



**NZX RELEASE**  
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**St Georges Bay Road – registration of offer**

Augusta is pleased to confirm that it has registered a product disclosure statement in respect of its offering of \$68.5 million of equity for investment in a new single asset fund which will acquire 96 St Georges Bay Road. The offer is expected to open on 18 July (following the conclusion of the Financial Markets Authority's waiting period) and close on 18 September. Settlement is now expected to occur on 28 September.

The \$68.5 million to be raised is fully underwritten with Augusta Capital underwriting \$24.5 million and third parties underwriting the balance. Augusta receives underwriting and offeror fees under the offer as well as an ongoing management fee once the single asset fund is established.

96 St Georges Bay Road is a brand new 5 level A Grade office building which has been developed by Mansons TCLM. The 11,083sqm property will be acquired for \$116m, which represents a 6.47% initial yield based on a 10.8 year weighted average lease expiry

The property will be occupied by Xero (2 floors), Independent Liquor (1 floor) and Harrison Grierson (1 floor) alongside two retail tenants. A small amount of Level 1 and the ground floor retail that are currently vacant will be leased by the vendor for a 9 year term.

A copy of the product disclosure statement is available on the Disclose register at <https://disclose-register.companiesoffice.govt.nz/> by searching "Augusta St Georges Bay Road Property Trust" under "search offers".

For further information, contact:

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