

PORTFOLIO DIVERSIFICATION DISCLOSURES – JUNE 2018

1. PROPERTIES BY GEOGRAPHIC LOCATION

State	Number	Value (US\$)	% Value
Texas	3	14,400,000	14.31%
Georgia	10	43,350,000	43.09%
Florida	21	42,865,000	42.60%
Total	34	100,615,000	100.00%

2. PROPERTIES BY SECTOR

Where properties are multi-use, the property's main use is chosen for determining which sector it has been classified under.

State	Number	Value (US\$)	% Value
Industrial	27	79,735,000	79.25%
Office	0	0	0.00%
Retail	7	20,880,000	20.75%
Total	34	100,615,000	100.00%

3. SIGNIFICANT PROPERTIES

A property is deemed to be significant if its current market value is equal to or higher than 5% of the total property portfolio's current market value.

Property	Independent Valuation	Capitalisation Rate Adopted in Valuation
Lots 1-R and 2-R, Block 1, Airport Business Park, Euless, Tarrant County, Texas (Texas Star)	5,060,000	7.75%
6620 Tara Blvd, Jonesboro, GA (Shops of Tara)	5,340,000	8.50%
6205 & 6215 Shiloh Crossing, Alpharetta, Forsyth County, Georgia (Shiloh Crossing)	6,700,000	7.00%
400/420 Technology Parkway, Peachtree Corners, GA (WestLake)	7,800,000	8.25%
350 Technology Parkway, Peachtree Corners, Gwinnett County, Georgia	5,300,000	8.50%

4. LEASING INFORMATION

Lease expiry date by number of leases, as at 30 June 2018

State	2018	2019	2020	2021	2022+
Texas	10	25	18	3	
Georgia	5	9	20	5	16
Florida	36	112	55	5	16
Total	51	146	93	13	32

The overall occupancy of the property portfolio was	91.99%
Tenants that constituted more than 5% of the portfolio rental income are:	Jack Henry & Associates Inc. (6.22%) (36,006 Sq Ft at 350 Tech)
Weighted average lease expiry (weighted based on square footage of properties rented as at 30 June 2018)	2.07 years