

INVESTOR UPDATE

SEPTEMBER 2020

Westlawn
PROPERTY TRUST

ARSN 095 611 804

Distribution Rate

Following the 1.0 cent per unit distribution increase in July, we are pleased to announce a further increase of 1.0 cent per unit, effective from the September distribution which you will receive on or about 12 October. This will take the total annual cash distribution rate to 6.0 cents per unit. In addition, we are forecasting a 1.0 cent per unit franking credit for the current financial year.

Distribution Reinvestment Plan (DRP)

At its July meeting, the Board also decided to recommence the DRP, at \$0.95 per unit, effective from the August distribution. Unit holders who were participating in the DRP at the time it was suspended in April do not need to take any action – you will automatically be reinstated to the DRP. Your first allocation of DRP units will be on 1 October.

Capital Raising

This is just a reminder the capital raising is again open, at an investment price of \$1.00 per unit. The forecast gross distribution rate is 7% p.a., comprising 6% cash (or 6.0 cents per unit p.a.) and 1% franking credit (1.0 cent per unit). The PDS, Supplementary PDS and application form can be found on our website www.clarenceproperty.com.au.

Acquisitions



81 Stradbroke Street, Heathwood



185 Queensport Road, Murarrie QLD



31 Paringa Road, Murarrie QLD

81 Stradbroke Street, Heathwood QLD

This property was mentioned in our July 2020 update, and at the time was under a conditional exchanged contract. The contract subsequently became unconditional, and settled on 3 September.

185 Queensport Road, Murarrie QLD – contract exchanged \$8.8M

185 Queensport Road is a modern logistics/distribution facility with office space of CBD quality. It is leased to two tenants, is 100% occupied and has a WALE of 3 years. The complex provides generous parking, with access to the warehouse via nine container height roller doors and an expansive concrete apron. The property sits within Brisbane's Australia TradeCoast industrial precinct, enjoys easy access to both the north and south Gateway Arterial road connections, and is in close proximity to both the Port of Brisbane and Brisbane Airport. Acquisition of the property is scheduled for a mid-October settlement.

31 Paringa Road, Murarrie QLD – contract exchanged \$18.2M

31 Paringa Road, again located in Brisbane's Australia TradeCoast precinct, is a corporate grade logistics facility across two buildings with a total Net Lettable Area of approx. 8,500 m2 on a 23,000 m2 site. It is leased to three tenants, is 100% occupied and has a WALE of 4 years. Settlement of the property should occur by mid-November.

Tax Statements

Your Tax Statement for the 2019/20 financial year will be available from Wednesday 23/9/20. You will be able to access your statement via your InvestorServe online user access with Boardroom.

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