

PORTFOLIO DIVERSIFICATION DISCLOSURES – DECEMBER 2022

1. PROPERTIES BY GEOGRAPHIC LOCATION

State	Number	Value (AUD\$)	% Value
Georgia	4	31,907,555	31.46%
Florida	12	69,515,075	68.54%
Total	16	101,422,630	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	80,820,353	79.69%
Retail	3	20,602,277	20.31%
Total	16	101,422,630	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
5250 Giron Circle, Kissimmee, FL	December 2022	7,850,330	5.75%
2853-2861 Work Drive, Fort Myers, Florida 33916 (Palmetto Grove)	September 2022	9,275,128	6.75%
1408 & 1424 A-J Hamlin Avenue and 2013 Murcott Drive A-J, Osceola County, St Cloud, Florida (Hamlin)	June 2022	9,855,763	5.75%
1904 Oak Grove Blvd, Lutz Florida 33559 (Eagle Plaza)	September 2022	9,977,990	6.25%
12050 49th Street Nth, Clearwater, Florida 33762 (Pitney)	June 2022	8,476,889	6.50%
2634-54 N. Orange Blossom Trail, Kissimmee, FL	December 2022	6,236,244	Fair Value
2192 East View Parkway, Conyers, Rockdale County, GA (Eastview)	December 2022	5,275,128	Fair Value
270 Scientific Drive, Peachtree Corners (Scientific)	December 2022	8,657,373	6.75%
400/420 Technology Parkway, Peachtree Corners, GA (Westlake)	December 2022	15,407,190	6.75%

4. LEASING INFORMATION

Lease expiry date by number of leases, as at 31 December 2022

State	2023	2024	2025	2026+
Georgia	3	2	3	7
Florida	72	58	6	10
Total	75	60	9	17

The overall occupancy of the property portfolio was	97.33%
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 31 December 2022)	8.17 years