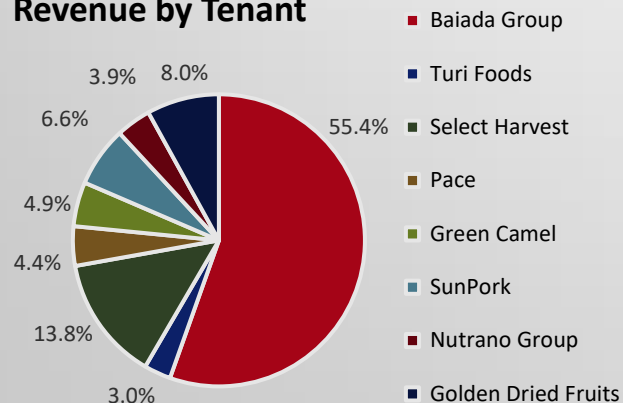


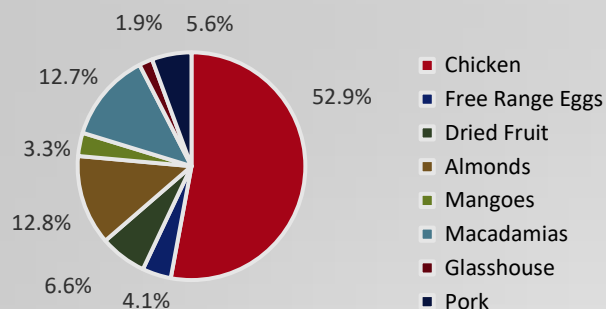
APIF – Fund Snapshot - 30 June 2024



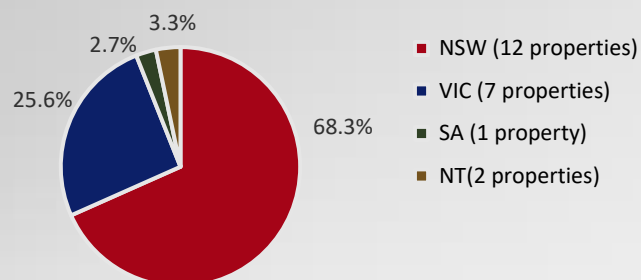
Revenue by Tenant



Sector diversification (by value)



Geographic diversification (by value)



Trust Overview

Type of Trust:	Retail Unlisted Unit Trust
Responsible Entity:	Arrow Funds Management Limited
Wind up date:	Open ended
Total Asset Value:	\$429.4m

Net Asset Value (NAV) per unit	\$1.2290
Current Distribution Yield	6.51% pa
Number of Investors	513
Units on issue at 30/06/24:	189.1m

Fund Performance

	10 Years *	5 Years	3 Years	1 Year
Income Return (% pa)	10.40	8.26	7.24	6.66
Capital Return (% pa)	6.59	6.38	3.78	0.55
Total Return (% pa)	16.99	14.63	11.02	7.21

* Under Arrow management since 2013

Property overview

Number of Properties	22
Number of tenants	8
Occupancy rate (by value)	87.3%

Weighted average lease expiry	14.71 years
Average rental yield	7.5% pa

Debt overview

	Covenant	Actual
Drawn Debt	n/a	\$191.0m
Facility Limit	n/a	\$200m
Facility Term	n/a	4/12/2025
LVR	65%	45.75%
ICR	1.75x	2.63x

	Actual
Total Hedged Amount	\$77.2m
Average Hedged Interest rate	2.40% pa
Debt Hedged	40.4%
Weighted Average Hedge Term	5.23 years