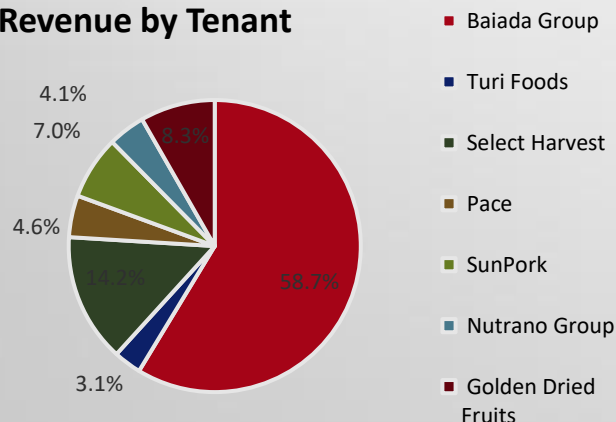


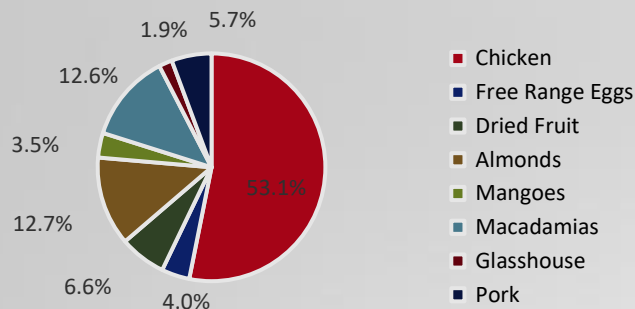
APIF – Fund Snapshot - 31 December 2024



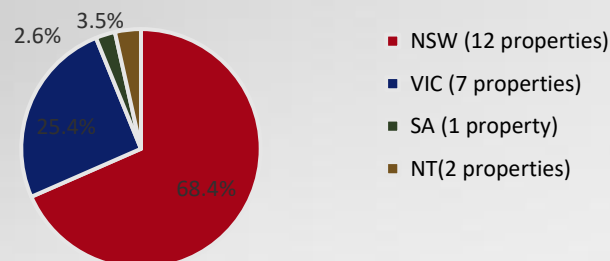
Revenue by Tenant



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:	\$429.5m

Net Asset Value (NAV) per unit	\$1.2223
Current Distribution Yield	6.54% pa
Number of Investors	513
Units on issue at 31/12/24:	188.7m

Fund Performance

	10 Years	5 Years	3 Years	1 Year
Income Return (% pa)	10.98	8.18	6.89	6.56
Capital Return (% pa)	7.01	5.92	1.41	(1.08)
Total Return (% pa)	17.99	14.09	8.30	5.48

Property overview

Number of Properties	22
Number of tenants	7
Occupancy rate (by value)	85.5%

Weighted average lease expiry	13.15 years
Average rental yield	7.3% pa

Debt overview

	Covenant	Actual
Drawn Debt	n/a	\$197.5m
Facility Limit	n/a	\$210m
Facility Term	n/a	2/12/2027
LVR	65%	46.72%
ICR	1.75x	2.52x

	Actual
Total Hedged Amount	\$77.2m
Average Hedged Interest rate	2.40% pa
Debt Hedged	39.1%
Weighted Average Hedge Term	4.73 years