

Additional information

FY18 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	190,000	Urbis	5.8	7.0	ANZ Banking Group	3.4	23,811	9,632
109 Burwood Rd	Hawthorn	VIC	106,000	JLL	5.8	6.8	Orora	5.9	12,388	3,529
Bldg 2, 572-576 Swan St	Richmond	VIC	90,600	CBRE	5.3	6.8	Country Road Group	14.0	14,602	8,459
Bldg B, 211 Wellington Rd	Mulgrave	VIC	74,000	Directors	6.8	7.0	Monash University	2.5	12,780	11,040
Bldg 1, 572-576 Swan St	Richmond	VIC	59,750	Directors	5.3	6.8	Country Road Group	14.0	8,554	8,288
Bldg C, 211 Wellington Rd	Mulgrave	VIC	57,250	Directors	6.8	7.3	BMW Australia Finance	4.3	10,289	11,070
Bldg 3, 572-576 Swan St	Richmond	VIC	23,000	Directors			Development Site		1,355	8,545
Car Park, 572-576 Swan St	Richmond	VIC	1,200	CBRE	14.4		GE Capital Finance Australasia	8.9	0	3,756
15 Green Square Cl	Fortitude Valley	QLD	144,000	Urbis	6.0	7.0	Queensland Urban Utilities	3.7	16,442	2,519
333 Ann St	Brisbane	QLD	130,000	CBRE	6.0	7.3	Federation University	4.6	16,320	1,563
CB1, 22 Cordelia St	South Brisbane	QLD	104,500	Colliers	6.1	7.0	Downer EDI Mining	4.5	11,529	5,772
A1, 32 Cordelia St	South Brisbane	QLD	84,000	Directors	6.0	7.0	Jacobs Group	6.7	10,004	2,667
A4, 52 Merivale St	South Brisbane	QLD	82,500	Colliers	6.0	7.0	University of the Sunshine Coast	4.6	9,405	2,331
CB2, 42 Merivale St	South Brisbane	QLD	60,000	Directors	6.0	7.0	Peabody Energy	6.6	6,598	3,158
Car Park, 32 Cordelia St & 52 Merivale St	South Brisbane	QLD	27,000	Directors	6.0	7.3	Secure Parking	1.4	0	9,319
33-39 Richmond Rd	Keswick	SA	62,000	JLL	7.5	8.0	Coffey Corporate	5.1	11,835	4,169
7 Laffer Dr	Bedford Park	SA	20,000	Directors	7.5	8.0	Westpac Banking Corporation	7.1	6,343	33,090
1 Charles St	Parramatta	NSW	310,000	Directors	5.8	7.0	NSW Police	5.9	32,356	6,460
Bldg C, 219-247 Pacific Hwy	Artarmon	NSW	123,500	Directors	6.0	7.0	Fox Sports	4.8	14,375	4,212
3 Murray Rose Ave	Sydney Olympic Park	NSW	101,000	Savills	6.2	7.0	Samsung	3.7	13,423	3,980
5 Murray Rose Ave	Sydney Olympic Park	NSW	100,500	Directors	6.0	7.0	Lion	5.8	12,386	3,826
102 Bennelong Pkwy	Sydney Olympic Park	NSW	32,500	m3property	6.3	7.0	Alstom Australia	1.3	5,244	6,635
6 Parkview Dr	Sydney Olympic Park	NSW	31,750	m3property	6.3	7.0	Universities Admissions Centre	3.2	5,145	7,788
89 Cambridge Park Dr	Cambridge	TAS	26,700	Directors	8.3	9.0	Hydro Tasmania Consulting	5.8	6,876	28,080
10-12 Mort St	Canberra	ACT	93,500	KF	6.4	7.0	Commonwealth of Australia	6.7	15,398	3,064
255 London Cct	Canberra	ACT	74,000	Directors	5.8	7.0	Commonwealth of Australia	9.2	8,972	2,945
Total / Weighted Average			2,209,250		6.0	7.1		5.5	286,430	194,625

