

## PORTFOLIO DIVERSIFICATION DISCLOSURES – JUNE 2019

### 1. PROPERTIES BY GEOGRAPHIC LOCATION

State	Number	Value (US\$)	% Value
Texas	2	9,522,855	9.33%
Georgia	10	45,204,014	44.29%
Florida	23	47,342,867	46.38%
<b>Total</b>	<b>35</b>	<b>102,069,736</b>	<b>100.00%</b>

### 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	77,671,295	76.10%
Office	0	0	0.00%
Retail	9	24,398,441	23.90%
<b>Total</b>	<b>35</b>	<b>102,069,736</b>	<b>100.00%</b>

### 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
6205 & 6215 Shiloh Crossing, Alpharetta, Forsyth County, Georgia (Shiloh Crossing) – 31 Dec 2018	7,100,000	6.50%
1461 HWY 20 W, McDonough, GA 30253 (McDonough Exchange) – 30 Jun 2019	5,300,000	7.50%
270 Scientific Drive, PeachTree Corners (Scientific) – 30 Jun 2019	5,100,000	8.00%
400/420 Technology Parkway, Peachtree Corners, GA (WestLake) – 31 Dec 2018	8,016,758	8.25%
12050 49th Street Nth, Clearwater, Florida 33762 (Pitney) – 31 Dec 2018	5,136,399	7.00%

### 4. LEASING INFORMATION

#### Lease expiry date by number of leases, as at 30 June 2019

State	2019	2020	2021	2022	2023+
Texas	11	16	13	1	1
Georgia	6	17	5	12	11
Florida	59	115	53	5	18
<b>Total</b>	<b>76</b>	<b>148</b>	<b>71</b>	<b>18</b>	<b>30</b>

The overall occupancy of the property portfolio was	91.21%
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 30 June 2019)	1.88 years