

New Zealand & Australia Investment Property Portfolio
(as at 31 December 2021)

Properties	Location	Sub sector	Major Tenant	Latest independent valuation Date	Fair value		Market capitalisation rate		Occupancy		WALE		
					\$M	\$M	%	%	%	%	Years	Years	
					Dec-21	Jun-21	Dec-21	Jun-21	Dec-21	Jun-21	Dec-21	Jun-21	
Australia													
Lingard Private Hospital	Merewether, New South Wales	Hospital (Acute)	Healthe Care	Dec-21	206.1	206.1	193.9	4.3	4.5	100.0	100.0	24.2	24.7
Maitland Private Hospital	East Maitland, New South Wales	Hospital (Acute/Specialty)	Healthe Care	Dec-21	124.3	124.3	118.3	4.9	5.1	100.0	100.0	16.0	16.5
Hurstville Private Hospital	Hurstville, New South Wales	Hospital (Acute)	Healthe Care	Dec-21	84.7	84.7	80.6	5.8	5.8	100.0	100.0	20.3	20.8
The Hills Clinic	Kellyville, New South Wales	Hospital (Specialty)	Aurora	Dec-21	58.2	58.2	54.4	4.3	4.5	100.0	100.0	25.5	26.0
Toronto Private Hospital	Toronto, New South Wales	Hospital (Acute/Specialty)	Aurora	Dec-21	50.8	50.8	47.7	5.1	5.4	100.0	100.0	20.6	21.1
Mons Road Medical Centre	Westmead, New South Wales	Ambulatory Care	Castlereagh	Jun-21	40.5	40.5	39.7	5.3	5.4	94.5	94.5	3.4	3.6
Lingard Day Centre	Merewether, New South Wales	Ambulatory Care	Healthe Care	Dec-21	43.2	43.2	40.6	4.3	4.5	100.0	100.0	24.2	24.7
Hirondelle Private Hospital	Chatswood, New South Wales	Hospital (Specialty)	Aurora	Jun-21	29.9	31.3	30.2	5.0	5.3	100.0	100.0	20.4	20.9
Fairfield Aged Care	Fairfield, New South Wales	Aged Care	Hall & Prior	Dec-21	20.0	20.0	19.3	6.3	6.3	100.0	100.0	14.2	14.7
Darlington Aged Care	Banora Point, New South Wales	Aged Care	Bolton Clarke	Jun-21	18.1	18.1	18.3	6.3	6.3	100.0	100.0	14.8	15.3
Clover Lea Aged Care	Burwood Heights, New South Wales	Aged Care	Hall & Prior	Dec-21	14.5	14.5	14.1	6.3	6.3	100.0	100.0	14.2	14.7
Grafton Aged Care	South Grafton, New South Wales	Aged Care	Hall & Prior	Dec-21	12.0	12.0	11.9	7.0	7.0	100.0	100.0	15.3	15.8
Epworth Eastern Hospital	Box Hill, Victoria	Hospital (Acute)	Epworth Foundation	Dec-21	412.8	412.8	375.2	4.0	4.3	100.0	100.0	17.3	17.8
South Eastern Private Hospital	Noble Park, Victoria	Hospital (Specialty)	Aurora	Dec-21	91.9	91.9	86.0	4.5	4.8	100.0	100.0	19.2	19.7
Epworth Camberwell	Camberwell, Victoria	Hospital (Specialty)	Epworth Foundation	Jun-21	77.3	77.3	78.1	4.2	4.3	100.0	100.0	19.5	20.0
Ekeru Medical Centre	Box Hill, Victoria	Ambulatory Care	Imaging Associates	Dec-21	34.5	34.5	33.3	5.0	5.3	92.9	100.0	3.0	3.3
Epworth Rehabilitation	Brighton, Victoria	Hospital (Specialty)	Epworth Foundation	Jun-21	28.7	28.7	29.0	5.5	5.5	100.0	100.0	2.1	2.6
120 Thames Street	Box Hill, Victoria	Ambulatory Care	Epworth Foundation	Dec-21	13.0	13.0	30.0	5.5	6.5	89.7	100.0	2.8	3.6
Belmont Private Hospital	Carina Heights, Queensland	Hospital (Specialty)	Aurora	Dec-21	139.7	147.3	133.5	4.0	4.3	100.0	100.0	23.7	24.2
Palm Beach Currumbin Clinic	Currumbin, Queensland	Hospital (Specialty)	Aurora	Dec-21	74.0	74.0	69.2	4.5	4.8	100.0	100.0	13.7	14.2
The Southport Private Hospital	Southport, Queensland	Hospital (Acute/Specialty)	Ramsay	Dec-21	52.8	52.8	51.4	4.8	5.0	100.0	100.0	23.2	23.7
Eden Rehabilitation	Cooroy, Queensland	Hospital (Acute/Specialty)	Aurora	Jun-21	29.6	34.2	33.0	5.3	5.3	100.0	100.0	15.9	16.4
