



ASX
RELEASE

3 September 2014

**MIRVAC INDUSTRIAL TRUST
SALE OF 5990 W. TOUHY AVENUE, NILES**

Mirvac Funds Management Limited, as responsible entity for Mirvac Industrial Trust (the "Trust") [ASX code: MIX], announced today that it has agreed to sell the Trust's asset at 5990 W. Touhy Avenue, Niles ("Touhy") to Svigos Asset Management, an owner occupier, for US\$9.025 million¹.

Since the departure of the key tenant, Arrow Financial in July 2013, this asset has been considered a secondary asset within the Trust's portfolio. The Touhy asset has a high level of vacancy and this coupled with a significant office component made leasing the vacant space difficult.

The sale price agreed for the Touhy asset of US\$9.025 million¹ is approximately 7.44 per cent above the asset's book value of US\$8.40 million at 30 June 2014.

Settlement of the Touhy asset is expected to occur in October 2014.

The sale of the Touhy asset is not expected to have any adverse impact on the Expressions of Interest ("EOI") campaign that is currently underway.

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¹ Before costs and customary pro-rations.

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