



ASX Announcement

21 February 2017

Viva Energy REIT to Acquire Additional Properties

Viva Energy REIT (VVR) announces that it has entered into contracts to acquire four service station properties. The combined total purchase price is \$26.2 million (excluding transaction costs). These acquisitions will settle in the first half of calendar 2017.

The combined weighted average capitalisation rate is 6.39% and the weighted average lease expiry (as at 31 December 2016) is 8 years.

Margaret Kennedy, Managing Director of VER Manager Pty Ltd, Manager of VVR said "I am very pleased to announce our first acquisitions since listing. These acquisitions support our strategy to own a portfolio of high quality and strategically located Australian service stations and will complement our existing portfolio.

The acquisitions are accretive to earnings and will be funded by existing debt facilities."

Earnings guidance for the period ended 31 December 2017 as contained in the Prospectus/Product Disclosure Statement "PDS" dated 22nd July 2016 remains unchanged.



Coles Express Annerley, QLD

Properties Contracted

388 Ipswich Road, Annerley, QLD. This property is a new to industry Shell/Coles Express site in a prime inner Brisbane location on a major arterial road.

Viva Lease type	Triple net lease, annual rent review 3%
Price	\$10,800,000
Cap Rate	5.3%
Property Area	2,463 sqm approx.
Unexpired Lease Term	14.9 years plus 4x5 year options
Estimated Settlement Date	31 March 2017

4979 Pacific Highway, Half Way Creek, NSW. This property is an existing Shell/Coles Express site with Domino's Pizza as co-tenant.

Viva Lease type	Double net lease, annual rent review higher of 3.5% or CPI paid quarterly in advance.
Price	\$7,000,000
Cap Rate	7.5%
Property Area	65,660 sqm approx.
Unexpired Viva Lease Term	4.7 years plus 2x5 year options
Estimated Settlement Date	31 March 2017

126 Great Western Highway, Blaxland, NSW. This property is an existing Shell/Coles Express site with a fitness centre as a co-tenant.

Viva Lease type	Double net lease, annual rent review CPI paid quarterly in advance.
Price	\$5,500,000
Cap Rate	7.0%
Property Area	1,506 sqm approx.
Unexpired Viva Lease Term	4.4 years plus 2x5 year options
Estimated Settlement Date	31 March 2017

11 Lilbili Street Braitling, Alice Springs, NT. This property is an existing Shell/Coles Express truck stop site on a major interstate highway.

Viva Lease type	Double net lease, rent review higher of 3.5% or CPI paid annually in advance.
Price	\$2,900,000
Cap Rate	6.6%
Property Area	48,700 sqm approx.
Unexpired Viva Lease Term	10.3 years
Estimated Settlement Date	31 March 2017

Counterparties to the service station property transactions are unrelated to VVR. VVR and the counterparties may approach each other for future transactions which will be assessed independently.

Results for part-year ended 31 December 2016

Results for the part-year ended 31 December 2016 will be presented by Margaret Kennedy, Managing Director and Guy Farrands, Chief Financial Officer of VER Manager Pty Ltd, Manager of VVR via conference call and webcast at 10am (Melbourne time) on Thursday 23 February 2017.

To participate in the conference call please refer to details below.

Dial-in Details			
Conference ID	5807 5625		
Participant Numbers			
Participants can dial either of the numbers below to join the call. You will need to quote the conference ID provided above. To ask questions, you will need to dial *1 on the telephone keypad.			
Participant toll	+61 2 8038 5221		
Participant toll free	1800 123 296		
International Dial-in Details			
These numbers are toll-free dial-in numbers for each country listed below. For countries not listed below, the Australian Participant Toll number listed above can be dialed. To ask a question, you will need to dial *1 on the telephone keypad.			
Canada	1855 5616 766	New Zealand	0800 452 782
China	4001 203 085 8008 702 411	Singapore	800 616 2288
Hong Kong	800 908 865	United Kingdom	0808 234 0757
India	1800 3010 6141	United States	1855 293 1544
Japan	0120 477 087		

To access the live webcast please click onto <http://webcast.openbriefing.com/3297/>

A copy of the results presentation will be available post conference call on the Viva Energy REIT website <http://www.vivaenergyreit.com.au>

About Viva Energy REIT

Viva Energy REIT is Australia's only listed REIT owning solely service station properties with a high quality portfolio of 425 service stations across all Australian States and Territories. Viva Energy REIT's strategy is to maximize the long-term income and capital returns from its ownership of the Portfolio for the benefit of all Security holders.

Viva Energy REIT is a stapled entity comprising one share in Viva Energy REIT Limited (ABN 35 612 986 517) and one unit in the Viva Energy REIT Trust (ARSN 613 146 464). This ASX announcement is prepared for information purposes only and is correct at the time of release to the ASX. Factual circumstances may change following the release of this announcement.

Please refer to VVR Combined Product Disclosure Statement/Prospectus dated 22 July 2016 for further information <http://www.vivaenergyreit.com.au/Investors/>

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