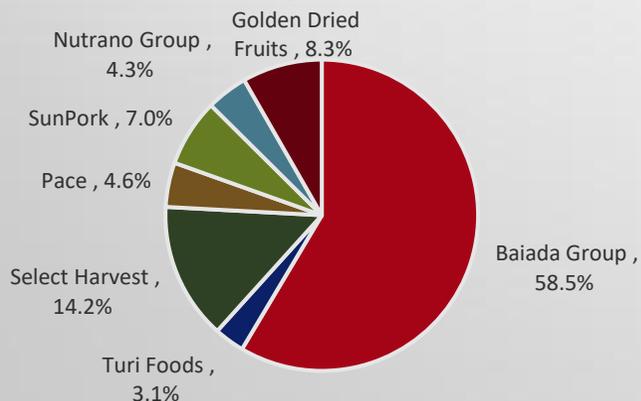


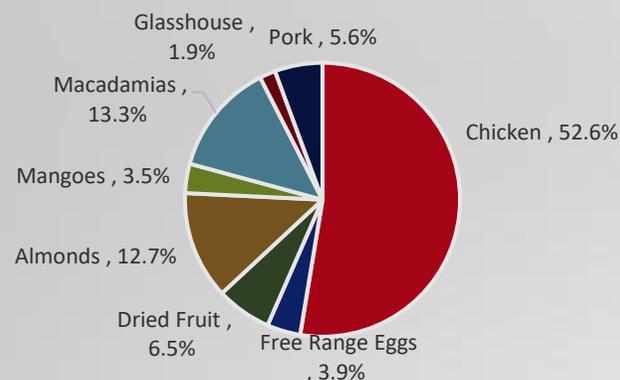
# APIF – Fund Snapshot - 30 June 2025



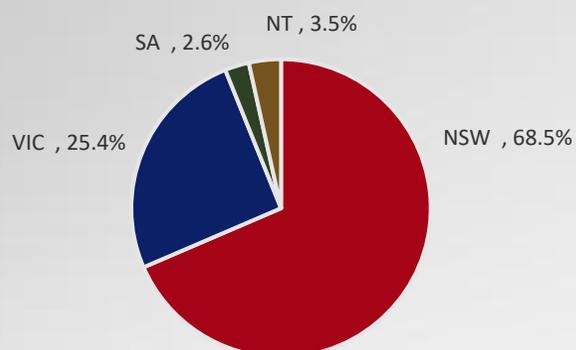
## Revenue by Tenant



## Sector diversification (by value)



## Geographic diversification (by value)



## Trust Overview

Type of Trust:	Retail Unlisted Unit Trust	Net Asset Value (NAV) per unit	\$1.2204
Responsible Entity:	Arrow Funds Management Limited	Current Distribution Yield	6.56% pa
Wind up date:	Open ended	Number of Investors	488
Total Asset Value:	\$443.7m	Units on issue at 31/06/25:	188.3m

## Fund Performance

	10 Years	5 Years	3 Years	1 Year
Income Return (% pa)	10.41	8.34	6.60	6.62
Capital Return (% pa)	6.79	6.44	(0.49)	(0.70)
Total Return (% pa)	17.19	14.78	6.11	5.92

## Property overview

Number of Properties	22	Weighted average lease expiry	12.67 years
Number of tenants	7	Average rental yield	7.3% pa
Occupancy rate (by value)	84.8%		

## Debt overview

	Covenant	Actual	Actual	
Drawn Debt	n/a	\$204m	Total Hedged Amount	\$77.2m
Facility Limit	n/a	\$210m	Average Hedged Interest rate	2.40% pa
Facility Term	n/a	2/12/2027	Debt Hedged	37.8%
LVR	65%	47.65%	Weighted Average Hedge Term	4.23 years
ICR	1.75x	2.60x		