

Office Portfolio²⁶

Address			Book Value	Valuer	Cap rate	Major tenant	WALE	Lettable area	Site area
			\$		%		years	sqm	sqm
75 Dorcas St	South Melbourne	VIC	166,000,000	Savills	6.75	ANZ Banking Group	5.4	23,811	9,632
Bldg 2, 572-576 Swan St	Richmond	VIC	82,000,000	Urbis	7.00	GE Capital Finance Australasia	1.7	14,660	7,201
Bldg B, 211 Wellington Rd	Mulgrave	VIC	67,000,000	Directors	7.25	Monash University	4.5	12,780	11,040
Bldgs 1 & 3, 572-576 Swan St	Richmond	VIC	57,800,000	Urbis	7.00	GE Capital Finance Australasia	1.7	10,250	16,819
Bldg C, 211 Wellington Rd ²⁶	Mulgrave	VIC	51,800,000	Directors	7.25	BMW Australia Finance	5.0	10,295	11,070
Car Park, 572-576 Swan St	Richmond	VIC	1,200,000	Urbis	13.50	GE Capital Finance Australasia	1.7	–	3,756
1231-1241 Sandgate Rd	Nundah	QLD	103,500,000	Directors	6.50	Energex	10.3	12,980	5,597
333 Ann St	Brisbane	QLD	102,500,000	Knight Frank	7.25	Federation University	5.4	16,457	1,563
CB1, 22 Cordelia St	South Brisbane	QLD	92,500,000	CBRE	6.75	Downer EDI Mining	5.9	11,529	5,772
A1, 32 Cordelia St	South Brisbane	QLD	74,800,000	Directors	6.50	Jacobs Group	7.3	10,052	2,667
A4, 52 Merivale St	South Brisbane	QLD	72,800,000	Knight Frank	6.63	University of the Sunshine Coast	6.4	9,405	2,331
CB2, 42 Merivale St	South Brisbane	QLD	52,400,000	Directors	6.75	Peabody Energy	8.6	6,598	3,158
Car Park, 32 Cordelia St & 52 Merivale St	South Brisbane	QLD	18,000,000	Directors	6.25	Secure Parking	3.4	–	9,319
33-39 Richmond Rd	Keswick	SA	62,000,000	Knight Frank	7.75	Coffey Corporate	7.0	11,835	4,169
7 Laffer Dr	Bedford Park	SA	16,400,000	Knight Frank	11.75	Westpac Banking Corporation	2.1	6,639	33,090
1 Charles St	Parramatta	NSW	280,000,000	Directors	6.25	NSW Police	7.9	32,356	6,460
Bldg C, 219-247 Pacific Hwy	Artarmon	NSW	111,000,000	Directors	6.50	Fox Sports	5.7	14,496	4,212
89 Cambridge Park Dr	Cambridge	TAS	27,000,000	Directors	8.25	Hydro Tasmania Consulting	7.8	6,876	28,080
10-12 Mort St	Canberra	ACT	87,500,000	JLL	6.75	Commonwealth of Australia	8.7	15,398	3,064
255 London Cct	Canberra	ACT	70,025,000	Directors	6.00	Commonwealth of Australia	11.2	8,972	2,945
Total / Weighted Average			1,596,225,000		6.78		6.8²⁷	235,389	171,945

Major office tenants include NSW Police (16% of income), Commonwealth of Australia (10%) and GE Capital Finance Australasia (9%)

