

Retail Property Fund

ARSN 133 632 765

Announcement – 9 September 2011

Borrowing facility refinanced and consolidated

We recently refinanced the Fund's separate Sunshine Homemaker Centre \$35 million borrowing facility, and have consolidated it into the Fund's syndicated borrowing facility.

At 12 August 2011, based on unaudited accounts the Fund's gearing ratio was 47.90% with gross assets of \$372.78 million and total borrowings of \$178.55 million.

The Fund's borrowing position as at 12 August 2011 was:

Borrowing details	
Borrowing facility drawn amount	\$178.55 million
Borrowing facility limit	\$180.00 million
Borrowing facility maturity	\$67.50 million maturing April 2012 \$112.50 million maturing April 2013
% of borrowings hedged	78%
Weighted hedge expiry	2.4 years

For more information

We regularly provide up-to-date information about the Fund, including quarterly Fund Updates and Continuous Disclosure information. These contain current information about the Fund's gearing, interest cover, borrowings, fund diversification, valuation policy, related party transactions, distribution practices and withdrawal rights.

Please refer to the 'Quick Links' section of this website or contact Investor Services on **13 29 39** for copies of the documents.