PORTFOLIO DIVERSIFICATION DISCLOSURES – SEPTEMBER 2022

1. PROPERTIES BY GEOGRAPHIC LOCATION

State	Number	Value (AUD$)	% Value
Georgia	5	39,452,512	36.00%
Florida	12	70,125,888	64.00%
Total	**17**	**109,578,400**	**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	79,228,346	72.30%
Retail	4	30,350,054	27.70%
Total	**17**	**109,578,400**	**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
2634-54 N. Orange Blossom Trail, Kissimmee, FL	June 2022	6,328,011	6.75%
2853-2861 Work Drive, Fort Myers, Florida 33916 (Palmetto Grove)	September 2022	9,810,618	6.75%
1408 & 1424 A-J Hamlin Avenue and 2013 Murcott Drive A-J, Osceola County, St Cloud, Florida (Hamlin)	September 2022	10,402,147	5.75%
1904 Oak Grove Blvd, Lutz Florida 33559 (Eagle Plaza)	September 2022	10,555,728	6.25%
12050 49th Street Nth, Clearwater, Florida 33762 (Pitney)	June 2022	8,925,799	6.50%
2081-2109 Jonesboro Rd, Henry County, GA (Town Crest)	September 2022	8,840,422	Sale Price
270 Scientific Drive, Peachtree Corners (Scientific)	December 2021	8,901,009	7.00%
2192 East View Parkway, Conyers, Rockdale County, GA (EastV)	September 2022	5,580,565	Sale Price
400/420 Technology Parkway, Peachtree Corners, GA (Westlake)	December 2021	13,413,968	7.00%

4. LEASING INFORMATION

State	Lease expiry date by number of leases, as at 30 September 2022			
	2022	2023	2024	2025+
Georgia	0	7	6	10
Florida	11	76	44	14
Total	**11**	**83**	**50**	**24**

The overall occupancy of the property portfolio was	96.57%
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 September 2022)	8.70 years