

## Portfolio information

### Office Portfolio

Address			Book Value	Valuer	Cap rate	Discount rate	Major tenant	WALE	Lettable area	Site area
			\$'000		%	%		years	sqm	sqm
75 Dorcas St	South Melbourne	VIC	180,000	Savills	6.4	7.3	ANZ Banking Group	4.4	23,811	9,632
109 Burwood Rd	Hawthorn	VIC	89,250	Urbis	6.3	7.5	Orora	6.2	12,403	3,529
Bldg 2, 572-576 Swan St	Richmond	VIC	80,900	CBRE	5.5	7.0	GE Capital Finance Australasia	15.0	14,602	7,201
Bldg B, 211 Wellington Rd	Mulgrave	VIC	72,400	Directors	6.8	7.5	Monash University	3.5	12,780	11,040
Bldgs 1 & 3, 572-576 Swan St	Richmond	VIC	62,000	Directors	5.5	7.5	Country Road Group	12.1	9,909	16,819
Bldg C, 211 Wellington Rd	Mulgrave	VIC	55,500	Directors	6.8	7.8	BMW Australia Finance	5.0	10,305	11,070
Car Park, 572-576 Swan St	Richmond	VIC	1,125	CBRE	13.4	-	GE Capital Finance Australasia	0.7	-	3,756
15 Green Square Cl	Fortitude Valley	QLD	138,000	Knight Frank	6.3	7.3	Queensland Urban Utilities	4.7	16,442	2,519
1231-1241 Sandgate Rd	Nundah	QLD	103,500	Held for Sale	-	-	Energex	9.3	12,980	5,597
333 Ann St	Brisbane	QLD	121,000	CBRE	6.5	7.5	Federation University	5.3	16,369	1,563
CB1, 22 Cordelia St	South Brisbane	QLD	99,000	CBRE	6.5	7.5	Downer EDI Mining	4.9	11,529	5,772
A1, 32 Cordelia St	South Brisbane	QLD	81,200	Directors	6.3	7.5	Jacobs Group	7.7	10,052	2,667
A4, 52 Merivale St	South Brisbane	QLD	79,000	Colliers	6.4	7.4	University of the Sunshine Coast	5.6	9,405	2,331
CB2, 42 Merivale St	South Brisbane	QLD	57,200	Directors	6.3	7.5	Peabody Energy	7.6	6,598	3,158
Car Park, 32 Cordelia St & 52 Merivale St	South Brisbane	QLD	26,000	Directors	6.0	7.5	Secure Parking	2.4	-	9,319
33-39 Richmond Rd	Keswick	SA	62,000	JLL	7.5	8.3	Coffey Corporate	6.1	11,835	4,169
7 Laffer Dr	Bedford Park	SA	15,500	JLL	10.3	10.5	Westpac Banking Corporation	1.1	6,639	33,090
1 Charles St	Parramatta	NSW	303,500	Directors	5.8	7.3	NSW Police	6.9	32,356	6,460
Bldg C, 219-247 Pacific Hwy	Artarmon	NSW	115,000	Directors	6.3	7.8	Fox Sports	5.6	14,496	4,212
5 Murray Rose Ave	Sydney Olympic Park	NSW	97,000	Directors	6.0	7.3	Lion	6.8	12,386	3,826
3 Murray Rose Ave	Sydney Olympic Park	NSW	97,000	Savills	6.3	7.3	Samsung	4.7	13,423	3,980
102 Bennelong Pkwy	Sydney Olympic Park	NSW	29,800	Savills	7.0	7.8	Alstom Australia	2.1	5,244	6,635
6 Parkview Dr	Sydney Olympic Park	NSW	28,500	Directors	7.0	7.8	Universities Admissions Centre	2.3	5,145	7,788
89 Cambridge Park Dr	Cambridge	TAS	27,000	Directors	8.3	9.0	Hydro Tasmania Consulting	6.8	6,876	28,080
10-12 Mort St	Canberra	ACT	87,000	Knight Frank	6.6	7.0	Commonwealth of Australia	7.7	15,398	3,064
255 London Cct	Canberra	ACT	72,000	Directors	5.9	6.8	Commonwealth of Australia	10.2	8,972	2,945
<b>Total / Weighted Average</b>			<b>2,180,375</b>		<b>6.3</b>	<b>7.4</b>		<b>6.5</b>	<b>299,955</b>	<b>200,222</b>

