

New Zealand & Australia Investment Property Portfolio (as at 30 June 2023)

Properties	Location	Sub sector	Major Tenant	Latest independent valuation Date	Fair value		Market capitalisation rate		Occupancy		WALE	
					\$M Jun-23	\$M Jun-22	% Jun-23	% Jun-22	% Jun-23	% Jun-22	Years Jun-23	Years Jun-22
Australia												
New South Wales												
Lingard Private Hospital	Merewether, New South Wales	Hospital (Acute)	Healthe Care	Jun-23	217.6	224.6	4.5	4.1	100.0	100.0	22.7	23.7
Maitland Private Hospital	East Maitland, New South Wales	Hospital (Acute/Specialty)	Healthe Care	Jun-23	128.0	133.9	5.3	4.8	100.0	100.0	14.2	15.5
Hurstville Private Hospital	Hurstville, New South Wales	Hospital (Acute)	Healthe Care	Jun-23	94.0	91.3	5.8	5.8	100.0	100.0	18.8	19.8
The Hills Clinic	Kellyville, New South Wales	Hospital (Specialty)	Aurora	Jun-23	59.8	64.2	4.5	4.0	100.0	100.0	24.0	25.0
Toronto Private Hospital	Toronto, New South Wales	Hospital (Acute/Specialty)	Aurora	Jun-23	47.9	54.0	5.8	5.0	100.0	100.0	19.1	20.1
Mons Road Medical Centre	Westmead, New South Wales	Ambulatory Care	Castlereagh Imaging	Dec-22	-	48.7	-	4.8	-	94.5	-	2.9
Lingard Day Centre	Merewether, New South Wales	Ambulatory Care	Healthe Care	Jun-23	45.4	47.3	4.5	4.1	100.0	100.0	22.7	23.7
Hirondelle Private Hospital	Chatswood, New South Wales	Hospital (Specialty)	Aurora	Jun-23	30.8	34.0	5.0	5.0	100.0	100.0	18.9	19.9
Fairfield Aged Care	Fairfield, New South Wales	Aged Care	Hall & Prior	Dec-22	19.1	21.6	7.5	6.3	100.0	100.0	12.7	13.7
Darlington Aged Care	Banora Point, New South Wales	Aged Care	Bolton Clarke	Dec-22	18.8	19.9	6.3	6.0	100.0	100.0	13.3	14.3
Clover Lea Aged Care	Burwood Heights, New South Wales	Aged Care	Hall & Prior	Dec-22	13.8	15.4	7.8	6.3	100.0	100.0	12.7	13.7
Grafton Aged Care	South Grafton, New South Wales	Aged Care	Hall & Prior	Dec-22	11.6	12.8	8.0	7.0	100.0	100.0	13.8	14.8
Victoria												
Epworth Eastern Hospital	Box Hill, Victoria	Hospital (Acute)	Epworth Foundation	Jun-23	446.0	448.8	4.3	4.0	96.2	95.0	25.6	20.5
South Eastern Private Hospital	Noble Park, Victoria	Hospital (Specialty)	Aurora	Jun-23	104.2	100.1	4.4	4.3	100.0	100.0	17.7	18.7
Epworth Camberwell	Camberwell, Victoria	Hospital (Specialty)	Epworth Foundation	Jun-23	90.8	84.7	4.4	4.2	100.0	100.0	21.0	19.0
Eker Medical Centre	Box Hill, Victoria	Ambulatory Care	Imaging Associates	Jun-23	37.0	36.5	5.5	5.0	97.8	100.0	2.3	2.9
Epworth Rehabilitation	Brighton, Victoria	Hospital (Specialty)	Epworth Foundation	Dec-22	30.5	29.9	5.5	5.3	100.0	100.0	0.6	1.6
120 Thames Street	Box Hill, Victoria	Ambulatory Care	Epworth Foundation	Jun-23	12.8	13.3	6.0	5.5	25.5	59.6	5.3	2.5
Queensland												
Belmont Private Hospital	Carina Heights, Queensland	Hospital (Specialty)	Aurora	Jun-23	171.9	161.8	4.4	4.0	100.0	100.0	22.2	23.2
Palm Beach Currumbin Clinic	Currumbin, Queensland	Hospital (Specialty)	Aurora	Jun-23	79.4	81.9	4.5	4.3	100.0	100.0	12.2	13.2
The Southport Private Hospital	Southport, Queensland	Hospital (Acute/Specialty)	Ramsay Health Care	Dec-22	-	57.5	-	4.8	-	100.0	-	22.7
Eden Rehabilitation	Cooroy, Queensland	Hospital (Acute/Specialty)	Aurora	n.a.	-	35.7	-	5.3	-	100.0	-	15.4
Tantula Rise Aged Care	Alexandra Headland, Queensland	Aged Care	Bolton Clarke	Jun-23	25.8	26.8	6.3	6.0	100.0	100.0	13.0	14.0
Baycrest Aged Care	Hervey Bay, Queensland	Aged Care	Bolton Clarke	Jun-23	20.7	21.6	6.3	6.0	100.0	100.0	13.0	14.0
Western Australia												
Marian Centre	Wembley, Western Australia	Hospital (Specialty)	Aurora	Jun-23	67.7	66.3	4.5	4.4	100.0	100.0	11.1	12.1
Abbotsford Private Hospital	West Leederville, Western Australia	Hospital (Specialty)	Aurora	Jun-23	67.7	54.7	4.5	4.3	100.0	100.0	18.6	19.6
Hammersley Aged Care	Subiaco, Western Australia	Aged Care	Hall & Prior	Jun-23	13.3	14.9	7.8	6.5	100.0	100.0	12.7	13.7
Rockingham Aged Care	Rockingham, Western Australia	Aged Care	Hall & Prior	Dec-22	7.3	8.1	7.8	6.8	100.0	100.0	12.7	13.7
South Australia												
Tennyson Centre	Kurrulta Park, South Australia	Ambulatory Care	ICON Cancer Care	Jun-23	97.4	106.8	4.9	4.5	99.8	100.0	4.1	3.8
Sportsmed Hospital, Clinic & Cons.	Stepney, South Australia	Hospital (Acute)	Sportsmed SA	Jun-23	83.2	92.4	5.8	5.0	100.0	100.0	12.6	13.6
Playford Health - Retail & Carpark	Elizabeth Vale, South Australia	Ambulatory Care	SA Health	Jun-23	23.9	24.3	5.8	5.5	73.9	53.9	8.5	9.5
Total Australia					2,066.1	2,233.8	4.8	4.5	98.5	98.6	17.8	17.1

