

## PRIVATE PROPERTY TRUST NO.6 – EMERALD ACQUISITION

The Trust has acquired an additional property in Emerald Queensland which settled on Monday 4th April 2016. The property is a brand new Shell unmanned diesel truck and inland logistics terminal with capacity to serve both road train and B-double trucks all on a large site with good road access for heavy vehicles.



The investment features a brand new 15 year lease to 2030 with further options. The property is situated close to the Gregory Highway linking Mackay and Emerald. Emerald is major regional centre for coal mining, grazing, agriculture & horticulture industries. Central Highlands Development Corporation shows over \$9.7 billion development in the region.

The site is located 350 metres from NQX Toll Logistic Depot and is directly opposite another fuel distributor creating the premier fuel distribution centre of Emerald and Central Queensland. Shell holds a contract to supply fuel to Toll trucks. The property also serves as a Shell depot, servicing surrounding rural enterprises.

The addition of the Emerald property to the existing Service Centres in Little River in Victoria enhances the Trust's income stream and adds liquidity should the need arise.

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