



The Manager
Company Announcements Platform
Australian Securities Exchange
20 Bridge Street
SYDNEY NSW 2000

16 May 2017

Dear Sir/Madam,

Viva Energy REIT (“VVR”) 2017 Annual General Meeting results

Please find attached the following documents for announcement to the market:

1. presentation made at the 2017 AGM;
2. script for the presentation; and
3. voting results of the resolutions presented at the 2017 VVR AGM.

For further enquiries, please contact:

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Yours Sincerely,

A handwritten signature in black ink, appearing to be "T Tran", written over a light blue horizontal line.

Tony Tran
Company Secretary



**Viva Energy REIT
Annual General
Meeting**
10.00am 16 May 2017

VIVA
Energy | REIT

Disclaimer:

This presentation has been prepared by Viva Energy REIT ("VVR" or "Viva Energy REIT") which is a stapled entity comprising shares in Viva Energy REIT Limited (ABN 35 612 986 517) (Company) stapled with units in the Viva Energy REIT Trust (ARSN 613 146 464) (Trust). VER Limited (ABN 46 609 868 000 and AFSL 483795) is the Responsible Entity of the Viva Energy REIT Trust, and VER Manager Pty Ltd provides management services to VER Limited and Viva Energy REIT.

The annual general meeting (AGM) of Viva Energy REIT is comprised of the AGM of shareholders in the Company and the general meeting of unitholders in the Trust.

The financial information is presented on a statutory basis (prepared in accordance with Australian accounting standards which include Australian equivalent to International Financial Reporting Standards (IFRS)). The information provided in this presentation should be considered together with the financial statements, ASX announcements and other information available on the VVR website www.vivaenergyreit.com.au.

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Agenda

Chairman's Address	4
Business Update	6
Formal Business	14
Concluding Remarks	20

A photograph of a Shell Coles Express gas station in West Ryde, NSW. The station features a large canopy with yellow and red stripes and the Shell logo. Several fuel pumps are visible, with signs for V-Power and Coles Express. A silver pickup truck is parked at one of the pumps. A blue circle with white text is overlaid on the left side of the image.

Chairman's Address

Laurence Brindle
Chairman
Viva Energy REIT

Shell Coles Express West Ryde, NSW

2016 Highlights

**Business
Platform
Established**

**Deal Pipeline
Established**

**Exceeded IPO
Forecast**

**Gearing Below
Target Range**

A photograph of a Shell Coles Express gas station in Ultimo, NSW. The station features a prominent yellow and red canopy with the Shell logo. Several fuel pumps are visible, each with a sign that reads "DEFEND AGAINST GUNK". A blue car is parked at one of the pumps. In the background, there is a brick building and a cloudy sky. A large blue circle is overlaid on the left side of the image, containing the text "Business Update".

Business Update

Margaret Kennedy
Managing Director
VER Manager Pty Ltd

Shell Coles Express Ultimo, NSW

2016 Financial Highlights

Period ended 31 December 2016

Statutory Net Profit	\$1.0m			
Distributable Earnings	\$36.5m	5.28 CPS	+3.7% forecast	Paid 6 Feb 2017
Payout Ratio	100%			
Net Tangible Assets	\$2.07 per stapled security (prior to payment of distribution 6 Feb 2017)			

Operating Expenses
7.4% below Forecast

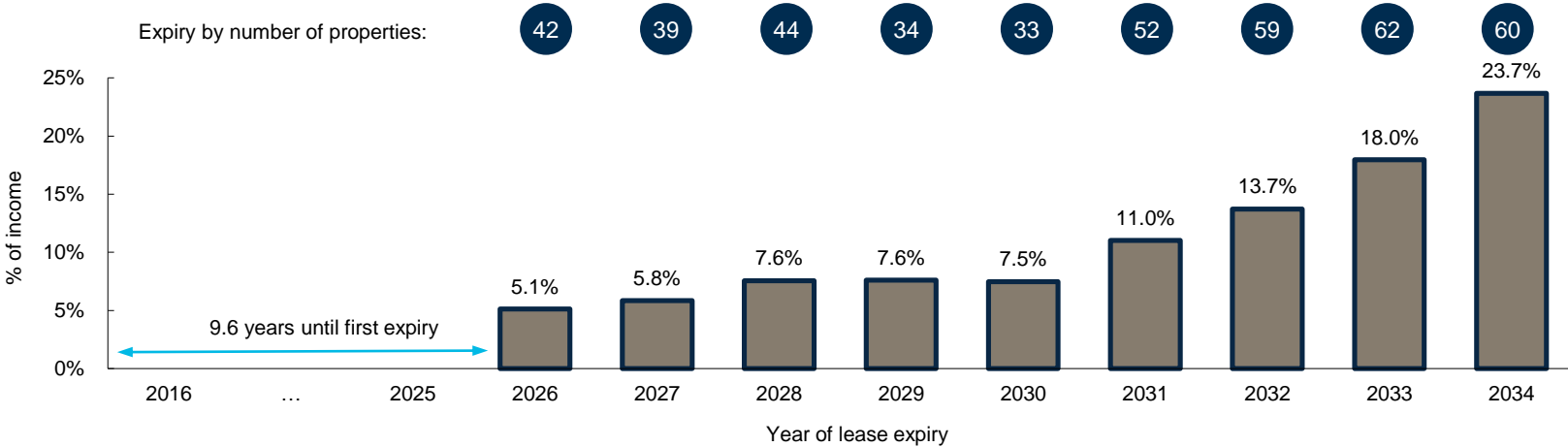
Gearing at 34.4% with drawn debt
100% hedged