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					\$M Jun-23	\$M Jun-22	% Jun-23	% Jun-22	% Jun-23	% Jun-22	Years Jun-23	Years Jun-22
New Zealand												
Ascot Hospital & Clinics	Greenlane, Auckland	Hospital (Acute)	Ascot Hospital and Clinics Limited	Jun-23	127.0	140.5	5.3	4.4	97.7	100.0	15.4	15.8
Wakefield Hospital	Newtown, Wellington	Hospital (Acute)	Evolution Healthcare	Jun-23	154.4	128.1	5.3	4.8	100.0	100.0	24.4	25.4
Grace Hospital	Tauranga, Bay of Plenty	Hospital (Acute)	Norfolk Southern Cross Limited	Jun-23	104.4	115.5	5.4	4.6	100.0	100.0	27.5	28.5
Royston Hospital	Hastings, Hawkes Bay	Hospital (Acute)	Evolution Healthcare	Jun-23	92.4	98.3	5.5	4.8	100.0	100.0	26.4	27.4
Kawarau Park	Lake Hayes, Queenstown	Hospital (Acute)	Norfolk Southern Cross Limited	Jun-23	76.1	-	5.3	-	94.9	-	15.2	-
Bowen Hospital	Crofton Downs, Wellington	Hospital (Acute)	Evolution Healthcare	Jun-23	65.7	78.2	5.4	4.5	100.0	100.0	26.4	27.4
Ormiston Hospital	Flatbush, Auckland	Hospital (Acute)	Ormiston Surgical and Endoscopy Limited	Jun-23	62.3	52.6	5.5	4.8	100.0	100.0	0.9	1.9
Boulcott Hospital	Lower Hutt, Wellington	Hospital (Acute)	Boulcott Pulse Health Limited	Jun-23	46.0	51.5	5.6	4.8	100.0	100.0	15.0	16.0
68 Saint Asaph St	Christchurch Central, Christchurch	Ambulatory Care	Syft Technologies Limited	Jun-23	41.8	52.2	5.5	4.5	100.0	100.0	9.6	7.8
Ascot Central	Greenlane, Auckland	Ambulatory Care	Fertility Associates Limited	Jun-23	39.0	44.8	5.8	4.8	97.2	100.0	6.2	6.7
Hutt Valley Health Hub	Lower Hutt, Wellington	Ambulatory Care	Ropata Health Limited	Jun-23	34.6	41.7	5.1	4.3	100.0	100.0	12.7	13.7
Apollo Health & Wellness Centre	Albany, Auckland	Ambulatory Care	Apollo Medical Limited	n.a.	-	32.3	-	5.3	-	84.8	-	7.2
Endoscopy Auckland	Epsom, Auckland	Ambulatory Care	Evolution Healthcare	Jun-23	25.6	20.3	5.5	4.5	100.0	100.0	18.9	19.9
Kensington Hospital	Whangarei, Northland	Hospital (Acute)	Kensington Hospital Limited	Jun-23	23.5	27.5	6.0	5.1	100.0	100.0	23.0	24.0
Napier Health Centre	Napier, Hawkes Bay	Ambulatory Care	Hawke's Bay District Health Board	Dec-21	16.1	18.0	6.3	5.9	100.0	100.0	10.5	11.5
Ascot Carpark (right of use asset)	Greenlane, Auckland	Hospital (Acute)	Ascot Hospital and Clinics Limited	Jun-23	8.1	8.1	10.3	8.4	90.4	92.2	13.0	13.5
Total New Zealand					917.0	909.6	5.5	4.7	99.2	99.2	19.0	18.7
Properties held for development					305.2	195.8						
Investment properties - non current					3,288.3	3,339.2						
Investment properties held for sale					92.4	106.2	5.5	-	99.8	-	12.2	-
TOTAL FAIR VALUE OF INVESTMENT PROPERTIES					3,380.7	3,445.4	5.0	4.6	98.9	98.8	17.8	17.6