

CORPORATE PROFILE

PLACER PROPERTY LIMITED

Placer Property is a specialist property fund manager. Our aim is to create commercial property investment opportunities for investors.

Placer Property draws on the extensive experience of its directors and the skills and knowledge of senior management who are specialists in property investment and management, property funds management, and corporate finance, each having several years of property related experience.

Placer Property invests in Australian property and actively manages its assets to enhance income and capital growth for investors.

Placer Property Limited holds an Australian Financial Services License (AFSL 442806) issued by the Australian Securities and Investment Commission.

PHILOSOPHY

As a specialist property fund manager, the primary objective of Placer Property is to facilitate high quality investment opportunities for investors.

Placer Property is focused on Australian property investment opportunities in the commercial sector. Placer Property identifies quality investment opportunities that are:

- Anchored by financially strong tenants. For retail property, this would include tenants such as Australia's leading supermarkets. For office property, this would include tenants such as the commonwealth or state governments or A-rated corporate businesses;
- Secured by tenants with long lease terms, that provide predictable and secure cash flows; and
- Located in prime locations.

Placer Property actively manages its real estate portfolio, maintains strong relationships with its tenants and continually looks for value enhancing opportunities for its investors.

Placer Property also considers that its property investments should be managed with gearing levels under 50%, and that appropriate interest rate hedging strategies be adopted to manage risk and returns for investors.

THE STABLES PROPERTY FUND

Start date	Status	Fund size	Gearing	Distribution FY 2018 ¹	NTA ²
May 2016	Closed	\$29.8 million	43%	7.60%	\$0.99

THE STABLES PROPERTY FUND

The Stables Shopping Centre is a neighbourhood shopping centre that was developed in 2015 and has a net lettable area of 5,606 square metres with on grade parking for 260 cars.

The centre is anchored by a full line Woolworths supermarket. Other notable tenants include Terry White Pharmacy, HealthSense Medical Centre and BWS (Woolworths Liquor).

The fund owns The Stables Shopping Centre which is located at 1495–1497 Golden Grove Road, Golden Grove, South Australia. The Stables was developed to a very high standard and is in an excellent demographic location with higher than

national average earnings. No other full line supermarket is located within a five kilometre drive of the asset.

As at November 2017, the centre is 98.6% leased with long leases in place and contracted rental growth.

The fund's current WALE³ is 10.25 years by rental income.

Together, Woolworths, BWS, HealthSense and Terry White account for 77% of the centre's gross rental income. A long WALE helps provide predictability of future income streams.

Fund information as at June 2017.

1. Forecast distribution for financial year 2018.

2. Net tangible asset backing per unit.

3. Weighted average lease expiry.

NEWACTON EAST PROPERTY FUND

Start date	Status	Fund size	Gearing	Distribution FY 2018 ¹	NTA ²
Sept 2014	Closed	\$51.8 million	44%	8.70%	\$1.06

NEWACTON EAST PROPERTY FUND

NewActon East is a modern eight level, mixed use building comprising a small retail area, major office component, 32 residential apartments on the upper levels and 176 car parking spaces.

The fund acquired the commercial part only 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, together totalling 7,503 square metres of gross lettable area.

The property is located at 21–23 Marcus Clarke Street, Canberra, Australian Capital Territory. It is situated in the NewActon precinct, in the south western zone of the Canberra CBD, and is three kilometres from Parliament House.

The fund has delivered strong results to date, and has outperformed the PDS forecasts.

The property is 100% leased, with 80% of the rental income sourced from the ACCC, the major tenant of the fund.

The fund's current WALE³ is 6.4 years by rental income.

NewActon East was awarded the Canberra Medallion Award, the highest architectural accolade, previously awarded to such Canberra buildings as the Science Dome and the High Court.

Fund information as at June 2017.

1. Forecast distribution for financial year 2018.

2. Net tangible asset backing per unit.

3. Weighted average lease expiry.

BOARD AND MANAGEMENT

PLACER PROPERTY LIMITED



James Walsh

Non Executive
Chairman

James has over 28 years' experience as a company director with extensive expertise in strategy, M&A, risk management, financing, and growth management.



Janette Kendall

Non Executive
Director

Janette has over 28 years' board experience with significant expertise in strategic planning, digital innovation, marketing, operations, and leadership.



Tom Davis

Executive
Director

Tom has over 12 years' experience working on complex strategic property portfolio reviews, asset divestment investment analysis and management.



David Omond

Joint Managing
Director

David has more than 25 years' experience in commercial property management, development, funds management and corporate finance.



Mario Papaleo

Joint Managing
Director

Mario has more than 19 years' experience in direct real estate, listed/unlisted property investment and funds management.



Bernadette Spiteri

Head of Investment
Services

Bernadette has over 25 years' experience in financial services, including distribution, marketing, product, and investor relations.



Mary Barnett

Chief Financial
Officer

Mary has 20 years' experience in managing bid pricing, consolidations, forecasts, budgets, tax, and reporting obligations.

The information contained in this document is dated March 2018. It has been produced without taking into account any person's objectives, financial situation or needs. Before acting on this information, investors should consider the appropriateness of the information having regard to their own objectives, financial situation and needs. Past performance is not a reliable indicator of future performance. This information may contain forward looking statements, forecasts, estimates and projections. Placer Property Limited does not represent or warrant that any forward statements will be achieved or prove to be correct.