

New Zealand & Australia Investment Property Portfolio
(as at 30 June 2021)

Properties	Location	Sub sector	Major Tenant	Latest independent valuation Date	\$M	Fair value		Market capitalisation rate		Occupancy		WALE	
						\$M	\$M	%	%	%	%	Years	Years
						Jun-21	Jun-20	Jun-21	Jun-20	Jun-21	Jun-20	Jun-21	Jun-20
Australia													
Lingard Private Hospital	Merewether, New South Wales	Hospital (Acute)	Health Care	Jun-21	193.9	193.9	162.7	4.5	5.3	100.0	100.0	24.7	25.7
Maitland Private Hospital	East Maitland, New South Wales	Hospital (Acute/Specialty)	Health Care	Jun-21	118.3	118.3	109.4	5.1	5.5	100.0	100.0	16.5	17.5
Hurstville Private Hospital	Hurstville, New South Wales	Hospital (Acute)	Health Care	Dec 20	80.6	80.6	79.4	5.8	6.3	100.0	100.0	20.8	21.8
The Hills Clinic	Kellyville, New South Wales	Hospital (Specialty)	Health Care	Dec 20	54.4	54.4	48.0	4.5	5.0	100.0	100.0	26.0	27.0
Toronto Private Hospital	Toronto, New South Wales	Hospital (Acute/Specialty)	Health Care	Jun-21	47.7	47.7	44.0	5.4	5.8	100.0	100.0	21.1	22.5
Mons Road Medical Centre	Westmead, New South Wales	MOB	Castlereagh	Jun-21	39.7	39.7	36.7	5.4	5.8	94.5	94.5	3.6	4.5
Lingard Day Centre	Merewether, New South Wales	MOB	Health Care	Jun-21	40.6	40.6	34.9	4.5	5.3	100.0	100.0	24.7	25.7
Hirondelle Private Hospital	Chatswood, New South Wales	Hospital (Specialty)	Health Care	Jun-21	30.2	30.2	27.8	5.3	5.5	100.0	100.0	20.9	21.9
Fairfield Aged Care	Fairfield, New South Wales	Aged Care	Hall & Prior	Dec 20	19.3	19.3	18.5	6.3	7.0	100.0	100.0	14.7	15.7
Darlington Aged Care	Banora Point, New South Wales	Aged Care	Bolton Clarke	Jun-21	18.3	18.3	18.1	6.3	6.5	100.0	100.0	15.3	16.3
Clover Lea Aged Care	Burwood Heights, New South Wales	Aged Care	Hall & Prior	Dec-20	14.1	14.1	13.8	6.3	7.0	100.0	100.0	14.7	15.7
Grafton Aged Care	South Grafton, New South Wales	Aged Care	Hall & Prior	Dec 20	11.9	11.9	11.4	7.0	7.3	100.0	100.0	15.8	16.8
Epworth Eastern Hospital	Box Hill, Victoria	Hospital (Acute)	Epworth Foundation	Jun-21	375.2	375.2	209.4	4.3	5.0	100.0	100.0	17.8	20.7
South Eastern Private Hospital	Noble Park, Victoria	Hospital (Specialty)	Health Care	Jun-21	86.0	86.0	71.1	4.8	5.1	100.0	100.0	19.7	20.7
Epworth Camberwell	Camberwell, Victoria	Hospital (Specialty)	Epworth Foundation	Jun-21	78.1	78.1	0.0	4.3	-	100.0	-	20.0	-
Eker Medical Centre	Box Hill, Victoria	MOB	Imaging Associates	Jun-21	33.3	33.3	32.5	5.3	5.5	100.0	97.1	3.3	4.1
Epworth Rehabilitation	Brighton, Victoria	Hospital (Specialty)	Epworth Foundation	Jun-21	29.0	29.0	27.8	5.5	5.5	100.0	100.0	2.6	3.6
Belmont Private Hospital	Carina Heights, Queensland	Hospital (Specialty)	Health Care	Jun-21	130.9	133.5	83.3	4.3	5.0	100.0	100.0	24.2	15.7
Palm Beach Currumbin Clinic	Currumbin, Queensland	Hospital (Specialty)	Health Care	Dec 20	69.2	69.2	61.5	4.8	5.3	100.0	100.0	14.2	11.6
The Southport Private Hospital	Southport, Queensland	Hospital (Acute/Specialty)	Ramsay	Dec 20	51.4	51.4	49.1	5.0	5.3	100.0	100.0	23.7	24.7
