

20 March 2018

Acquisition of Puma Moree

Convenience Retail REIT (**CRR** or the **Fund**) is pleased to announce that it has agreed to acquire Puma Moree for \$10.4 million, representing a capitalisation rate of 7.0%.

Construction of Puma Moree was completed in January 2018 with the site opening for trade on 30 January 2018. The site is ideally situated on the Newell Highway approximately 3kms south of the Moree town centre.

CRR Fund Manager, Chris Brockett said: "We are pleased to have acquired Puma Moree on a sale and lease back with Puma Energy Australia. The service station occupies a significant parcel of land and is perfectly situated on the Newell Highway before the recently constructed Moree bypass. As a brand new site, the service station offers the most modern of facilities including a commercial kitchen, public amenities and truckers lounge with shower and laundry facilities. The property is underpinned by a 15 year lease with fixed 3.0% annual rental escalations. This acquisition builds on the cooperative and strategic relationship with our major tenant, Puma Energy Australia, and enhances the value of the fund for our investors".

Following settlement of the property, which is expected to occur by no later than 30 April 2018, CRR's portfolio will comprise 69 properties valued at \$335 million, reflecting a weighted average capitalisation rate of 7.1% and a portfolio WALE of 13.1 years. CRR's gearing will be 32% as a result of funding the acquisition from capacity available under the Fund's existing debt facilities.

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About Convenience Retail REIT

Convenience Retail REIT ('CRR') is a listed Australian Real Estate Investment Trust (REIT) listed on the ASX (ASX code: CRR) which owns high quality Australian service stations and convenience retail assets. CRR's portfolio of 69 properties valued at approximately \$335 million, is predominantly located on Australia's favoured eastern seaboard and is leased to leading Australian and international convenience retail tenants. The portfolio offers a long weighted average lease expiry and contracted annual rent increases providing the REIT with a strong level of income security. CRR has a target gearing range of 25 – 40% as part of its conservative approach to capital management.

CRR is managed by APN Property Group Limited, an ASX listed company (ASX Code: APD) that has been managing real estate and real estate securities on behalf of institutional and retail investors since 1996. The REIT is governed by a majority independent Board.

www.crreit.com.au