

New Zealand & Australia Investment Property Portfolio (as at 31 Dec 2020)

Properties	Location	Sub sector	Major Tenant	30 June 2020 Valuer	Latest independent valuation		Fair value		Market capitalisation rate		Occupancy		WALE	
					Date	\$M	\$M	\$M	Dec-20	Jun-20	Dec-20	Jun-20	Dec-20	Jun-20
Australia														
Lingard Private Hospital	Merewether, New South Wales	Hospital (Acute)	Health Care	Ernst & Young	Dec 20	174.5	174.5	162.7	5.0	5.3	100.0	100.0	25.2	25.7
Maitland Private Hospital	East Maitland, New South Wales	Hospital (Acute/Specialty)	Health Care	Ernst & Young	Jun 20	109.4	109.2	109.4	5.5	5.5	100.0	100.0	17.0	17.5
Hurstville Private Hospital	Hurstville, New South Wales	Hospital (Acute)	Health Care	Colliers International	Dec 20	81.2	81.2	79.4	5.8	6.3	100.0	100.0	21.3	21.8
The Hills Clinic	Kellyville, New South Wales	Hospital (Specialty)	Health Care	Ernst & Young	Dec 20	49.7	49.7	48.0	4.8	5.0	100.0	100.0	26.5	27.0
Toronto Private Hospital	Toronto, New South Wales	Hospital (Acute/Specialty)	Health Care	Ernst & Young	Jun 20	44.0	43.9	44.0	5.8	5.8	100.0	100.0	22.0	22.5
Mayo Private Hospital	Taree, New South Wales	Hospital (Acute)	Health Care	Jones Lang LaSalle Australia	Jun 20	42.8	-	42.8	-	6.0	-	100.0	-	11.5
Mons Road Medical Centre	Westmead, New South Wales	MOB	Castlereagh	Ernst & Young	Jun 20	36.7	36.7	36.7	5.8	5.8	94.5	94.5	4.1	4.5
Lingard Day Centre	Merewether, New South Wales	MOB	Health Care	Ernst & Young	Dec 20	36.6	36.6	34.9	5.0	5.3	100.0	100.0	25.2	25.7
Hirondelle Private Hospital	Chatswood, New South Wales	Hospital (Specialty)	Health Care	Ernst & Young	Jun 20	27.8	28.2	27.8	5.5	5.5	100.0	100.0	21.4	21.9
Dubbo Private Hospital	Dubbo, New South Wales	Hospital (Acute)	Health Care	Colliers International	Jun 20	19.5	-	19.5	-	6.0	-	100.0	-	11.6
Fairfield Aged Care	Fairfield, New South Wales	Aged Care	Hall & Prior	M3	Dec 20	19.1	19.1	18.5	6.5	7.0	100.0	100.0	15.2	15.7
Darlington Aged Care	Banora Point, New South Wales	Aged Care	Bolton Clarke	Ernst & Young	Jun 20	18.1	18.2	18.1	6.5	6.5	100.0	100.0	15.8	16.3
Clover Lea Aged Care	Burwood Heights, New South Wales	Aged Care	Hall & Prior	M3	Dec 20	13.9	13.9	13.8	6.5	7.0	100.0	100.0	15.2	15.7
Grafton Aged Care	South Grafton, New South Wales	Aged Care	Hall & Prior	M3	Dec 20	11.8	11.8	11.4	7.0	7.3	100.0	100.0	16.3	16.8
Epworth Eastern Hospital	Box Hill, Victoria	Hospital (Acute)	Epworth Foundation	Ernst & Young	Jun 20	209.3	235.4	209.3	5.0	5.0	100.0	100.0	19.9	20.7
South Eastern Private Hospital	Noble Park, Victoria	Hospital (Specialty)	Health Care	Valued Care	Dec 20	76.0	76.0	71.1	5.0	5.1	100.0	100.0	20.2	20.7
Epworth Eastern Medical Centre	Box Hill, Victoria	MOB	Epworth Foundation	Ernst & Young	Jun 20	41.8	41.8	41.8	5.3	5.3	100.0	74.8	9.4	9.9
Eker Medical Centre	Box Hill, Victoria	MOB	Imaging Associates	Ernst & Young	Jun 20	32.5	32.5	32.5	5.5	5.5	96.2	97.1	3.9	4.1
Epworth Rehabilitation	Brighton, Victoria	Hospital (Specialty)	Epworth Foundation	Jones Lang LaSalle Australia	Jun 20	27.8	27.8	27.8	5.5	5.5	100.0	100.0	3.1	3.6
Belmont Private Hospital	Carina Heights, Queensland	Hospital (Specialty)	Health Care	Jones Lang LaSalle Australia	Dec 20	117.8	117.8	83.2	4.8	5.0	100.0	100.0	24.7	15.7
Palm Beach Currumbin Clinic	Currumbin, Queensland	Hospital (Specialty)	Health Care	Jones Lang LaSalle Australia	Dec 20	64.9	64.9	61.5	5.0	5.3	100.0	100.0	14.7	11.6
The Southport Private Hospital	Southport, Queensland	Hospital (Acute/Specialty)	Ramsay	Ernst & Young	Dec 20	51.3	51.3	49.1	5.0	5.3	100.0	100.0	24.2	24.7
Eden Rehabilitation	Cooroy, Queensland	Hospital (Acute/Specialty)	Health Care	Jones Lang LaSalle Australia	Jun 20	29.2	29.6	29.2	5.5	5.5	100.0	100.0	16.9	17.4
