

ASX Announcement

30 June 2017

Propertylink divests Braeside asset for \$50.55 million delivering a strong return for investors

Propertylink Group (ASX:PLG) announces the sale of 90 Mills Road, Braeside to Dexus Property Group for \$50.55 million reflecting a core market yield of 6.09%. The property is held under a confidential single-asset mandate within the Investment Management business, with Propertylink maintaining a 10% co-investment.

The sale price represents a 17.6% premium to current book value and realises an IRR of 25%, providing outstanding returns to investors. Completion of the sale is expected to occur in July 2017, generating a performance fee to Propertylink in excess of \$1.0 million in FY2018 (\$0.7 million after tax).

The property is located within the industrial precinct of Braeside and comprises a 40,554 sqm distribution centre on an eight hectare land holding. It is currently fully leased with over 12 years remaining in the lease term.

Propertylink's Managing Director and CEO, Stuart Dawes said "Along with our investment partner, we acquired this asset on a 7.9% yield with an existing lease of 7 years. We successfully extended the lease term to 15 years, providing investors with strong income security into the future.

"The strategic decision made to divest this asset, recognises current market conditions for capital seeking long WALE assets. This has realised a superior return for investors, furthering Propertylink's track record of delivering outstanding returns across our Investment Management business."

Further Enquiries

Investors

Carrie Barrack
Propertylink
Investor Relations Manager
+61 2 9186 4747
cbarrack@propertylink.com.au

Media

Elizabeth Skerritt
Cannings Corporate Communications
+61 2 8284 9950
eskerritt@cannings.net.au



About Propertylink

Propertylink is an A-REIT, listed on the Australian Stock Exchange under the code “PLG”. Propertylink is an internally managed real estate group that owns and manages a diversified portfolio of logistics, business park and office properties and is a leading investment and asset management business with over A\$1.8 billion of assets under management. Propertylink’s integrated, in-house approach to active asset management is aimed at maximising the performance and value of assets under management for our global investors from North America, Europe, the Middle East, Asia and Australia.