

New Zealand & Australia Investment Property Portfolio (as at 31 December 2023)

Properties	Location	Sub sector	Major Tenant	Latest independent valuation Date	Fair value		Market capitalisation rate		Occupancy		WALE	
					\$M	\$M	%	%	%	%	Years	Years
					Dec-23	Jun-23	Dec-23	Jun-23	Dec-23	Jun-23	Dec-23	Jun-23
Australia												
New South Wales												
Lingard Private Hospital	Merewether, New South Wales	Hospital (Acute)	Healthe Care	Dec-23	200.3	217.6	4.8	4.5	100.0	100.0	22.2	22.7
Maitland Private Hospital	East Maitland, New South Wales	Hospital (Acute/Specialty)	Healthe Care	Dec-23	128.5	128.0	5.5	5.3	100.0	100.0	18.6	14.2
Hurstville Private Hospital	Hurstville, New South Wales	Hospital (Acute)	Healthe Care	Dec-23	90.8	94.0	5.8	5.8	100.0	100.0	18.3	18.8
The Hills Clinic	Kellyville, New South Wales	Hospital (Specialty)	Aurora	Dec-23	57.7	59.8	4.8	4.5	100.0	100.0	23.5	24.0
Toronto Private Hospital	Toronto, New South Wales	Hospital (Acute/Specialty)	Aurora	Dec-23	47.5	47.9	6.0	5.8	100.0	100.0	18.6	19.1
Lingard Day Centre	Merewether, New South Wales	Ambulatory Care	Healthe Care	Dec-23	42.1	45.4	4.8	4.5	100.0	100.0	22.2	22.7
Hirondelle Private Hospital	Chatswood, New South Wales	Hospital (Specialty)	Aurora	Dec-23	28.6	30.8	5.3	5.0	100.0	100.0	18.4	18.9
Fairfield Aged Care ¹	Fairfield, New South Wales	Aged Care	Hall & Prior	n.a.	-	19.1	-	7.5	100.0	100.0	-	12.7
Darlington Aged Care	Banora Point, New South Wales	Aged Care	Bolton Clarke	Dec-23	18.1	18.8	6.5	6.3	100.0	100.0	12.8	13.3
Clover Lea Aged Care ¹	Burwood Heights, New South Wales	Aged Care	Hall & Prior	n.a.	-	13.8	-	7.8	100.0	100.0	-	12.7
Grafton Aged Care ¹	South Grafton, New South Wales	Aged Care	Hall & Prior	n.a.	-	11.6	-	8.0	100.0	100.0	-	13.8
Victoria												
Epworth Eastern Hospital	Box Hill, Victoria	Hospital (Acute)	Epworth Foundation	Dec-23	419.6	446.0	4.5	4.3	96.4	96.2	23.4	25.6
South Eastern Private Hospital	Noble Park, Victoria	Hospital (Specialty)	Aurora	Dec-23	88.7	104.2	5.0	4.4	100.0	100.0	17.2	17.7
Epworth Camberwell	Camberwell, Victoria	Hospital (Specialty)	Epworth Foundation	Dec-23	85.8	90.8	4.6	4.4	100.0	100.0	20.5	21.0
Eker Medical Centre	Box Hill, Victoria	Ambulatory Care	Imaging Associates	Dec-23	36.7	37.0	5.6	5.5	97.8	97.8	4.4	2.3
Epworth Rehabilitation	Brighton, Victoria	Hospital (Specialty)	Epworth Foundation	Dec-23	22.4	30.5	7.4	5.5	100.0	100.0	0.6	0.6
120 Thames Street	Box Hill, Victoria	Ambulatory Care	Epworth Foundation	Dec-23	12.4	12.8	6.0	6.0	41.2	25.5	6.9	5.3
Queensland												
Belmont Private Hospital	Carina Heights, Queensland	Hospital (Specialty)	Aurora	Dec-23	164.0	171.9	4.5	4.4	100.0	100.0	21.7	22.2
Palm Beach Currumbin Clinic	Currumbin, Queensland	Hospital (Specialty)	Aurora	Dec-23	77.7	79.4	4.8	4.5	100.0	100.0	11.7	12.2
Tantula Rise Aged Care	Alexandra Headland, Queensland	Aged Care	Bolton Clarke	Dec-23	24.5	25.8	6.5	6.3	100.0	100.0	12.5	13.0
Baycrest Aged Care	Hervey Bay, Queensland	Aged Care	Bolton Clarke	Dec-23	19.7	20.7	6.5	6.3	100.0	100.0	12.5	13.0
Western Australia												
Marian Centre	Wembley, Western Australia	Hospital (Specialty)	Aurora	Dec-23	64.7	67.7	4.8	4.5	100.0	100.0	10.6	11.1
Abbotsford Private Hospital	West Leederville, Western Australia	Hospital (Specialty)	Aurora	Dec-23	62.6	67.7	4.8	4.5	100.0	100.0	18.1	18.6
Hammersley Aged Care ¹	Subiaco, Western Australia	Aged Care	Hall & Prior	Jun-23	-	13.3	-	7.8	100.0	100.0	-	12.7
Rockingham Aged Care ¹	Rockingham, Western Australia	Aged Care	Hall & Prior	Dec-22	-	7.3	-	7.8	100.0	100.0	-	12.7
South Australia												
Sportsmed Hospital, Clinic & Cons.	Stepney, South Australia	Hospital (Acute)	Sportsmed SA	Dec-23	93.3	83.2	5.8	5.8	100.0	100.0	22.7	12.6
Tennyson Centre	Kurraila Park, South Australia	Ambulatory Care	ICON Cancer Care	Dec-23	90.5	97.4	5.3	4.9	99.8	99.8	5.7	4.1
Playford Health - Retail & Carpark	Elizabeth Vale, South Australia	Ambulatory Care	SA Health	Dec-23	22.7	23.9	6.0	5.8	73.6	73.9	7.3	8.5
Total Australia					1,998.7	2,066.1	5.0	4.8	98.6	98.5	18.3	17.8