26. Includes Building C, 211 Wellington Road, Mulgrave, Victoria at its 'on completion' valuation.

27. Pro forma, including leasing announced post 30 June 2016.

Industrial Portfolio

Address			Book Value	Valuer	Cap rate	Major tenant	WALE	Lettable area	Site area
			\$		%		years	sqm	sqm
120 Northcorp Blvd	Broadmeadows	VIC	77,700,000	m3property	7.25	Woolworths	5.1	58,320	250,000
28 Bilston Dr*	Wodonga	VIC	69,239,916	Held for sale	-	Woolworths	5.1	57,440	250,000
522-550 Wellington Rd	Mulgrave	VIC	64,500,000	Directors	7.00	Woolworths	5.1	68,144	191,200
1500 Ferntree Gully Rd & 8 Henderson Rd	Knoxfield	VIC	39,250,000	CBRE	6.50	Brown & Watson International	7.3	22,009	40,844
40 Annandale Rd	Melbourne Airport	VIC	34,600,000	Savills	9.25	Star Track	3.0	44,424	75,325
9-11 Drake Blvd	Altona	VIC	31,300,000	Directors	6.75	Peter Stevens Motorcycles	5.3	25,743	41,730
101-103 William Angliss Dr*	Laverton North	VIC	27,730,593	Held for sale	-	Scott's Refrigerated Freightways	12.7	8,871	37,350
213-215 Robinsons Rd*	Ravenhall	VIC	26,958,717	Held for sale	-	Fuji Xerox	9.0	21,092	45,020
130 Sharps Rd	Melbourne Airport	VIC	23,600,000	Directors	8.50	Laminex Group	6.0	28,100	47,446
120-132 Atlantic Dr	Keysborough	VIC	22,350,000	Directors	6.25	Symbion	12.5	12,864	26,181
Lots 2, 3 & 4, 44-54 Raglan St	Preston	VIC	21,650,000	Directors	8.25	Paper Australia	3.2	26,980	42,280
365 Fitzgerald Rd*	Derrimut	VIC	17,842,617	Held for sale	-	Bridgestone Australia	3.7	16,114	29,860
20 Southern Crt	Keysborough	VIC	14,350,000	Savills	6.75	Sales Force National	6.5	11,430	19,210
120 Link Rd	Melbourne Airport	VIC	14,000,000	Directors	8.50	The Reject Shop	0.6	26,517	51,434
60 Annandale Rd	Melbourne Airport	VIC	12,800,000	Urbis	8.00	Willow Ware Australia	1.8	16,276	34,726
6 Kingston Park Crt	Knoxfield	VIC	11,700,000	CBRE	6.75	NGK Spark Plug	5.9	7,645	12,795
3 Millennium Crt	Knoxfield	VIC	10,800,000	Directors	7.00	Orora	4.7	8,040	14,750
31 Garden St	Kilsyth	VIC	9,750,000	Directors	7.00	Cummins Filtration	2.4	8,919	17,610
45-55 South Centre Rd	Melbourne Airport	VIC	8,000,000	Directors	8.50	Willow Ware Australia	0.7	14,082	24,799
19 Southern Crt	Keysborough	VIC	8,000,000	Savills	7.25	Transms	2.8	6,455	11,650
75 Annandale Rd	Melbourne Airport	VIC	7,100,000	Urbis	8.25	Neovia Logistics Services	3.3	10,280	16,930
70 Distribution St	Larapinta	QLD	200,800,000	Directors	7.00	Woolworths	5.7	76,109	250,900
13 Business St	Yatala	QLD	14,850,000	Directors	7.75	Reward Supply Co.	3.2	8,951	18,630
29 Business St	Yatala	QLD	10,400,000	JLL	7.75	CMC Coil Steels	0.8	8,680	16,460
670 Macarthur Ave*	Pinkenba	QLD	9,915,845	Held for sale	-	Reliance Worldwide Corp	3.3	5,578	10,360
5 Viola Pl	Brisbane Airport	QLD	8,500,000	Directors	9.50	GPC Asia Pacific	1.0	14,726	35,166
10 Gassman Dr	Yatala	QLD	4,800,000	JLL	7.25	Norman Ellison Carpets	1.3	3,188	6,480
3 Viola Pl	Brisbane Airport	QLD	1,950,000	Directors	8.25	Cargo Transport Systems	6.7	3,431	12,483
20 Colquhoun Rd	Perth Airport	WA	146,000,000	Directors	6.50	Woolworths	9.3	80,374	193,936
27-49 Lenore Dr	Erskine Park	NSW	60,900,000	JLL	6.25	Linfox	7.2	29,476	76,490
6-7 John Morphett Pl	Erskine Park	NSW	45,000,000	Directors	6.50	Linfox	3.8	24,881	82,280
51-65 Lenore Dr	Erskine Park	NSW	30,000,000	Directors	6.00	Linfox	11.7	3,720	36,720
34 Reddalls Rd	Kembla Grange	NSW	21,000,000	JLL	6.75	Patrick Autocare	14.3	355	141,100
81 Derby St	Silverwater	NSW	15,100,000	Directors	7.00	IVE Group Australia	1.2	7,984	13,490
599 Main North Rd	Gepps Cross	SA	70,300,000	Directors	7.25	Woolworths	5.1	67,238	233,500
1-3 Pope Crt	Beverley	SA	21,100,000	m3property	7.75	Aluminium Specialties Group	4.4	14,459	25,660
12-16 Butler Blvd	Adelaide Airport	SA	14,100,000	Directors	9.00	Cheap as Chips	4.4	16,800	30,621
10 Butler Blvd	Adelaide Airport	SA	8,400,000	Directors	8.75	Toll Transport	1.6	8,461	16,100
						Major industrial tenants include Woolworths (48% of industrial) & Linfox (9%)			
Totals / Weighted Average			1,236,337,688		7.10		5.9³³	874,156	2,481,516

* Assets held for sale have their 30 June 2016 book value calculated as contract price or terms sheet price less disposal costs.

33. Pro forma as at 30 June 2016 including leasing completed prior to the date of this report.