

PORTFOLIO DIVERSIFICATION DISCLOSURES – JUNE 2022

1. PROPERTIES BY GEOGRAPHIC LOCATION

State	Number	Value (AUD\$)	% Value
Georgia	7	46,858,204	44.28%
Florida	12	58,971,126	55.72%
Total	19	105,829,330	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	13	70,345,037	66.47%
Retail	6	35,484,293	33.53%
Total	19	105,829,330	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 (SOT)	June 2022	8,487,297	Fair Value
2853-2861 Work Drive, Fort Myers, Florida 33916 (Palmetto Grove)	June 2020	6,931,122	7.75%
1408 & 1424 A-J Hamlin Avenue and 2013 Murcott Drive A-J, Osceola County, St Cloud, Florida (Hamlin)	June 2022	9,675,090	5.75%
1904 Oak Grove Blvd, Lutz Florida 33559 (Eagle Plaza)	June 2020	7,484,911	7.50%
12050 49th Street Nth, Clearwater, Florida 33762 (Pitney)	June 2022	8,303,249	6.50%
2634-54 N. Orange Blossom Trail, Kissimmee, FL	June 2022	5,848,375	6.75%
2081-2109 Jonesboro Rd, Henry County, GA (Towne Crest)	June 2020	5,492,165	8.25%
270 Scientific Drive, Peachtree Corners (Scientific)	December 2021	8,280,188	7.00%
400/420 Technology Parkway, Peachtree Corners, GA (Westlake)	December 2021	12,476,534	7.00%

4. LEASING INFORMATION

Lease expiry date by number of leases, as at 30 June 2022

State	2022	2023	2024	2025+
Georgia	4	9	9	27
Florida	23	74	36	13
Total	27	83	45	40

The overall occupancy of the property portfolio was	97.47%
Tenants that constituted more than 5% of the portfolio rental income are:	Jim Quinlan Chevrolet Co
Weighted average lease expiry (weighted based on square footage of properties rented as at 30 June 2022)	8.63 years