, heating, and power etc. to determine if there is potential to increase the buildings NABERS environmental rating above 4.5 and deliver operating savings. The review is expected to be completed shortly.

Key Investment Details

Fund Close Date	Expected to be 31 March 2015
Main Tenants	The Australia Consumer and Competition Commission (ACCC), an independent Commonwealth of Australia statutory authority, and Colliers International
Distribution Forecast	FY15 – 7.75% ¹ , 95% ² Tax Deferred FY16 – 8.00% ¹ , 89% ² Tax Deferred
Investment Type	Units in an unlisted, single asset Property Trust
Distribution Frequency	Quarterly, with first distribution paid in respect of period ending 31 December 2014
Minimum Application	\$10,000, issued at \$1.00 per unit
Capital Raising	\$26.5 million
Investment Term	Ending on or around 30 June 2021
Valuation	\$45.1 million
Property Occupancy	100% (was 98.5% at acquisition)
WALE	9.2 years by income ³

For more information visit Placer Property's web site www.placerproperty.com.au to download or request a Product Disclosure Statement or contact us on **1300 132 099** for more information.

1. Based on an issue price of \$1.00 per unit. Distributions, capital growth and tax consequences are not guaranteed and are subject to the assumptions and risks outlined in the Product Disclosure Statement (PDS). Please refer to the PDS for further details.
2. Distributions accrued prior to the First Closing Date (now scheduled for 31 March 2015) may contain a lower tax deferred amount. See Section 2.5 of the PDS for details.
3. As at the date of the PDS.

Disclaimer – Placer Property Limited ACN 164 635 885, AFSL 442806 ("Placer Property") has prepared this document and is the responsible entity of, and the issuer of units in, the NewActon East Property Fund ARSN 601 457 229 ("Fund"). Before making an investment decision in relation to the Fund investors should read the Product Disclosure Statement dated 24 September 2014 ("PDS") in full. Applications for units can only be made on the application form accompanying the PDS. The information in this document is general information only and has been prepared without taking into account individual investors' objectives, financial situation or needs. Therefore, in deciding whether to acquire units in the Fund, potential investors should read the PDS in full and consider consulting financial or taxation adviser. Forward-looking statements in this document and the PDS are subject to both known and unknown risks, uncertainties and other important factors that could cause the actual results, performance or achievements of the Fund to be materially different from those expressed or implied in such forward looking statements.

The NewActon precinct incorporates cultural, commercial, retail, tourism and residential usages.



The Fund has acquired the commercial part of NewActon East, which includes the ground floor office and retail areas, the four level office space occupied by the ACCC, plus 115 car parking spaces.

The Stables Shopping Centre Golden Grove Development Update

The Stables Shopping Centre is an exciting development currently being delivered by Placer Property. The development involves the construction of a 5,550 sqm neighbourhood-shopping centre located in the well established suburb of Golden Grove in South Australia. The neighbourhood shopping centre will be anchored by a 3,884 sqm Woolworths supermarket, together with approximately 1,666 sqm of specialty shops and 266 on-grade car parks.

Construction commenced in May 2014 and is expected to be completed in April 2015. To date the concrete flooring, perimeter walls and roofing is complete. The air-conditioning, electrical and mechanical services are now being installed. Construction of the internal walls and external cladding has also started and Woolworths is expected to commence their store fit out in February 2015.

Local residents who currently have to travel up to 5 km to shop at a full line supermarket are eagerly awaiting the completion of the project.

Leasing is also progressing to schedule with Woolworths committed to a 15-year lease with options. The leasing of the specialty shops is also progressing well. The shopping centre has secured a 600 sqm medical centre and pharmacy, which will include up to 8 consulting rooms. Strong interest is being shown in the remaining shops. Other usages expected at the shopping centre include a cafe, coffee and cake kiosk, newsagency, takeaway food, hairdressing and beauty, dry-cleaning and ATMs.

Key Information

Property Type	Neighbourhood Shopping Centre
Property Address	Corner of Golden Grove Road and Crouch Road, Golden Grove, South Australia
Location	Approximately 22 km north east of the Adelaide CBD
Population	15,106 persons as at 2011, with no major supermarket competition in the primary or secondary catchments.
Site Area	2.04 hectares
Lettable Area	5,550 square metres
Tenancy	A 3,884 sqm Woolworths supermarket (70% of GLA) anchors the property with an additional 14 tenancies comprising 1,666 square metre.
Car Parking	266 on-grade car spaces
Construction	Expected to be completed in April 2015.



Golden Grove February 2014



Golden Grove July 2014







Golden Grove October 2014



THE STABLES SHOPPING CENTRE - GOLDEN GROVE
Cnr Crouch Road & Golden Grove Road, Golden Grove, SA, 5125

Contact Us

Should you have any questions, please contact Placer Property.

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