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ASX Announcement

ASX AND MEDIA RELEASE – INVESTMENT INTO FORTIUS SYDNEY HOMEMAKER TRUST

URB INVESTS IN THE FORTIUS SYDNEY HOMEMAKER TRUST

URB Investments Limited (ASX code: URB) (“URB”) is pleased to announce that it has made another investment into a Direct Property asset.

URB has made a \$3.0m investment into the Fortius Sydney Homemaker Trust, Home HQ. Home HQ is a leading homemaker centre located in the suburb of Artarmon in Sydney. It is an award winning adaptive re-use of a heritage industrial building, providing an exceptionally designed modern retail space made up of 28 retail tenancies.

Home HQ is approximately five radial kilometres north of the Sydney CBD. The property is well positioned on a prominent 1.6ha corner site on Reserve Road and Frederick Street, adjoining Bunnings Warehouse Artarmon. Artarmon is a prime example of an inner Sydney gentrifying area characterised by low-density industrial and commercial uses, with further redevelopment potential.

URB believes that the property has the potential to benefit from the proximity to CBD, Royal North Shore Hospital, North Shore Private Hospital, St Leonards Train Station, Gore Hill freeway, Pacific Highway and the new metro rail network. It will also benefit from the revitalisation of the area. The future development pipeline for apartments totalling 3,500 under construction or planned in the immediate area and over 29,000 proposed in the total North Shore trade area surrounding the property.

An investment in the Home HQ property offers URB the opportunity to benefit from immediate and sustainable income via existing tenancies, significant population growth in the area, remixing, repositioning and further development upside (DA Approved Development).

For further enquiries:

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