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	77,400	Urbis	6.5	7.3	Woolworths	3.1	58,320	250,000
1500 Ferntree Gully Rd & 8 Henderson Rd	Knoxfield	VIC	44,000	m3property	6.0	7.3	Brown & Watson International	7.4	22,009	40,844
40 Annandale Rd	Melbourne Airport	VIC	34,800	Urbis	8.0	7.3	Australian Postal Corporation	6.0	44,424	75,325
9-11 Drake Blvd	Altona	VIC	34,500	Directors	6.3	7.3	Peter Stevens Motorcycles	4.6	25,743	41,730
120-132 Atlantic Dr	Keysborough	VIC	25,250	Directors	5.8	6.8	Symbion	10.5	12,864	26,181
130 Sharps Rd	Melbourne Airport	VIC	25,100	Directors	8.3	7.3	Laminex Group	4.0	28,100	47,446
Lots 2, 3 & 4, 44-54 Raglan St	Preston	VIC	24,500	Directors	7.0	7.3	Paper Australia	1.2	26,980	42,280
120 Link Rd	Melbourne Airport	VIC	17,000	Directors	8.3	7.3	The Workwear Group	9.0	26,517	51,434
20 Southern Crt	Keysborough	VIC	15,800	Colliers	6.3	7.0	Sales Force National	4.5	11,430	19,210
6 Kingston Park Crt	Knoxfield	VIC	12,300	m3property	6.5	7.3	NGK Spark Plug	3.9	7,645	12,795
60 Annandale Rd	Melbourne Airport	VIC	11,700	m3property	8.3	7.3	Garden City Planters	9.9	16,276	34,726
3 Millennium Crt	Knoxfield	VIC	11,500	Directors	6.5	7.0	Orora	2.7	8,040	14,750
31 Garden St	Kilsyth	VIC	11,200	Directors	6.5	7.3	Cummins Filtration	5.4	8,919	17,610
101-111 South Centre Rd	Melbourne Airport	VIC	8,800	Directors	7.8	7.3	Direct Couriers	9.4	14,082	24,799
19 Southern Crt	Keysborough	VIC	8,100	Colliers	6.5	7.5	Transms	0.8	6,455	11,650
75 Annandale Rd	Melbourne Airport	VIC	7,650	m3property	8.0	7.3	Neovia Logistics Services	1.3	10,280	16,930
70 Distribution St	Larapinta	QLD	220,000	Directors	6.8	7.0	Woolworths	3.7	76,109	250,900
13 Business St	Yatala	QLD	13,750	Directors	6.8	7.3	Reward Supply Co.	1.2	8,951	18,630
5 Viola Pl	Brisbane Airport	QLD	8,700	Directors	7.5	7.8	CEVA Logistics	1.7	14,726	35,166
3 Viola Pl	Brisbane Airport	QLD	2,450	Directors	7.5	7.5	Cargo Transport Systems	4.7	3,431	12,483
20 Colquhoun Rd	Perth Airport	WA	163,750	Directors	6.1	7.0	Woolworths	7.3	80,374	193,936
Hugh Edwards Dr & Tarlton Cr	Perth Airport	WA	47,900	JLL	7.7	8.2	Mainfreight	6.3	31,965	57,617
27-49 Lenore Dr	Erskine Park	NSW	68,750	CBRE	5.8	7.0	Linfox	5.2	29,476	76,490
6-7 John Morphett Pl	Erskine Park	NSW	46,500	Directors	6.3	7.3	Linfox	1.8	24,881	82,280
51-65 Lenore Dr	Erskine Park	NSW	34,500	Directors	5.8	7.3	Linfox	9.7	3,720	36,720
34 Reddalls Rd	Kembla Grange	NSW	26,000	CBRE	6.0	7.3	Autocare Services	12.3	355	141,100
81 Derby St	Silverwater	NSW	18,500	Directors	6.0	7.0	IVE Group Australia	4.2	7,984	13,490
599 Main North Rd	Gepps Cross	SA	79,000	Directors	6.8	7.3	Woolworths	3.1	67,238	233,500
1-3 Pope Crt	Beverley	SA	22,500	Savills	7.5	8.0	Aluminium Specialties Group	2.9	14,459	25,660
12-16 Butler Blvd	Adelaide Airport	SA	15,800	Directors	8.8	8.0	Cheap as Chips	2.4	16,800	30,621
10 Butler Blvd	Adelaide Airport	SA	9,100	Directors	8.4	7.8	Toll Transport	3.6	8,461	16,100
Total / Weighted Average			1,146,800		6.6	7.2		4.9	717,014	1,952,403