

ASX Announcement

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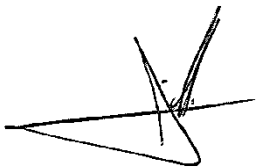
6 March 2017

The Manager
Company Announcements Office
Australian Stock Exchange Limited
Level 6, Exchange Centre
20 Bridge Street
SYDNEY NSW 2000

Letter to Shareholders – Priority Offer

The attached letter from the Chairman of BKI Investment Company Limited (**BKI**), regarding a priority allocation in the initial public offering of shares and options in URB Investments Limited, will be mailed today to all BKI shareholders.

Yours faithfully



**Jaime Pinto
Company Secretary**

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**Priority Offer to BKI Investment Company Shareholders
in the IPO of URB Investments Limited**

This letter does not constitute an offer or invitation for the sale or purchase of securities or of any of the assets, undertakings, interests or business of URB Investments Limited. This does not constitute personal advice to any reader. A copy of the URB Prospectus that has been lodged with ASIC is available at www.urbinvest.com.au. The Offer of URB securities will be made in, or accompanied by, a copy of the URB Prospectus. You should consider the URB Prospectus in deciding whether to acquire URB Securities. Anyone who wants to acquire URB Securities will need to complete the application form that will be in or will accompany the URB Prospectus. The BKI board has not reviewed the URB Prospectus and makes no comment or recommendation to BKI shareholders on the merits of the URB Offer.

Priority Reference Number (PRN) is: X123456789

Dear Shareholder,

URB Investments Limited A.C.N. 615 320 262 ('URB') has lodged a prospectus with ASIC ('URB Prospectus') for the initial public offering of its shares and options ('URB Securities') ('URB Offer').

In accordance with the allocation policy for the URB Offer, URB is offering a priority allocation of URB Securities to BKI Investment Company Limited ('BKI') shareholders as at the Record Date, being 7:00pm Tuesday 28 February 2017 and who have a registered address in Australia or New Zealand ('BKI Priority Offer').

Under the URB Offer, URB is seeking to raise up to \$300 million through the issue of URB Securities at \$1.10 per URB Security. Each URB Security comprises a fully paid ordinary share plus an attaching option to acquire one additional fully paid ordinary share, exercisable at \$1.10 per option on or before 5:00pm (Sydney time) 7 April 2018.

About URB

URB is an investment company that will seek to capture long-term value by investing in equity assets and direct property assets with exposure to urban renewal and regeneration.

Urban renewal and regeneration is the transformation of existing urban areas to accommodate much denser and mixed-use environments. URB will seek to benefit from this thematic by investing in assets that have exposure to population growth, population density, infrastructure development, revitalisation of town centres, housing growth, new employment, re-zoning and use of land changes, healthcare services and tourism growth.

URB's investment strategy is to develop an investment portfolio that combines equity assets and direct property assets. Equity assets will comprise at least 50% of the URB investment portfolio.

The Directors of URB are Mr Warwick Negus (Chairman), Ms Victoria Weekes, Mr Tony McDonald and Mr Bruce Dungey. URB will be managed by Contact Asset Management Pty Limited ('Contact'), currently the manager of BKI.

URB's investments in direct property assets are expected to be made alongside Washington H Soul Pattinson and Company Limited ('WHSP'). Through a Co-Investment Agreement, URB will have the right to invest, on an equal basis with WHSP, in all urban renewal and regeneration property opportunities originated by Pitt Street Real Estate Partners ('PSRE') that are presented to WHSP. PSRE is the real estate advisory division of WHSP that has experience identifying and securing direct property assets for WHSP since 2010.

WHSP has committed to subscribe for a minimum of 10% of the URB Securities under the URB Offer.

Indicative Timeline for URB Offer

Lodgement of URB Prospectus with ASIC	23 rd February 2017
Lodgement of replacement URB Prospectus with ASIC	2 nd March 2017
Record Date for BKI Priority Offer	7:00pm 28 th February 2017
URB Offer Opening Date	3 rd March 2017
URB Offer Closing Date	30 th March 2017
Issue of URB Securities / Dispatch of holding statements	4 th April 2017
URB Securities expected to commence trading on the ASX	7 th April 2017
URB Options Expiry Date	7 th April 2018

About the URB Prospectus

The issuer of the URB Securities under the URB Prospectus is URB Investments Limited ACN 615 320 262. A copy of the URB Prospectus is available from www.urbinvest.com.au or will be delivered free of charge on request by calling the URB Offer Information Line on 1300 420 406 (toll free within Australia) or +61 1300 420 406 (outside Australia) between 8.30am and 5.30pm (AEST), Monday to Friday. Offers of the URB Securities will be made in, or accompanied by, a copy of the URB Prospectus. Anyone who wants to acquire URB Securities under the URB Prospectus will need to complete the application form that will be in or will accompany the URB Prospectus. The URB Prospectus is an important document and should be read carefully, and in its entirety. Specifically, the URB Prospectus contains detailed information about URB, its investment strategy and the offer of URB securities. You should especially consider the risk factors set out in Section 5 of the URB Prospectus and should consult your professional advisor before deciding whether or not to apply for any URB Securities.

For further information:

Tom Millner, Portfolio Manager, Contact	(02) 9238 0522
Will Culbert, Portfolio Manager, Contact	(02) 9238 0522
URB Offer Information Line	1300 420 406 or +61 1300 420 406 (outside Australia)

Kind Regards,



Robert Millner
Chairman