



23 June 2015

Australian Property Opportunities Fund

Distribution – June 2015

Walsh & Company Investments Limited (**Walsh & Co**), the responsible entity for the Australian Property Opportunities Fund (**Fund**), today announces a distribution of 2.72 cents per unit for the June 2015 (4Q 2015) quarter, a 2.5% increase from the March 2015 distribution. This distribution represents an annualised distribution yield of 6.8%.

Distributions are supported by the cash flows generated by the Fund's six properties. With the Fund fully invested, it is expected that distributions will increase over time through active asset management and structured fixed rental increases.

The Fund intends to pay distributions quarterly, with the next distribution scheduled for quarter ending 30 September 2015.

Distribution:	2.72 cents per unit
Ex-Distribution Date:	26 June 2015
Record Date:	30 June 2015
Expected Payment / Distribution Date:	31 July 2015

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.