

## ASX Release

22 October 2013

### Acquisition of Wetherill Park Property<sup>1</sup>

Fife Capital Funds Limited ("**Fife Funds**"), the responsible entity for the Australian Industrial REIT (the "**Fund**"), today announces the completion of the acquisition of the property at 74-94 Newton Road, Wetherill Park, NSW for \$22.0 million as foreshadowed in the PDS for the Fund dated 2 October 2013.

Under an Irrevocable Offer Deed dated 20 August 2013 between Australian Postal Corporation and Challenger Life Nominees Ltd as trustee for the Wetherill Park Property Trust ("**Wetherill Park Vendor**") and Fife Funds (as trustee for the AIR Wetherill Park Trust, which is a Fund sub-trust) ("**AIR Wetherill Park**"), the Wetherill Park Vendor granted an irrevocable offer to AIR Wetherill Park to purchase the property at 74-94 Newton Road, Wetherill Park, NSW ("**Wetherill Park Irrevocable Offer**").

AIR Wetherill Park today accepted the Wetherill Park Irrevocable Offer, following which it entered into a contract for sale to acquire the property ("**Wetherill Park Sale Contract**") and completed on that contract.

Further information regarding the terms of the Wetherill Park Irrevocable Offer and Wetherill Park Sale Contract are set out in Section 13.3 of the PDS for the Fund dated 2 October 2013.

– ENDS –

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### About the Australian Industrial REIT (ASX: ANI)

The Fund is a newly established Australian real estate investment trust which will offer investors exposure to a quality Portfolio of eight industrial properties which are independently valued at approximately \$175.8 million<sup>2</sup> and located across Sydney and Melbourne. The Fund's earnings will be underpinned by the Portfolio's long average lease term, with leases to a range of quality tenants.

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<sup>1</sup> Capitalised terms used (but not otherwise defined) in this notice have the same meaning as in the Fund's PDS, dated 2 October 2013.

<sup>2</sup> Assuming the Eastern Creek Project is completed and paid in full. The Eastern Creek Project is under construction, and is due for completion during November 2013. An Agreement for Lease over 100% of lettable area is in place for the Eastern Creek Project with the lease and rent to commence following practical completion of construction.