

## ASX CODE

AXI

## ISSUED CAPITAL

Ordinary Shares  
432.7 M

## CONTACT

### South Australia

Level 1, Leigh Chambers  
20 Leigh Street  
Adelaide SA 5000

GPO Box 1248  
Adelaide SA 5001

Phone: (08) 8120 2400  
Email: paul@axiompl.com.au

### New South Wales

Suite 2007, Lvl 20 Australia Square  
264-278 George Street  
Sydney NSW 2000

Phone: (02) 8318 4700  
Email: ben@axiompl.com.au

4 July 2019

## ASX ANNOUNCEMENT

### AXIOM SECURES NEW WA OPPORTUNITY

**Company signs agreement on new Perth development opportunity for large format retail centre**

**Adelaide, Australia, Thursday 4 July 2019: Axiom Properties Limited (ASX:AXI)** announces today that it has entered into a conditional agreement with Woolworths to purchase a strategic, 3-hectare retail site in Butler, WA for \$9.6m. The site is centrally located within Butler's commercial and retail core, adjoining the recently opened Woolworths-anchored supermarket and shopping centre on the corner of Butler Boulevard and Cambourne Parkway. The Butler train station, incorporating a Park'N'Ride, is situated adjacent to the site.

Butler is a relatively new suburb located 40 kilometres north of the Perth CBD and has an approximate primary and secondary catchment population in excess of 85,000 people and more importantly, enjoys an above average growth rate.

The terms of the agreement executed today provides Axiom with 18 months in which to achieve a satisfactory Development Approval. The 3-hectare site is currently vacant and is zoned for a variety of retail uses including showroom and full retail offerings. Axiom is proposing to develop a large format retail development incorporating approximately 15,000 sq.m of showroom tenancies.

This exciting new opportunity marks Axiom's re-entry into the Perth market since it was involved in the development of Enex 100, a mixed-use office and retail development on St George's Tce in the Perth CBD with major tenant NAB and in partnership with Melbourne based Industry Superannuation Property Trust (ISPT).

The design and application for the Development Approval is in an advanced stage and is expected to be lodged shortly. The sale of the land was negotiated by Vend Property's Jeff Klopfer and Paul Davison, who are also managing the leasing of the property.

The acquisition will be funded using a combination of balance sheet capital and debt.

Axiom notes that no security holder approvals are required, and it is not proposing any changes to board or senior management as a consequence of entering into the transaction. There is no other relevant material information to disclose.

#### **About Axiom Properties Ltd**

Axiom Properties Ltd is a property development and investment business focused on developing and delivering quality property solutions. Axiom's principal objective is to create long term value for shareholders through creating a well-respected property development and investment company that consistently delivers above industry returns on capital. Axiom's current portfolio of development opportunities include a major mixed-use residential, retail and carparking complex in Sydney's Double Bay, a mixed-use hotel and office development in Adelaide's CBD and a 600-lot residential subdivision in Mt Barker in the Adelaide Hills. The end value of the current pipeline exceeds \$800m.

For more information, please contact:

Ben Laurance  
Managing Director  
+61 8 8120 2400