

CFS RETAIL PROPERTY TRUST GROUP (CFX)

Comprising:

CFX Co Limited ABN 79 167 087 363

CFS Retail Property Trust 1 ARSN 090 150 280

Responsible Entity: Commonwealth Managed Investments Limited

ABN 33 084 098 180 AFSL 235384

3 October 2014

ASX ANNOUNCEMENT

US\$200 million debt private placement

CFS Retail Property Trust Group (CFX or the Group) announces the execution of a US\$200 million private placement to US debt investors (USPP or Notes), improving the duration of the Group's debt profile.

Mr Kah Wong, Head of Treasury, said: "We were pleased with the strong support from existing and new investors with over US\$700 million of bids."

These Notes are senior and unsecured, ranking in line with all existing third party financing agreements. The USPP issuance comprised three tranches which were priced as follows:-

- US\$40 million on a 11-year maturity expiring 2025 at UST¹ +110bps
- US\$60 million on a 13-year maturity expiring 2027 at UST +115bps
- US\$100 million on a 15-year maturity expiring 2029 at UST +115bps

The issuance was rated 'A' by Standard & Poor's and follows a US debt roadshow undertaken in September 2014.

Mr Michael Gorman, Deputy CEO and Chief Investment Officer, said: "The principal and coupon of each tranche were swapped into Australian dollars at an all in cost of BBSW plus a margin of just over 130bps. The Notes will be used to replace expiring debt of a similar margin and our debt duration will increase from 3.3 years to 4.0 years."

ENDS

For further information please contact

Penny Berger

Head of Investor Relations and Communications

Phone: +61 2 9303 3516 or +61 402 079 955

Email: pberger@colonialfirststate.com.au

Troy Dahms

Investor Relations and Communications Manager

Phone: +61 2 9303 3491 or +61 412 055 996

Email: tdahms@colonialfirststate.com.au

About CFS Retail Property Trust Group (CFX)

CFX is one of Australia's leading retail property groups, with a fully integrated funds and asset management platform, and \$14.2 billion in retail assets under management. Listed on the Australian Securities Exchange, CFX holds interests in 29 directly-owned retail assets across Australia, manages 17 assets on behalf of strategic partners (10 of which are co-owned with CFX) and has over 17,000 investors across 17 countries. On 29 September 2014, CFX announced it will change its name to Novion Property Group (ASX:NVN) with effect from 3 November 2014. For more information, visit cfsgam.com.au/cfx



Use your smartphone to
scan this QR code to
visit our investor centre.

¹ Base rate of US treasuries for an equivalent duration.