

PORTFOLIO DIVERSIFICATION DISCLOSURES – DECEMBER 2020

1. PROPERTIES BY GEOGRAPHIC LOCATION

State	Number	Value (AUD\$)	% Value
Georgia	8	41,127,999	44.34%
Florida	14	51,628,574	55.66%
Total	22	92,756,573	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.

Sector	Number	Value (AUD\$)	% Value
Industrial	15	60,881,089	65.64%
Office	0	0	0.00%
Retail	7	31,875,484	34.36%
Total	22	92,756,573	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	Valuation Date	Independent Valuation	Capitalisation Rate Adopted in Valuation
6620 Tara Blvd, Jonesboro, GA (Shops of Tara)	December 2020	6,257,398	Director's Valuation
2853-2861 Work Drive, Fort Myers, Florida 33916 (Palmetto Grove)	June 2020	6,160,774	7.75%
1408 & 1424 A-J Hamlin Avenue and 2013 Murcott Drive A-J, Osceola County, St Cloud, Florida (Hamlin)	June 2020	5,702,436	7.50%
1904 Oak Grove Blvd, Lutz Florida 33559 (Eagle Plaza)	June 2020	6,707,828	7.50%
12050 49th Street Nth, Clearwater, Florida 33762 (Pitney)	December 2020	6,480,041	7.00%
2081-2109 Jonesboro Rd, Henry County, GA (Town Crest)	June 2020	4,917,529	8.25%
270 Scientific Drive, Peachtree Corners (Scientific)	December 2020	6,272,680	8.50%
400/420 Technology Parkway, Peachtree Corners, GA (Westlake)	December 2020	10,108,865	8.00%
350 Technology Parkway, Peachtree Corners, GA	December 2020	5,054,432	8.50%

4. LEASING INFORMATION

Lease expiry date by number of leases, as at 31 December 2020

State	2021	2022	2023	2024+
Georgia	4	13	8	15
Florida	60	59	11	17
Total	64	72	19	32

The overall occupancy of the property portfolio was	85.12%
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 2020)	7.70 years