Weighted average tenor of debt
3.6 years at average rate 3.72%

Viva Energy REIT Portfolio Overview

As at 31 December 2016

- Portfolio of 425 high quality service station properties
- Geographically diverse across all Australian states and territories
- Security of income through long term triple-net leases to Viva Energy Australia, a high quality tenant
- 100% occupancy, 3% p.a. fixed rent increases commencing August 2017
- Weighted average lease expiry 14.9 years, with no lease expiry before 2026

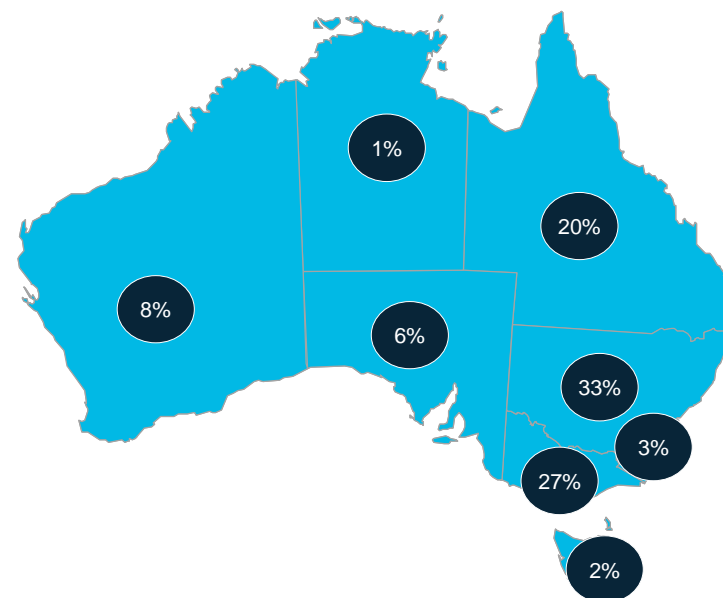


Viva Energy REIT Portfolio Overview

As at 31 December 2016

Portfolio characteristics

- Portfolio weighted towards Australia’s more populous Eastern seaboard
- High proportion of metropolitan sites
 - Typically higher value and higher volume sites that attract tighter capitalisation rates
- Regional sites include highway sites and are an important part of national network offering



	Number of sites	Indicative Independent valuation ¹ (\$m)	Average property value ¹ (\$m)	Weighted Average Cap Rate ²	Weighted Average Lease Expiry (years) ³
Metropolitan	304	1,608	5.3	5.6%	15.1
Regional	121	497	4.1	6.8%	14.2
Total	425	2,105	5.0	5.9%	14.9

1. Independent valuation as at 1 July 2016, properties will be independently valued at least every three years on a rolling annual basis commencing as at 31 December 2017

2. Based on contract price excluding transaction costs

3. Lease expiry weighted by rental income

2017 Activity Update

Announced four acquisitions 21 February 2017

- All acquisitions now settled
- Total value of \$26.2 million (excluding transactions costs)
- Weighted average lease expiry (by income) to Viva Energy Australia of 8 years
- Weighted average capitalisation rate of 6.4% (by contract price excluding transaction costs)



Shell Coles Express Milton, QLD

Viva Energy Australia Update

For year ended 31 December 2016

Assigned S&P BBB- rating; outlook stable

Productive working relationship with Viva Energy REIT management



Shell Coles Express Collingwood, VIC

This slide includes information regarding Viva Energy Australia Pty Ltd ABN 46 004 610 459 (Viva Energy Australia). The information is provided for background purposes only, and neither Viva Energy REIT, nor the representatives of Viva Energy REIT or VER Manager, do or will make any representation about the performance or operations of Viva Energy Australia. Further, Viva Energy Australia makes no representations (about itself, Viva Energy REIT or VER Manager) in this presentation, and does not assume responsibility for the contents of this presentation. General information is sourced from publicly available information (including the Viva Energy REIT PDS dated 22 July 2016).

