

## PORTFOLIO DIVERSIFICATION DISCLOSURES – DECEMBER 2023

### 1. PROPERTIES BY GEOGRAPHIC LOCATION

State	Number	Value (AUD\$)	% Value
Georgia	1	11,065,514	100%
Florida	0	0	0%
<b>Total</b>	<b>1</b>	<b>11,065,514</b>	<b>100%</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	1	11,065,514	100%
Retail	0	0	0%
<b>Total</b>	<b>1</b>	<b>11,065,514</b>	<b>100%</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
400/420 Technology Parkway, Peachtree Corners, GA (Westlake)	December 2023	11,065,514	9.50%

### 4. LEASING INFORMATION

#### Lease expiry date by number of leases, as at 31 December 2023

State	2024	2025	2026	2027+
Georgia	1	0	1	3
Florida	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>3</b>

<b>The overall occupancy of the property portfolio was</b>	100.00%
<b>Tenants that constituted more than 5% of the portfolio rental income are:</b>	Jim Quinlan Chevrolet Co Humboldt Wedag, Inc. Pathogen Control Associates, Inc
<b>Weighted average lease expiry (weighted based on square footage of properties rented as at 31 December 2023)</b>	4.00 years