## Portfolio information

### Industrial Portfolio

Address			Book Value	Valuer	Cap rate	Discount rate	Major tenant	WALE	Lettable area	Site area
			\$'000		%	%		years	sqm	sqm
120 Northcorp Blvd	Broadmeadows	VIC	77,700	m3property	7.3	8.0	Woolworths	4.1	58,320	250,000
522-550 Wellington Rd	Mulgrave	VIC	65,900	Directors	6.8	7.8	Woolworths	4.1	68,144	191,200
1500 Ferntree Gully Rd & 8 Henderson Rd	Knoxfield	VIC	42,300	m3property	6.3	7.3	Brown & Watson International	8.4	22,009	40,844
40 Annandale Rd	Melbourne Airport	VIC	33,000	Urbis	8.3	8.0	StarTrack	2.0	44,424	75,325
9-11 Drake Blvd	Altona	VIC	31,350	Directors	6.8	7.8	Peter Stevens Motorcycles	4.3	25,743	41,730
130 Sharps Rd	Melbourne Airport	VIC	24,500	Directors	8.3	7.8	Laminex Group	5.0	28,100	47,446
120-132 Atlantic Dr	Keysborough	VIC	24,100	Directors	6.0	7.8	Symbion	11.5	12,864	26,181
Lots 2, 3 & 4, 44-54 Raglan St	Preston	VIC	23,100	Directors	7.8	7.8	Paper Australia	2.2	26,980	42,280
20 Southern Crt	Keysborough	VIC	15,250	Savills	6.5	7.5	Sales Force National	5.5	11,430	19,210
120 Link Rd	Melbourne Airport	VIC	15,500	Directors	8.3	7.8	The Workwear Group	10.0	26,517	51,434
60 Annandale Rd	Melbourne Airport	VIC	13,000	Urbis	7.8	7.5	Willow Ware Australia	10.8	16,276	34,726
6 Kingston Park Crt	Knoxfield	VIC	12,150	m3property	6.5	7.3	NGK Spark Plug	4.9	7,645	12,795
3 Millennium Crt	Knoxfield	VIC	11,000	Directors	6.8	7.5	Orora	3.7	8,040	14,750
31 Garden St	Kilsyth	VIC	10,100	Directors	6.8	8.0	Cummins Filtration	1.4	8,919	17,610
19 Southern Crt	Keysborough	VIC	8,100	Savills	7.3	7.5	Transms	1.8	6,455	11,650
45-55 South Centre Rd	Melbourne Airport	VIC	7,850	Directors	8.3	7.8	Willow Ware Australia	0.1	14,082	24,799
75 Annandale Rd	Melbourne Airport	VIC	7,150	Urbis	8.0	7.5	Neovia Logistics Services	2.3	10,280	16,930
70 Distribution St	Larapinta	QLD	205,000	Directors	7.0	7.5	Woolworths	4.7	76,109	250,900
13 Business St	Yatala	QLD	15,000	Directors	7.5	7.8	Reward Supply Co.	2.2	8,951	18,630
5 Viola Pl	Brisbane Airport	QLD	8,000	Directors	8.8	8.0	GPC Asia Pacific	0.0	14,726	35,166
10 Gassman Dr	Yatala	QLD	-	Assumed Sold	-	-	Norman Ellison Carpets	0.3	3,188	6,480
3 Viola Pl	Brisbane Airport	QLD	2,100	Directors	9.0	-	Cargo Transport Systems	5.7	3,431	12,483
20 Colquhoun Rd	Perth Airport	WA	152,800	Directors	6.5	7.5	Woolworths	8.3	80,374	193,936
27-49 Lenore Dr	Erskine Park	NSW	63,500	CBRE	6.0	7.3	Linfox	6.2	29,476	76,490
6-7 John Morphett Pl	Erskine Park	NSW	45,000	Directors	6.5	7.5	Linfox	2.8	24,881	82,280
51-65 Lenore Dr	Erskine Park	NSW	32,000	Directors	5.8	7.5	Linfox	10.7	3,720	36,720
34 Reddalls Rd	Kembla Grange	NSW	24,000	CBRE	6.3	7.5	Autocare Services	13.3	355	141,100
81 Derby St	Silverwater	NSW	16,600	Directors	6.5	7.5	IVE Group	5.2	7,984	13,490
599 Main North Rd	Gepps Cross	SA	73,400	Directors	7.3	7.8	Woolworths	4.1	67,238	233,500
1-3 Pope Crt	Beverly	SA	21,250	Savills	7.8	8.0	Aluminium Specialties Group	3.4	14,459	25,660
12-16 Butler Blvd	Adelaide Airport	SA	14,300	Directors	9.0	8.5	Cheap as Chips	3.4	16,800	30,621
10 Butler Blvd	Adelaide Airport	SA	8,400	Directors	8.5	8.5	Toll Transport	0.6	8,461	16,100
<b>Total / Weighted Average</b>			<b>1,103,400</b>		<b>6.9</b>	<b>7.6</b>		<b>5.2</b>	<b>756,381</b>	<b>2,092,466</b>