

19 December 2018

## Fort Street Real Estate Capital Fund I

### Distribution – December 2018

Walsh & Company Investments Limited (**Walsh & Company**), the responsible entity for Fort Street Real Estate Capital Fund I (**Fund**), is pleased to announce the Fund's distribution of 1.74 cents per unit for the December 2018 (2Q 2019) quarter. This distribution represents an annualised distribution yield of 6.3%\* on invested unitholder capital.

The Fund expects to pay distributions quarterly, with the next distribution scheduled for 31 March 2019.

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Distribution:	1.74 cents per unit
Record Date:	31 December 2018
Expected Payment / Distribution Date:	On or around 8 February 2019

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\*Annualised distribution yield is calculated on a capital base adjusted for the \$0.50 special distribution from the sale of 390 St Kilda Road, Victoria.

The Fort Street Real Estate Capital Fund I 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 investments in commercial property, predominantly in major cities along the eastern seaboard of Australia. Fort Street Real Estate Capital Pty Ltd is the manager of the Fund.