



23 September 2016

Australian Property Opportunities Fund

Distribution – September 2016

Walsh & Company Investments Limited (**Walsh & Co**), the responsible entity for the Australian Property Opportunities Fund (**Fund**), today announces a distribution of 2.49 cents per unit for the September 2016 (1Q 2017) quarter. This distribution represents an annualised distribution yield of 6.2%.

The Fund intends to pay distributions quarterly, with the next distribution scheduled for quarter ending 31 December 2016.

Distribution:	2.49 cents per unit
Ex-Distribution Date:	29 September 2016
Record Date:	30 September 2016
Expected Payment / Distribution Date:	31 October 2016

The Australian Property Opportunities Fund is an unlisted trust with the primary objective of providing investors with access to a diversified portfolio of Australian commercial property that possesses attractive and stable income, as well as the potential for capital growth. The Fund acquires small-to-medium-sized assets in the office, retail and industrial sectors, predominantly in major real estate markets on Australia's eastern seaboard. Fort Street Real Estate Capital is the Manager of the Fund.