



Stakeholder Update 2/2/2017

Perth Markets Limited Interim Report for the half year ended 31 December 2016.

The Perth Markets Limited (PML) Board has signed off their report, together with the financial statements, for the half-year ended 31 December 2016.

A copy of the report is attached.

The Consolidated operating profit after finance expense and income tax of the Group for the half year ended 31 December 2016 amounted to \$24.027m. This includes a gain on revaluation of investment property of \$22.784m referred to below.

The Group holds investment property at fair value. The property portfolio was revalued at 31 December 2016 with land and buildings valued at \$150m, (June 2016: \$127m) resulting in a gain to the Statement of Profit or Loss and Other Comprehensive Income for the half year of \$22.784m.

The Board recommended a Distribution of \$2,000,564 be paid for the 6 months to 31 December 2016, being 3.4 cents per security.

The record date for payment of the Distribution was approved as 31 December 2016 with payment to be made on 30 March 2017.

Key Highlights for the period ended 31 December 2016:

- Total Assets \$162,473,000
- Net Tangible Assets \$74,473,000
- Number of Stapled Units 58,840,131
- NTA per Stapled Security \$1.266
- No dividends were paid during the period ended 31/12/16.
- A Distribution of \$2,000,564, being 3.4 cents per security, was recommended for payment on 30 March 2017.

Other Items

The development plan (Master Plan) for the 12.5 ha of land at the rear of the site has been confirmed by the Board and formal expressions of interest are being sought from prospective tenants. It is expected that development works/building construction will commence within this calendar year.

The process to recruit a new Independent Non-Executive Chair is underway with a specialist consultant employment to assist the process.

The current Interim CEO, Stephen Ward, has accepted the role on a permanent basis going forward.

Background of Perth Markets Limited

The Market City site, owned by Perth Markets Limited, is a diverse cluster of businesses involved in wholesale trading, food retailing, business service providers and weekend consumer markets. The site, as a whole, not only plays a crucial role in fresh produce supply but also makes a significant contribution to the State's economy and positively impacts local communities and families.

The Market City site is situated on 51 hectares of land in Canning Vale, 16km south of the CBD of Perth, WA and is the only wholesale fresh produce market in WA.

The site was acquired by PML with ownership assumed on 31st March 2016, from the Western Australian Government under its asset sales program.

PML is an industry focused, unlisted public company with stapled securities holders who are predominantly horticulture value chain industry participants.

As an industry based facility owner, manager and developer, PML's primary focus is ensuring the Market City Facility remains a marketing and distribution hub for fresh produce, and other products and services. The Market City facility remains critical in the fruit and vegetable value chain from farmer, transporter, wholesaler, retailer to consumer.