

PORTFOLIO DIVERSIFICATION DISCLOSURES – DECEMBER 2018

1. PROPERTIES BY GEOGRAPHIC LOCATION

State	Number	Value (US\$)	% Value
Texas	2	9,490,000	9.58%
Georgia	10	44,650,000	45.09%
Florida	22	44,892,417	45.33%
Total	34	99,032,417	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	26	76,782,417	77.53%
Office	0	0	0.00%
Retail	7	22,250,000	22.47%
Total	34	99,032,417	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)	5,080,000	5.13%
6205 & 6215 Shiloh Crossing, Alpharetta, Forsyth County, Georgia (Shiloh Crossing)	7,100,000	7.17%
1461 HWY 20 W, Mcdonough, GA 30253 (Mcdonough Exchange)	5,000,000	5.05%
270 Scientific Drive, PeachTree Corners (Scientific)	5,020,000	5.07%
400/420 Technology Parkway, Peachtree Corners, GA (WestLake)	8,000,000	8.08%
350 Technology Parkway, Peachtree Corners, Gwinnett County, Georgia	5,000,000	5.05%
12050 49th Street Nth, Clearwater, Florida 33762 (Pitney)	5,040,000	5.09%

4. LEASING INFORMATION

Lease expiry date by number of leases, as at 31 December 2018

State	2018	2019	2020	2021	2022+
Texas	1	31	28	7	1
Georgia	-	10	18	5	14
Florida	1	94	84	13	21
Total	2	135	130	25	36

The overall occupancy of the property portfolio was	93.01%
Tenants that constituted more than 5% of the portfolio rental income are:	NIL
Weighted average lease expiry (weighted based on square footage of properties rented as at 31 December 2018)	6.74 years