

# Kareelya Investments Limited

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Company Announcements Platform  
Australian Stock Exchange Limited  
Exchange Centre  
20 Bridge Street  
Sydney NSW 2000

Dear Sir

## **WESTRALIA PROPERTY TRUST - Option to acquire 166 Murray Street, Perth**

The directors of Kareelya Investments Limited, as Responsible Entity for the Westralia Property Trust, are pleased to announce that it has secured an option to acquire the Trust's first Perth Central Business District property located at 166 Murray Street.

The terms of the option include an acquisition price of \$56m providing an initial yield of 7.5%.

The proposed acquisition, which is subject to due diligence, would increase the Trust's property portfolio to \$104 million.

The property has over 13,000 square metres of lettable retail and office space and is prominently located in the Perth CBD with frontages to the Murray Street Mall and Wellington Street. Long term lessees include Woolworths and the Federal Government.

Should the option be exercised the Trust will be seeking to raise new equity from the market through the issue of a Product Disclosure Statement.

For further information please contact Brett Jackson on (08) 9368 8200

Yours sincerely

**Ray Andersen**  
Director