Baycrest Aged Care	Hervey Bay, Queensland	Aged Care	Bolton Clarke	Jun-21	19.6	19.6	19.8	6.3	6.3	100.0	100.0	14.5	15.0
Gold Coast Surgery Centre	Southport, Queensland	Ambulatory Care	South Coast Radiology	n.a.	-	-	12.2	-	7.5	-	88.9	-	1.4
Tantula Rise Aged Care	Alexandra Headland, Queensland	Aged Care	Bolton Clarke	Jun-21	24.4	24.4	24.7	6.3	6.3	100.0	100.0	14.5	15.0
Marian Centre	Wembley, Western Australia	Hospital (Specialty)	Aurora	Dec-21	63.6	63.6	57.8	4.4	4.6	100.0	100.0	12.6	13.1
Abbotsford Private Hospital	West Leederville, Western Australia	Hospital (Specialty)	Aurora	Dec-21	43.8	43.8	37.9	4.3	4.5	100.0	100.0	20.1	20.6
Hamersley Aged Care	Subiaco, Western Australia	Aged Care	Hall & Prior	Dec-21	13.8	13.8	13.5	6.5	6.8	100.0	100.0	14.2	14.7
Rockingham Aged Care	Rockingham, Western Australia	Aged Care	Hall & Prior	Dec-21	7.5	7.5	7.3	6.8	7.0	100.0	100.0	14.2	14.7
Tennyson Centre	Kurrulta Park, South Australia	Ambulatory Care	ICON Cancer Care	Aug-21	95.6	96.4	0.0	4.8	-	99.8	-	2.5	-
Sportsmed Hospital, Clinic & Cons.	Stepney, South Australia	Hospital (Acute)	Sportsmed SA	Jun-21	82.4	87.1	83.3	5.0	5.3	100.0	100.0	14.1	14.6
Playford Health - Retail & Carpark	Elizabeth Vale, South Australia	Ambulatory Care	SA Health	Dec-21	22.8	22.8	0.0	6.0	-	53.1	-	10.0	-
Total Australia						2049.2	1814.0						
New Zealand													
Ascot Hospital & Clinics	Greenlane, Auckland	Hospital (Acute)	Ascot Hospital and Clinics Limited	Dec-21	134.5	134.5	126.3	4.4	4.6	100.0	99.5	16.5	17.0
Grace Hospital	Tauranga, Bay of Plenty	Hospital (Acute)	Norfolk Southern Cross Limited	Dec-21	107.5	108.5	104.5	4.6	4.8	100.0	100.0	29.0	29.5
Wakefield Hospital	Newtown, Wellington	Hospital (Acute)	Evolution Healthcare	Dec-21	110.5	112.4	99.6	4.8	4.9	100.0	100.0	25.9	26.4
Royston Hospital	Hastings, Hawkes Bay	Hospital (Acute)	Evolution Healthcare	Dec-21	94.0	94.0	81.3	4.8	5.0	100.0	100.0	27.9	28.4
Bowen Hospital	Crofton Downs, Wellington	Hospital (Acute)	Evolution Healthcare	Dec-21	71.4	71.4	63.5	4.8	4.8	100.0	100.0	27.9	28.4
Boulcott Hospital	Lower Hutt, Wellington	Hospital (Acute)	Healthe Care	Dec-21	50.8	50.8	47.0	4.8	5.0	100.0	100.0	16.5	17.0
Ormiston Hospital	Flatbush, Auckland	Hospital (Acute)	Ormiston Surgical and Endoscopy Ltd	Dec-21	47.0	48.8	45.4	5.0	5.3	100.0	100.0	2.4	2.6
Ascot Central	Greenlane, Auckland	Ambulatory Care	Fertility Associates Limited	Dec-21	44.0	44.0	43.3	4.8	5.3	100.0	80.9	6.9	6.5
Apollo Health & Wellness Centre	Albany, Auckland	Ambulatory Care	Apollo Medical Limited	Dec-21	32.3	32.3	27.6	5.3	5.8	91.5	84.0	6.9	8.1
Kensington Hospital	Whangarei, Northland	Hospital (Acute)	Kensington Hospital Limited	Dec-21	24.0	25.3	23.2	5.1	5.3	100.0	100.0	24.5	25.0
Napier Health Centre	Napier, Hawkes Bay	Ambulatory Care	Hawke's Bay District Health Board	Dec-21	18.5	18.5	16.3	5.9	6.0	100.0	100.0	12.0	12.5
Ascot Carpark (right of use asset)	Greenlane, Auckland	Hospital (Acute)	Ascot Hospital and Clinics Limited	Dec-21	8.1	8.1	7.9	8.1	8.8	90.6	89.8	14.1	14.6
Total New Zealand						748.6	685.8						
Properties held for development						143.4	134.5						
TOTAL FAIR VALUE OF INVESTMENT PROPERTIES						2941.2	2634.3	4.7	4.9	99.0	99.2	17.8	18.7