

**PRIMEWEST (PWG)
ASX RELEASE
20 FEBRUARY 2020**

2020 HALF YEAR FINANCIAL RESULTS IN LINE WITH PROSPECTUS FORECAST

Primewest Group Limited (ASX: PWG) is pleased to announce HY20 results for the period ending 31 December 2019.

HIGHLIGHTS

- **Successfully listed on the Australian Securities Exchange on 8 November 2019 raising \$80 million of growth capital**
- **AUM grown to over \$4.0 billion (increased 8% since 30 June 2019)**
- **Primewest managed funds acquired \$206 million in assets**
- **Proforma 1H20F operating earnings after tax of \$6.9 million is in line with forecast**
- **FY20 distribution guidance of 3.2 cents is reaffirmed**
- **Strong momentum in 2H20 with further assets under due diligence and planning advancing on IPO of new commercial REIT on ASX**

HY20 PROFORMA FINANCIAL IMPACT

The table below presents the half year results adjusted on a proforma basis to include the results from all entities in the group for the full half year period.

	Proforma 1H20	PDS 1H20F	Variance
Revenue	15.1	14.1	1.0
EBITDA	9.4	9.2	.2
NPAT	4.3	4.1	.2
Operating earnings after tax	6.9	6.8	.1

¹ Refer to the Section 4 of the IPO Offer Document dated 21 October for the basis of proforma presentation.

John Bond, Executive Chairman, said “The half year was a transformational period for Primewest with successfully listing on the ASX in November 2019. Since 30 June 2019, Primewest has acquired over \$200 million of assets on behalf of its Fund investors. We are pleased with our first reported half year result as a listed entity. On a proforma basis, our operating earnings after tax are in line with our prospectus forecast.”

The financial statements for the half year results reflect the business combination of entities in the Group effective 1 October 2019. As a result, the statutory financial statements include the results of Primewest Funds Ltd for the period 1 July 2019 to 30 September 2019 and of the consolidated entity for the period 1 October 2019 to 31 December 2019. Given the above, Primewest does not believe that the statutory result for 31 December 2019 is an accurate reflection of the operating performance of Primewest post its listing on the ASX.

AUM GROWTH AND NEW FUNDS

Since 30 June 2019, Primewest managed funds successfully acquired \$206 million in new assets across a number of different asset classes. Notably, Primewest forecast \$300 million in acquisitions in FY20. To support the AUM growth, Primewest successfully launched a further 4 unlisted funds with the total number of funds increasing to 80. Additionally, a Primewest managed fund sold “Chambers Building”, delivering a 10.4% IRR to fund investors and generating a \$1 million sales fee for Primewest. As a result of the transactions and growth in asset valuations, Primewest’s assets under management have increased to over \$4.0 billion.

David Schwartz, Managing Director, said “Primewest continues its strong momentum in 2H20 with a number of assets under due diligence. Additionally, we are proposing to establish a Primewest Corporate REIT from a number of unlisted funds. Subject to certain conditions, it is intended that the REIT will be listed on the ASX in April 2020”.

DISTRIBUTION GUIDANCE AND OUTLOOK

Primewest re-affirms FY20 forecast distribution guidance of 3.2 cents per security for FY20. As was disclosed in the IPO Offer Document, Primewest does not intend to declare an interim distribution.



Authorized for release by the Board of Directors of Primewest Group Limited and Primewest Management Ltd as responsible entity for the Primewest Property Fund.

Further information

This release should be read in conjunction with Primewest's Appendix 4D, half year financial statements and IPO Offer Document dated 21 October 2019 available at www.primewest.biz/investors-asx-pwg/asx-announcements.

About Primewest

ASX listed Primewest (ASX:PWG) is one of Australia's most active and successful property fund managers with over \$4 billion of assets under management across all mainland states of Australia and in the west coast of the USA. Established in 1995, PWG is a value-add and often counter-cyclical manager, operating in the retail, industrial, commercial, residential and large format retail property sectors with a focus to achieve maximum returns for holders of its stapled securities and investors in the underlying funds it manages.