



ASX Announcement

17 July 2018

Property Acquisitions

Viva Energy REIT (“VVR”) is pleased to announce the acquisition of 6 additional properties to the value of \$62.13 million with \$22.68 million settled and the remainder due to settle in the second half of 2018 subject to completion of due diligence. The WACR¹ of these acquisitions is 6.2%. All of the properties will be funded using existing debt facilities. VVR has completed and contracted total acquisitions of \$184.6 million, including those below, since listing on the ASX in August 2016. Post the completion of these acquisitions, VVR will have approximately \$120 million of existing undrawn debt facilities to fund further acquisitions.

Contracted Properties

Property Details	Purchase Price ²	Capitalisation rate	Major Tenant	Lease Highlights	Settlement / Proposed Settlement Date
Shell Maddington (WA)	\$9.4M	5.85%	Viva Energy Australia	Double Net 15 year prime term Fixed 3% annual increases	February 2018
Liberty Goondiwindi (QLD)	\$4.0M	7.0%	Liberty Oil	Triple Net 15 year prime term Fixed 3% annual increases	January 2018
Liberty Smithfield Plains (SA)	\$4.64M	6.25%	Liberty Oil	Triple Net 15 year prime term Fixed 3% annual increases	June 2018
Liberty Woodville South (SA)	\$4.64M	6.25%	Liberty Oil	Triple Net 15 year prime term Fixed 3% annual increases	June 2018

¹ Weighted average capitalisation rate, weighted by contract price excluding transaction costs.

² Purchase price excluding acquisition costs.

Caltex Longwarry Eastbound & Caltex Longwarry Westbound (VIC)	\$35.95M	6.1%	Caltex Australia	Double Net Current lease expires August 2027 Fixed 3% annual increases	December 2018 ³
Shell/Coles Express Caboolture (QLD)	\$3.5M	6.7%	Viva Energy Australia	Double Net Current lease expires July 2021 Annual CPI increases	July 2018



Caltex Longwarry Eastbound (view from service land off the Princes Highway)



Caltex Longwarry Westbound (view from the service land off the Princes Highway)

³ Settlement is subject to the vendor procuring the consent of VicRoads to transfer or assign the relevant Freeway Service Centre Agreement to the purchaser.

Margaret Kennedy, Managing Director of VER Manager Pty Ltd, Manager of VVR said “we are very pleased to provide an update to investors on our latest acquisition program. These additional properties have all been acquired off market and provide additional diversity to the portfolio. VVR will continue to consider acquisition and development opportunities consistent with the following investment criteria:

- Investment is high quality and strategically located;
- Portfolio remains geographically diversified;
- Investment has strong lease characteristics; and
- Investment provided security holders with potential for capital growth over time.”

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 the portfolio for the benefit of all security holders.

Viva Energy REIT is a stapled entity in which one share in Viva Energy REIT Limited (ABN 35 612 986 517) is stapled to 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 website for further information <https://www.vivaenergyreit.com.au/Investors/>.

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