



**AUCKLAND  
REAL ESTATE**

ASX ANNOUNCEMENT

1 February 2021

Auckland Real Estate Trust

ASX CODE: AKL

ARSN 114 494 503

### **Quarterly Activity Report 31 December 2020**

Auckland Real Estate Trust (AKL or the Trust) provides this quarterly report to accompany the Appendix 4C lodged on 29 January 2021.

During the quarter:

- Net property income for the quarter (receipts from tenants less property related operating costs) was \$1.92m.
- Rent collections for the quarter averaged approximately 97% of charges.
- At 31 December 2020 there were no rent relief agreements in place.
- In December 2020, the Trust:
  - Entered a conditional Deed of Variation to acquire two further properties in the Auckland CBD at 60 Federal St and 16 Kingston St ("60/16") for NZ\$60m.
  - Was granted Resource Consent to consolidate 60/16 with 87 Albert St to create the "Fusion Project", which internally fuses all three site and creates an activated through site linking Albert and Federal Streets, with a total NLA of 14,000sqm and a forecast end value of approx. NZ\$150m.
  - Received credit approval from the existing senior lender to increase the current debt facility by NZ\$30m to partially fund the acquisition of 60/16.
  - Paid a non-refundable deposit of \$1m with further \$4m deposit due on 12 February 2021, subject to a Finance Condition being satisfied by the Trust.
  - Received indicative credit approval from the existing senior lender for a further NZ\$11.55m increase to the capex facility for additional capex works across the portfolio which will generate additional income.
- The acquisition of 60/16 is due to settle on 31 March 2021 and the Trust is currently engaged on completing financing arrangement for the balance of the purchase price and initial working capital of approximately NZ\$35m, it will provide details and an update once completed.
- Redevelopment and refurbishment work at 1 Albert St is progressing well and nearing completion with the new entry and lobby recently being opened.
- Management's focus is on securing tenants and additional income for the Trust as capex works progress in Auckland.

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Auckland Real Estate is the trading name of Quattro RE Limited, as responsible entity for Auckland Real Estate Trust, an Australian registered managed investment scheme (ARSN 114 494 503)

- The Trust continued to make material progress on leasing and value add initiatives at the Higgins asset in Chicago for the expected sale in 2021.
- Payments to related parties during the quarter allowed under the Trusts constitution related to ongoing monthly management fees, property and project management fees and expense recoveries.

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

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