

## PORTFOLIO DIVERSIFICATION DISCLOSURES – DECEMBER 2021

### 1. PROPERTIES BY GEOGRAPHIC LOCATION

State	Number	Value (AUD\$)	% Value
Georgia	7	40,496,157	42.23%
Florida	14	55,393,977	57.77%
<b>Total</b>	<b>21</b>	<b>95,890,134</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.

Sector	Number	Value (AUD\$)	% Value
Industrial	14	62,339,764	65.01%
Retail	7	33,550,370	34.99%
<b>Total</b>	<b>21</b>	<b>95,890,134</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	Valuation Date	Independent Valuation	Capitalisation Rate Adopted in Valuation
6620 Tara Blvd, Jonesboro, GA (SOT)	December 2021	6,658,728	Director's Valuation
2853-2861 Work Drive, Fort Myers, Florida 33916 (Palmetto Grove)	June 2020	6,581,950	7.75%
1408 & 1424 A-J Hamlin Avenue and 2013 Murcott Drive A-J, Osceola County, St Cloud, Florida (Hamlin)	June 2020	6,064,288	7.50%
1904 Oak Grove Blvd, Lutz Florida 33559 (Eagle Plaza)	June 2020	7,116,194	7.50%
12050 49th Street Nth, Clearwater, Florida 33762 (Pitney)	December 2020	6,972,643	7.00%
2081-2109 Jonesboro Rd, Henry County, GA (Town Crest)	June 2020	5,223,629	8.25%
270 Scientific Drive, Peachtree Corners (Scientific)	December 2021	7,691,251	7.00%
400/420 Technology Parkway, Peachtree Corners, GA (Westlake)	December 2021	11,866,502	7.00%

### 4. LEASING INFORMATION

#### Lease expiry date by number of leases, as at 31 December 2021

State	2022	2023	2024	2025+
Georgia	12	10	5	20
Florida	64	64	10	9
<b>Total</b>	<b>76</b>	<b>74</b>	<b>15</b>	<b>29</b>

<b>The overall occupancy of the property portfolio was</b>	94.11%
<b>Tenants that constituted more than 5% of the portfolio rental income are:</b>	Jim Quinlan Chevrolet Co
<b>Weighted average lease expiry (weighted based on square footage of properties rented as at 31 December 2021)</b>	7.64 years