Eden Rehabilitation	Cooroy, Queensland	Hospital (Acute/Specialty)	Health Care	Jun-21	30.0	33.0	29.2	5.3	5.5	100.0	100.0	16.4	17.4
Baycrest Aged Care	Hervey Bay, Queensland	Aged Care	Bolton Clarke	Jun-21	19.8	19.8	19.8	6.3	6.5	100.0	100.0	15.0	16.0
Gold Coast Surgery Centre	Southport, Queensland	MOB	South Coast Radiology	Dec-20	12.2	12.2	13.6	7.5	7.5	88.9	88.9	1.4	3.2
Tantula Rise Aged Care	Alexandra Headland, Queensland	Aged Care	Bolton Clarke	Jun-21	24.7	24.7	24.6	6.3	6.5	100.0	100.0	15.0	16.0
Hammersley Aged Care	Subiaco, Western Australia	Aged Care	Hall & Prior	Dec-20	13.5	13.5	13.1	6.8	7.1	100.0	100.0	14.7	15.7
Marian Centre	Wembley, Western Australia	Hospital (Specialty)	Health Care	Jun-21	57.8	57.8	52.9	4.6	5.1	100.0	100.0	13.1	14.1
Abbotsford Private Hospital	West Leederville, Western Australia	Hospital (Specialty)	Health Care	Jun-21	34.5	37.9	30.7	4.5	5.1	100.0	100.0	20.6	21.7
Rockingham Aged Care	Rockingham, Western Australia	Aged Care	Hall & Prior	Dec-20	7.3	7.3	7.1	7.0	7.1	100.0	100.0	14.7	15.7
Sportsmed Hospital, Clinic & Cons.	Stepney, South Australia	Hospital (Acute)	Sportsmed SA	Jun-21	83.3	83.3	73.3	5.3	5.5	100.0	100.0	14.6	15.3
Total Australia						1814.2	1403.7						
New Zealand													
Ascot Hospital & Clinics	Greenlane, Auckland	Hospital (Acute)	Ascot Hospital and Clinics Limited	Jun-21	126.3	126.3	117.0	4.6	5.1	99.5	99.3	17.0	18.0
Royston Hospital	Hastings, Hawkes Bay	Hospital (Acute)	Acurity Health Group	Dec 20	77.5	81.3	64.1	5.0	5.8	100.0	100.0	28.4	29.5
Wakefield Hospital	Newtown, Wellington	Hospital (Acute)	Acurity Health Group	Dec 20	99.3	99.6	58.8	4.9	5.5	100.0	100.0	26.4	27.5
Bowen Hospital	Crofton Downs, Wellington	Hospital (Acute)	Acurity Health Group	Dec 20	63.5	63.5	53.8	4.8	5.5	100.0	100.0	28.4	29.5
Boulcott Private Hospital	Lower Hutt, Wellington	Hospital (Acute)	Health Care	Jun-21	47.0	47.0	41.3	5.0	5.6	100.0	100.0	17.0	18.0
Ormiston Hospital	Flatbush, Auckland	Hospital (Acute)	Ormiston Surgical and Endoscopy Ltd	Jun-21	45.4	45.4	40.5	5.3	5.7	100.0	100.0	2.6	3.0
Ascot Central	Greenlane, Auckland	MOB	Fertility Associates Limited	Jun-21	43.3	43.3	38.0	5.3	5.4	80.9	100.0	6.5	6.1
Apollo Health & Wellness Centre	Albany, Auckland	MOB	Apollo Medical Limited	Dec 20	27.6	27.6	25.8	5.8	6.5	84.0	81.9	8.1	8.5
Grace Hospital	Tauranga, Bay of Plenty	Hospital (Acute)	Norfolk Southern Cross Limited	Jun-21	104.5	104.5	0.0	4.8	-	100.0	-	29.5	-
Kensington Hospital	Whangarei, Northland	Hospital (Acute)	Kensington Hospital Limited	Jun-21	23.2	23.2	20.3	5.3	5.9	100.0	100.0	25.0	26.0
Napier Health Centre	Napier, Hawkes Bay	MOB	Hawke's Bay District Health Board	Jun-21	16.3	16.3	11.0	6.0	8.0	100.0	100.0	12.5	3.5
Ascot Carpark (right of use asset)	Greenlane, Auckland	Hospital (Acute)	Ascot Hospital and Clinics Limited	Jun-21	3.6	7.9	7.4	8.8	10.7	89.8	99.8	14.6	15.3
Total New Zealand						685.9	478.0						
Properties held for development						134.5	70.7						
TOTAL FAIR VALUE OF INVESTMENT PROPERTIES						2634.6	1952.4	5.3	5.3	99.1	99.1	19.0	19.0