Strategy

Service station investments – strong defensive characteristics

Consumer staple – fuel and convenience	Demand for fuel relatively inelastic	Investment grade rated tenant	Contracted rental growth profile underpins earnings growth	Strong lease covenants	Highly liquid property market
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Acquisition pipeline

Numerous opportunities under consideration	Focus on strategic sites that complement Viva Energy REIT’s existing portfolio	Australia-wide, geographically diverse consistent with Viva Energy REIT’s existing portfolio	Viva Energy REIT is not restricted to properties leased to Viva Energy Australia
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2017 Outlook and Forecast



Viva Energy REIT's investment objective is to own a portfolio of high quality and strategically located Australian service stations sites subject to long term leases to Viva Energy Australia and other tenants with strong credit profiles

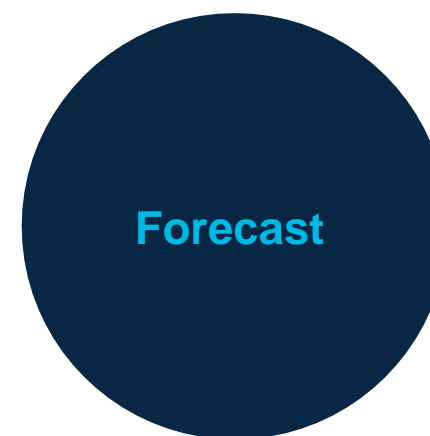


Viva Energy REIT will assess acquisition and site development opportunities that:

- Focus on sustainable risk adjusted returns
- Add value for security holders



Review debt capital structure, maintain target gearing range of 35-45%



Forecast year end December 2017 earnings guidance remains unchanged at 13.07 cents per security, subject to no material changes in market conditions



**Formal
Business**

Laurence Brindle
Chairman
Viva Energy REIT

Shell Coles Express Coorparoo, QLD

Ordinary Business

Financial Reports

As required by section 317 of the Corporations Act, the Annual Financial Report, including the Director's Report and Auditor's Report for the part-year ended 31 December 2016 are presented to the meeting.

The combined Annual Financial Report of the Company and the Trust for the part-year ended 31 December 2016 are also presented to the meeting.

No resolution is required for this item of business.

Ordinary Business

Resolution 1: Non-binding Advisory vote on the Remuneration Report

To consider and, if thought fit, to pass the following resolution as an advisory resolution of Viva Energy REIT Limited.

“That the Company’s Remuneration Report for the part-year ended 31 December 2016 be approved.”

Proxy votes

	For	Open	Against	Exclusion/Abstain
%	612,525,128	269,260	176,881	185,785
Votes	99.93%	0.04%	0.03%	

Ordinary Business

Resolution 2: Appointment of Auditor

To consider and, if thought fit, to pass the following resolution as an advisory resolution of Viva Energy REIT Limited.

“That pursuant to and in accordance with section 327B of the Corporations Act and for all other purposes, PricewaterhouseCoopers, having consented in writing to act in the capacity of auditor, be appointed as auditor of the Company.”

Proxy votes

	For	Open	Against	Exclusion/Abstain
%	575,176,710	329,533	37,643,790	7,019
Votes	93.81%	0.05%	6.14%	

Ordinary Business

Resolution 3: Re-election of director - Lachlan Pfeiffer

To consider and, if thought fit, to pass the following resolution as an advisory resolution of Viva Energy REIT Limited.

“That Mr Lachlan Pfeiffer, who was appointed as a director by the Board on 28 March 2017 and retires in accordance with rule 8.1e of the constitution of the Company and, being eligible and having offered himself for re-election is re-elected as a director of the Company.”

Proxy votes

	For	Open	Against	Exclusion/Abstain
%	603,770,916	329,533	9,041,134	15,469
Votes	98.47%	0.05%	1.47%	

Ordinary Business

Resolution 4: Re-election of director - Georgina Lynch

To consider and, if thought fit, to pass the following resolution as an advisory resolution of Viva Energy REIT Limited.

