



## ASX Announcement

**6 November 2017**

### **Update on Property Acquisitions**

Further to the ASX announcement dated 22 June 2017 Viva Energy REIT (VVR) is pleased to advise that \$54 million of contracted property acquisitions have been settled. The settlement of these properties and those announced on 21 February 2017 have fully utilised proceeds of the institutional equity placement undertaken in June 2017.

The \$29 million development properties at Alderley and Coomera are progressing as expected and scheduled to commence operating in fourth quarter of 2017 and first quarter of 2018 respectively. In addition, \$9 million of property acquisitions previously subject to due diligence have been contracted and settled as outlined below. All of these properties will be funded using existing debt facilities.

VVR has completed and contracted total acquisitions of \$118.5<sup>1</sup> million, including above, since listing on the ASX in August 2016. Post completion of the Alderley and Coomera acquisitions, VVR will have approximately \$135 million of existing undrawn debt facilities to fund further acquisitions.

Margaret Kennedy, Managing Director of VVR Manager Pty Ltd, Manager of VVR said "I am very pleased to provide investors with an update on our acquisition program. The properties acquired have high quality tenants on long term leases. Our pipeline for properties of this nature remains robust. The property acquisitions have been secured off market and are accretive to earnings".

### **Properties Contracted**

**72 Gavin Street, Bundaberg, Qld** was acquired via private negotiation. It is leased to Liberty Oil<sup>2</sup>, located on a high traffic road and recently rebuilt including new buildings, canopy, replacement fuel systems and tanks and a brand new Liberty convenience store.

Lease type	Triple net lease, rent review 3% per annum
Price	\$3,850,000 <sup>1</sup>
Cap Rate	7.0% <sup>1</sup>
Property Area <sup>3</sup>	1,050 sqm
Lease Term	15 years plus 2x10 year options
Settlement Date	31 August 2017

**102 River Road (Bruce Highway), Gympie, QLD** is an existing Shell Coles Express site leased to Viva Energy Australia and was acquired via private negotiation. It is located Southbound on the Bruce Highway bypass, the highest trafficked highway in Queensland.

Lease type	Double net lease, rent review CPI per annum
Price	\$5,040,000 <sup>1</sup>
Cap Rate	6.75% <sup>1</sup>
Property Area <sup>3</sup>	1,831 sqm
Lease Term	10 years plus 4x5 year options
Settlement Date	20 October 2017



*Shell Coles Express, Gympie QLD*

### **About Viva Energy REIT**

Viva Energy REIT is Australia's largest listed REIT owning solely service station properties with a high quality portfolio of service stations across all Australian States and Territories. Viva Energy REIT's objective is to maximize the long-term income and capital returns from its ownership of properties for the benefit of all security holders.

Viva Energy REIT is a stapled entity comprising one share in Viva Energy REIT Limited (ABN 35 612 986 517) and one unit in the Viva Energy REIT Trust (ARSN 613 146 464). This ASX announcement is prepared for information purposes only and is correct at the time of release to the ASX. Factual circumstances may change following the release of this announcement.

Please refer to VVR's website for further information <https://www.vivaenergyreit.com.au/Investors/>.  
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<sup>1</sup>Excluding transaction costs.

<sup>2</sup> Viva Energy Australia is a 50% shareholder in Liberty Oil.

<sup>3</sup> Approximate area of property in square metres.