

PORTFOLIO DIVERSIFICATION DISCLOSURES – JUNE 2023

1. PROPERTIES BY GEOGRAPHIC LOCATION

State	Number	Value (AUD\$)	% Value
Georgia	2	21,269,105	39.49%
Florida	3	32,589,152	60.51%
Total	5	53,858,257	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	5	53,858,257	100.00%
Retail	0	0	0%
Total	5	53,858,257	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
2853-2861 Work Drive, Fort Myers, Florida 33916 (Palmetto Grove)	June 2023	11,462,390	Fair Value Based on Sale Price
1408 & 1424 A-J Hamlin Avenue and 2013 Murcott Drive A-J, Osceola County, St Cloud, Florida (Hamlin)	June 2023	10,638,298	Fair Value Based on Sale Price
12050 49th Street Nth, Clearwater, Florida 33762 (Pitney)	June 2023	10,488,463	Fair Value Based on Sale Price
270 Scientific Drive, Peachtree Corners (Scientific)	June 2023	7,783,938	7.50%
400/420 Technology Parkway, Peachtree Corners, GA (Westlake)	June 2023	13,485,167	7.75%

4. LEASING INFORMATION

Lease expiry date by number of leases, as at 30 June 2023

State	2024	2025	2026	2027+
Georgia	1	2	1	7
Florida	28	13	1	3
Total	29	15	2	10

The overall occupancy of the property portfolio was	100%
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 2023)	10.11 years