“That Ms Georgina Lynch, who has been a director of the Board since 10 July 2016 and retires in accordance with rule 8.1f of the constitution of the Company and, being eligible and having offered herself for re-election is re-elected as a director of the Company.”

Proxy votes

	For	Open	Against	Exclusion/Abstain
%	612,420,549	329,533	399,706	7,264
Votes	99.88%	0.05%	0.07%	



**Closing
Remarks**

Laurence Brindle
Chairman
Viva Energy REIT

Shell Coles Express Bunker Hill, VIC

Viva Energy REIT (VVR) Annual General Meeting Script

16 May 2017

CHAIRMAN'S ADDRESS – LAURENCE BRINDLE

[Slide 3&4]

The agenda for today's meeting includes an introduction from myself followed by a business update from Margaret Kennedy, the managing director of VER Manager Pty Ltd.

We will then move to the formal business of the meeting.

[Slide 5]

Viva Energy REIT listed on the ASX on 3 August 2016 and our results delivered security holders a post balance date distribution for the 2016 part-year which was 3.7% above PDS Forecast.

A number of significant things were achieved during the 2016 part-year including the implementation of our operating platform which will support this business into the future.

We also initiated our growth strategy with the establishment of a meaningful pipeline of attractive opportunities to invest our capital. Four acquisitions were contracted as at 31 December 2016 with a weighted average capitalisation rate greater than that of the initial portfolio of properties. All of these acquisitions have now been settled and we remain focused on opportunities for growth that are accretive to earnings.

Senior management has been active in the negotiation of attractive capital management terms and maintain lines of interest in various capital markets to ensure attractive terms can be agreed in a timely manner as and when required.

We continue to initiate and receive interest from both domestic and offshore institutional and retail investors. Senior management is in ongoing communication with current and prospective investors, continually seeking out various opportunities to present our securities.

Your directors bring a diverse and complementary range of skills and experience to the Board and are excited to be part of Viva Energy REIT as it embarks on this next phase of growth. Your Board has worked hard to ensure the right structures and frameworks are in place so that they are effective and that management is equipped with the right skills to deliver the strategic objectives.

I would like to extend my thanks to the Board, management at VER Manager Pty Limited, the manager of Viva Energy REIT and all staff for their continued commitment to the success of Viva Energy REIT; and to our investors, we thank you for your continued support.

I would now like to invite Margaret Kennedy to address the meeting and provide a business update.

MANAGING DIRECTOR PRESENTATION – MARGARET KENNEDY

[Slide 6]

My name is Margaret Kennedy and as the managing director of VER Manager Pty Limited, manager of Viva Energy REIT, it gives me great pleasure to present an update on Viva Energy REIT including some detail around our 2016 performance and the 2017 outlook.

2016 Financial Highlights

[Slide 7]

For the 2016 part-year Viva Energy REIT recorded a statutory net profit of \$1 million and distributable earnings of \$36.5 million. Based upon a 100% payout ratio, a distribution of \$36.5 million was paid to security holders on 6 February 2017.

Results were above forecast due to a combination of lower than forecast cost of debt, with our debt facility established and hedged at a lower rate than forecast in the PDS, and lower than forecast management costs over the part-year.

Net tangible asset as at 31 December were \$2.07 per security, this reduced to \$2.02 per security subsequent to the payment of the distribution on 6 February 2017.

Our gearing at 31 December 2016 was 34.4%, we will continue to maintain capital discipline and operate within our target gearing range of 35-45%.

Portfolio Overview

[Slide 8]

Our portfolio at 31 December 2016 was comprised of 425 service stations, leased to Viva Energy Australia on long term triple net leases, with a weighted average lease expiry of 14.9 years.

The portfolio is geographically diverse across all Australian states and territories and is unique, in that it has been assembled over the last 100 years by Shell and more recently Viva Energy Australia with many properties located on sites which would be almost impossible to secure again.

Viva Energy REIT offers a stable and secure income stream from the long term leases with 100% occupancy to an investment grade rated tenant with fixed annual rental increases of 3%.

The graph on this slide shows the lease expiry profile of the portfolio, with a spread of leases expiring over the next 17 years out until 2034.

[Slide 9]

The portfolio of service station properties is spread across the country with more than 75% of the sites in the most populous eastern states, and with three quarters of the locations in metropolitan areas. The sites are branded Shell/Coles Express and are operated by Coles Express.

As at 31 December 2016 the portfolio valuation was \$2.1 billion, the average property by value was \$5 million, with a weighted average cap rate of 5.9% and weighted average lease expiry of 14.9 years.