Baycrest Aged Care	Hervey Bay, Queensland	Aged Care	Bolton Clarke	Ernst & Young	Jun 20	19.8	19.7	19.8	6.5	6.5	100.0	100.0	15.5	16.0
Gold Coast Surgery Centre	Southport, Queensland	MOB	South Coast Radiology	Ernst & Young	Jun 20	13.6	12.6	13.6	7.5	7.5	88.9	88.9	2.7	3.2
Tantula Rise Aged Care	Alexandra Headland, Queensland	Aged Care	Bolton Clarke	Ernst & Young	Jun 20	24.6	24.6	24.6	6.5	6.5	100.0	100.0	15.5	16.0
Hammersley Aged Care	Subiaco, Western Australia	Aged Care	Hall & Prior	M3	Dec 20	13.3	13.3	13.1	7.0	7.1	100.0	100.0	15.2	15.7
Marian Centre	Wembley, Western Australia	Hospital (Specialty)	Health Care	Colliers International	Jun 20	52.8	52.8	52.9	5.1	5.1	100.0	100.0	13.6	14.1
Abbotsford Private Hospital	West Leederville, Western Australia	Hospital (Specialty)	Health Care	Colliers International	Jun 20	31.0	31.0	30.7	5.1	5.1	100.0	100.0	21.2	21.7
Rockingham Aged Care	Rockingham, Western Australia	Aged Care	Hall & Prior	M3	Dec 20	7.2	7.2	7.1	7.0	7.1	100.0	100.0	15.2	15.7
Sportsmed Hospital, Clinic & Cons.	Stepney, South Australia	Hospital (Acute)	Sportsmed SA	Ernst & Young	Jun 20	73.3	73.5	73.3	5.5	5.5	100.0	100.0	15.1	15.3
Sportsmed Office	Stepney, South Australia	MOB	Sportsmed SA	Ernst & Young	Jun 20	4.9	5.0	4.9	6.0	6.0	100.0	100.0	15.1	15.6
North West Private Hospital	Burnie, Tasmania	Hospital (Acute/Specialty)	Health Care	Jones Lang LaSalle Australia	Jun 20	25.1	-	25.1	-	6.0	-	100.0	-	16.4
Total Australia							1539.8	1537.6						
New Zealand														
Ascot Hospital & Clinics	Greenlane, Auckland	Hospital (Acute)	Ascot Hospital and Clinics Limited	Absolute Value	Jun 20	117.0	123.0	117.0	4.9	5.1	99.5	99.3	17.4	18.0
Royston Hospital	Hastings, Hawkes Bay	Hospital (Acute)	Acurity Health Group	Jones Lang LaSalle New Zealand	Dec 20	72.9	72.9	64.1	5.5	5.8	100.0	100.0	29.0	29.5
Wakefield Hospital	Newtown, Wellington	Hospital (Acute)	Acurity Health Group	Jones Lang LaSalle New Zealand	Dec 20	83.5	83.4	58.8	5.3	5.5	100.0	100.0	27.0	27.5
Bowen Hospital	Crofton Downs, Wellington	Hospital (Acute)	Acurity Health Group	Jones Lang LaSalle New Zealand	Dec 20	57.6	57.6	53.8	5.3	5.5	100.0	100.0	29.0	29.5
Boulcott Private Hospital	Lower Hutt, Wellington	Hospital (Acute)	Health Care	Jones Lang LaSalle New Zealand	Jun 20	41.3	44.0	41.3	5.4	5.6	100.0	100.0	17.5	18.0
Ormiston Hospital	Flatbush, Auckland	Hospital (Acute)	Ormiston Surgical and Endoscopy Ltd	Absolute Value	Jun 20	40.5	43.4	40.5	5.6	5.6	100.0	100.0	2.7	3.0
Ascot Central	Greenlane, Auckland	MOB	Fertility Associates Limited	Colliers International New Zealand Limited	Jun 20	38.0	40.4	38.0	5.3	5.4	80.9	100.0	7.0	6.1
Apollo Health & Wellness Centre	Albany, Auckland	MOB	Apollo Medical Limited	Colliers International New Zealand Limited	Dec 20	27.2	27.2	25.8	5.8	6.5	83.4	81.9	8.3	8.5
Grace Hospital	Tauranga, Bay of Plenty	Hospital (Acute)	Norfolk Southern Cross Limited	Colliers International New Zealand Limited	Oct 20	96.5	96.5	-	5.3	-	100.0	-	30.0	-
Kensington Hospital	Whangarei, Northland	Hospital (Acute)	Kensington Hospital Limited	Colliers International New Zealand Limited	Jun 20	20.3	21.7	20.3	5.5	5.9	100.0	100.0	25.5	26.0
Napier Health Centre	Napier, Hawkes Bay	MOB	Hawke's Bay District Health Board	Absolute Value	Jun 20	11.0	11.6	11.0	7.5	8.0	100.0	100.0	3.0	3.5
Ascot Carpark (right of use asset)	Greenlane, Auckland	Hospital (Acute)	Ascot Hospital and Clinics Limited	See footnote	Jun 20	7.4	7.2	7.4	10.7	10.7	91.1	99.8	15.1	15.3
Total New Zealand							628.9	478.0						
Properties held for development							79.7	70.7						
TOTAL FAIR VALUE OF INVESTMENT PROPERTIES							2248.4	2086.3	5.3	5.5	99.1	99.4	19.0	18.1