

PORTFOLIO METRICS TABLE

Street address	Suburb	State	Ownership	Building type	Site area (sqm)	Lettable area (sqm)	Typical Floor Plate (sqm)	Car spaces	Occupancy level	NABERS Energy Rating (stars)	NABERS Water Rating (stars)	Major tenant	Book Value (\$M)	Ext Val (\$m)	Ext Val Date	Cap rate	Capital Value/lettable area	Valuation agency	Total Rental Income (\$M) ⁽³⁾	WALE ⁽⁴⁾ (yrs)	Vacant	FY21	FY22	FY23	FY24	FY25	Beyond
2 - 10 Valentine Avenue	Parramatta	NSW	100%	A grade - office	3,935	16,020	1,257	307	97.3%	5.0	4.0	NSW State Government	152.65	152.65	Dec-20	5.50%	\$ 9,529	Jones Lang LaSalle	8.2	1.5	2.7%	0.0%	97.3%	0.0%	0.0%	0.0%	0.0%
32 Phillip Street	Parramatta	NSW	100%	B grade - office	1,151	6,759	836	104	100.0%	3.5	3.5	GE Capital Finance	65.50	65.50	Dec-20	5.50%	\$ 9,691	Savills	4.3	2.5	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%
5 Eden Park Drive	North Ryde	NSW	100%	Office / Hi-Tech	9,731	11,556	2,393	247	96.3%	4.5	2.0	Contract Pharmaceutical Services Australia	70.00	70.00	Dec-20	5.75%	\$ 6,057	CBRE	3.9	4.5	3.7%	0.0%	10.8%	22.3%	0.0%	0.0%	63.2%
2 Eden Park Drive	North Ryde	NSW	100%	Office / warehouse	10,340	10,345	N/A	188	100.0%	N/A	N/A	NuSkin	54.50	54.50	Dec-20	6.00%	\$ 5,268	Cushman & Wakefield	3.8	2.9	0.0%	10.9%	13.5%	9.9%	35.7%	18.0%	12.0%
150 Charlotte Street	Brisbane	QLD	100%	A grade - office	1,679	11,081	746	110	97.8%	5.0	3.5	Boeing Defence Australia	97.00	97.00	Dec-20	6.00%	\$ 8,754	CBRE	9.7	3.1	2.2%	0.0%	16.3%	0.0%	81.0%	0.0%	0.5%
241 Adelaide Street	Brisbane	QLD	100% ⁽¹⁾	B grade - office	1,059	10,106	509	81	95.2%	3.0	5.5	Pitt & Sherry	33.50	33.50	Dec-20	7.50%	\$ 3,315	Savills	3.7	2.5 ⁽⁵⁾	4.8%	7.0%	6.6%	24.7%	6.4%	16.3%	34.2%
30 Pirie Street	Adelaide	SA	100%	A grade - office	3,042	24,665	1,030	4	96.1%	3.5	4.5	Telstra	108.00	108.00	Dec-20	7.125%	\$ 4,379	Savills	14.5	2.2	3.9%	0.0%	0.0%	92.1%	2.2%	1.8%	0.0%
468 St Kilda Road	Melbourne	VIC	100%	B grade - office	2,357	11,211	900	114	90.6%	4.0	3.0	EGA Corporate Advisors	76.50	76.50	Dec-20	5.25%	\$ 6,824	Savills	5.8	2.5	9.4%	6.5%	19.4%	25.8%	17.0%	21.0%	0.9%
64 Northbourne Ave	Canberra	ACT	100% ⁽²⁾	B grade - office	1,583	6,429	1,265	33	77.3%	4.5	3.5	Commonwealth of Australia	25.40	25.40	Dec-20	7.25%	\$ 3,951	Knight Frank	2.5	3.1	22.7%	4.9%	4.6%	27.3%	1.5%	34.5%	4.5%
Total/Average						108,172			95.3%				683.05	683.05		6.03%	\$ 6,314		56.4	2.6	4.7%	2.7%	21.4%	37.2%	14.7%	7.9%	11.4%

Notes:

(1) The interest in 241 Adelaide Street is held in the form of a head lease from The Brisbane Club over the freehold area. The rent for the head lease is \$1 p.a. with a 2063 expiry. 2,452sqm of the NLA is sub-let to The Brisbane Club. The rent for the sub lease is \$1 p.a. with a 2063 expiry.

(2) The interest in 64 Northbourne Ave is held in the form of a leasehold. Most land in the Australian Capital Territory is leased to private lessees under long term Crown leases. Subject to some exceptions, a Crown lease is akin to ownership and is governed by the Land Titles Act 1925 (ACT) and the Planning and Development Act 2007 (ACT)

(3) For the 6 months to 31 December 2020 annualised, and excludes straight lining of rental income of -\$1.8m for the 6 months to 31 December 2020

(4) As at 31 December 2020, by Gross Property Income

(5) This excludes The Brisbane Club as the lease has approximately 42 years remaining and would thus distort the metric