Director's valuations were undertaken as at 31 December 2016 with no adjustment to property values, independent valuations were most recently undertaken as at 1 July 2016. Under Viva Energy REIT's valuation policy, properties are required to be independently valued at least every three years on a rolling annual basis commencing as at 31 December 2017.

2017 Activity Update

[Slide 10]

As announced on 21 February 2017, Viva Energy REIT entered contracts to acquire a four additional service station properties for a total acquisition price of \$26.2million. The acquisitions have a weighted average cap rate of 6.4%, a weighted average lease expiry of 8 years to Viva Energy Australia and have now all been settled.

Viva Energy Australia Update

[Slide 11]

Viva Energy Australia Pty Ltd (Viva Energy Australia) is a private company and I do not intend to speak today on their behalf, rather to provide a general update on their business in the context of our counterparty relationship.

Viva Energy Australia is a diversified business holding key positions in all major segments of the domestic fuel sector including refining, terminals, distribution, marketing, and commercial and retail sales.

Viva Energy Australia manufacture, supply and market fuel through more than 950 retail outlets across Australia, including 695 Shell/Coles Express locations. As at 31 December 2017 Viva Energy REIT owned 423 of the Shell/Coles Express sites and two Shell branded truck stops.

S&P have assigned Viva Energy Australia a BBB- rating with stable outlook.

The working relationship between Viva Energy Australia and Viva Energy REIT remains secure and collaborative.

Strategy

[Slide 12]

We believe service station properties, particularly of the quality reflected in our portfolio, retain strong defensive characteristics with room for further growth. The Viva Energy REIT portfolio offers investors contracted 3% rental growth, with long terms leases tied to an investment grade rated tenant.

The properties fall into the consumer staple sector for which underlying product demand is relatively inelastic. These are strong convenience retailing properties, regardless of the underlying business – they are well located on main roads, often on corners, with easy ingress and egress and parking is readily available.

We continue to identify potential acquisitions which are complementary to and reflective of the existing portfolio, both in asset type and a spread of metropolitan and regional sites.

Viva Energy REIT is not restricted to making purchases of Shell/Coles Express sites.

2017 Outlook & Forecast

[Slide 13]

Since listing in August 2016, our business platforms and underlying systems have been established and are operating smoothly.

We have an established deal pipeline in place, with four acquisitions settled thus far in 2017. We continue to pursue growth opportunities in line with our stated strategy of owning high quality and strategically located service station properties. This may include site acquisitions and potential site development opportunities which add value for security holders.

We will continue to maintain capital discipline, and operate within our target gearing range of 35-45%

Guidance for 2017 remains unchanged and in line with the PDS forecast distributable earnings of \$90.2million which is equivalent to 13.07 cents per security.

It is anticipated that the Board will provide a further update on earnings guidance in line with the 2017 half year results, or earlier if required.

On behalf of the management team at VER Manager Pty Limited, I thank you for your support and look forward to the continued growth of our business.

I will now hand back to Laurence to conduct the formal proceedings of the meeting.



ANNUAL GENERAL MEETING
Tuesday, 16 May, 2017

As required by section 251AA(2) of the Corporations Act 2001 (Commonwealth) the following statistics are provided in respect of each resolution on the agenda.

Resolution	Manner in which the securityholder directed the proxy vote (as at proxy close):				Manner in which votes were cast in person or by proxy on a poll (where applicable)		
	Votes <i>For</i>	Votes <i>Against</i>	Votes <i>Discretionary</i>	Votes <i>Abstain</i>	<i>For</i>	<i>Against</i>	<i>Abstain **</i>
1 NON-BINDING ADVISORY VOTE ON THE REMUNERATION REPORT	612,525,128	176,881	269,260	85,783	Passed on a show of hands	Passed on a show of hands	Passed on a show of hands
2 APPOINTMENT OF AUDITOR	575,176,710	37,643,790	329,533	7,019	Passed on a show of hands	Passed on a show of hands	Passed on a show of hands
3 RE-ELECTION OF LACHLAN PFEIFFER AS DIRECTOR	603,770,916	9,041,134	329,533	15,469	Passed on a show of hands	Passed on a show of hands	Passed on a show of hands
4 RE-ELECTION OF GEORGINA LYNCH AS DIRECTOR	612,420,549	399,706	329,533	7,264	Passed on a show of hands	Passed on a show of hands	Passed on a show of hands

** - Note that votes relating to a person who abstains on an item are not counted in determining whether or not the required majority of votes were cast for or against that item