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## ASX Announcement

12 April 2017

### URB Investments Limited completes IPO and ASX Listing

URB Investments Limited (URB or the Company) has successfully completed the issue of shares and options under its initial public offering (Offer), raising approximately \$80.1 million.

With the funds raised under the Offer, the Company will seek to capture long-term value by investing in a portfolio comprising both equities and direct property that are exposed to the urban renewal and regeneration investment theme.

Upon listing, direct property assets represent approximately 26 per cent of the Investment Portfolio with this percentage expected to increase to approximately 39 per cent upon settlement of the Prestons Property in June 2017. At least half of the Investment Portfolio will be invested in equities with a small amount to be retained in cash.

URB is pleased to announce that on 10 April 2017 it acquired a 49.9 per cent interest in the Kingsgrove and the Penrith property assets.

With respect to the Prestons Property, a conditional agreement for lease has been entered into. The lease will commence on completion of the development of the logistics warehouse and distribution centre in 2018 and expires in May 2029 with a tenant option to renew for four further terms of three years. Development of the logistics warehouse and distribution centre is conditional upon obtaining development approval.

"We have noted the significant strength in transactions for neighbouring properties and are excited at the potential for our own investment in this developing precinct", URB's Chairman Mr Warwick Negus said.

"We are very excited that the direct property portfolio will represent a material component of the total Investment Portfolio".

"We will continue to develop these assets to maximise the outcome for URB Shareholders", Mr Negus said.

URB's Investment Manager, Contact Asset Management, said it had already identified a number of exciting equity opportunities and expects to be fully invested within the next four months.

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"This coupled with the developments identified above on the direct properties gives us confidence on delivering both strong capital and income growth to Shareholders over time", Portfolio Managers Tom Millner and Will Culbert said.

The Board and Managers of URB would like to thank shareholders for their support in the Offer and welcome them to the register of URB.

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For further enquiries:

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