



ASX ANNOUNCEMENT

22 November 2019

QUATTRO PLUS REAL ESTATE

ASX CODE: QPR

ARSN 114 494 503

### Pro rata non renounceable issue (Entitlement Offer)

Following the acquisition of 87 Albert Street, Auckland, as announced on 8 October 2019, the Responsible Entity of QPR (**the Trust**) wishes to advise that it is conducting a non-renounceable Entitlement Offer of 1 new unit for every 2.46 existing units in QPR held by eligible unitholders at an offer price of \$1.10 per new unit (**Entitlement Offer**). The Entitlement Offer will raise approximately \$26.0 million, with a maximum of 23,645,609 new units to be issued.

The offer price of \$1.10 per new unit represents a premium to the 30 June 2019 net tangible assets(**NTA**) per unit of \$0.97, and a premium to the last traded price of \$0.96 per unit. The offer price also represents a premium to the pro-form NTA per unit of \$1.00. The new units are being issued at a premium to capture the material progress of the Trust's portfolio in the last 12 months not reflected in the NTA or the traded price.

### Proceeds of the Entitlement Offer

Proceeds of the Entitlement Offer, net of costs, will be used to:

- Repay the Investment Facility (Non-Bank subordinated loan) used to fund the acquisition 87 Albert St, Auckland and reduce the Trusts gearing
- Provide working capital for the Trust and funding to continue progressing the value add strategies across the portfolio

### Details of the Entitlement Offer

The Entitlement Offer will be made to eligible unitholders in Australia and New Zealand to subscribe for 1 new unit for every 2.46 units held at the record date of Wednesday, 27 November 2019 at 7:00pm AEDST. The closing date of the Entitlement Offer will be Wednesday, 11 December 2019 at 5:00pm AEDST.

The Entitlement Offer is non renounceable and eligible unitholders will not be able to sell any of their Entitlements. If eligible unitholders take no action in respect of their Entitlements and do not wish to accept all or part of their Entitlements their Entitlements will lapse.

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The Entitlement Offer is not underwritten, or sub underwritten, however the Responsible Entity reserves the right to place any new units that would have been issued under any lapsed Entitlements to third parties subject to exception 3 to ASX Listing Rule 7.2.

Alceon Group Pty Ltd, a major eligible unitholder, has committed to take up its full entitlement to new units under the Entitlement Offer. The value of Alceon's entitlement to new units under the Entitlement Offer is approximately \$23.8 million.

Further disclosures and correspondence to eligible and ineligible unitholders in relation to the Entitlement Offer will be made in due course.

### Timetable

The Responsible Entity expects that the Entitlement Offer will be conducted according to the following timetable:

EVENT	DATE
Announcement, Appendix 3B and cleansing statement lodged	Friday, 22 November 2019
Eligible unitholders and ineligible unitholders notification date and offer booklet lodged	Monday, 25 November 2019
Ex-date for Entitlement Offer	Tuesday, 26 November 2019
Entitlement Offer record date (at 7:00 pm)	Wednesday, 27 November 2019
Offer booklet and Entitlement Offer acceptance form dispatched	Monday, 2 December 2019
Entitlement Offer opens	Monday, 2 December 2019
Entitlement Offer closes (5:00 pm)	Wednesday, 11 December 2019
Under subscriptions notified to the ASX	Monday, 16 December 2019
Issue date	Wednesday, 18 December 2019
Normal trading commences	Thursday, 19 December 2019

**Note:** Dates and times are indicative only and subject to change. All times and dates refer to AEDST.

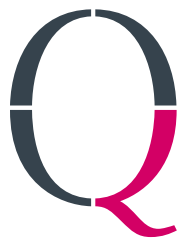
The Responsible Entity reserves the right, subject to the Corporations Act, Listing Rules, the Underwriting Agreement and other applicable laws, to amend any or all of these events, dates and times. In particular, the Responsible Entity reserves the right to extend the date for closing of the Entitlement Offer, delay the allotment of new units, accept late applications, either generally or in particular cases, or to withdraw the Entitlement Offer without prior notice. Accordingly, applicants are encouraged to submit their applications as soon as possible after the Entitlement Offer opens. No cooling-off period applies to the Entitlement Offer. The commencement of quotation of new units is subject to confirmation from ASX.

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**For more information, please contact the Responsible Entity:**

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Executive Chairman

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