¹ This Property was divested in Dec23

Properties	Location	Sub sector	Major Tenant	Latest independent valuation Date	Fair value		Market capitalisation rate		Occupancy		WALE	
					\$M	\$M	%	%	%	%	Years	Years
					Dec-23	Jun-23	Dec-23	Jun-23	Dec-23	Jun-23	Dec-23	Jun-23
New Zealand												
Wakefield Hospital	Newtown, Wellington	Hospital (Acute)	Evolution Healthcare	Dec-23	175.7	154.4	5.5	5.3	100.0	100.0	23.9	24.4
Ascot Hospital & Clinics	Greenlane, Auckland	Hospital (Acute)	Ascot Hospital and Clinics Limited	Dec-23	123.8	127.0	5.4	5.3	98.4	97.7	14.7	15.4
Grace Hospital	Tauranga, Bay of Plenty	Hospital (Acute)	Norfolk Southern Cross Limited	Dec-23	105.1	104.4	5.4	5.4	100.0	100.0	27.0	27.5
Royston Hospital	Hastings, Hawkes Bay	Hospital (Acute)	Evolution Healthcare	Dec-23	86.4	92.4	5.5	5.5	100.0	100.0	25.9	26.4
Kawarau Park	Lake Hayes, Queenstown	Hospital (Acute)	Norfolk Southern Cross Limited	Dec-23	75.5	76.1	5.4	5.3	94.9	94.9	7.6	8.1
Ormiston Hospital	Flatbush, Auckland	Hospital (Acute)	Ormiston Surgical and Endoscopy Limited	Dec-23	72.9	62.3	5.6	5.5	100.0	100.0	14.5	0.9
Bowen Hospital	Crofton Downs, Wellington	Hospital (Acute)	Evolution Healthcare	Dec-23	66.2	65.7	5.4	5.4	100.0	100.0	25.9	26.4
Boulcott Hospital	Lower Hutt, Wellington	Hospital (Acute)	Boulcott Pulse Health Limited	Dec-23	52.4	46.0	5.9	5.6	100.0	100.0	14.5	15.0
68 Saint Asaph St	Christchurch Central, Christchurch	Ambulatory Care	Syft Technologies Limited	Dec-23	41.0	41.8	5.8	5.5	71.1	100.0	9.3	9.6
Ascot Central	Greenlane, Auckland	Ambulatory Care	Fertility Associates Limited	Dec-23	37.0	39.0	6.0	5.8	97.2	97.2	5.8	6.2
Hutt Valley Health Hub	Lower Hutt, Wellington	Ambulatory Care	Ropata Health Limited	Dec-23	34.6	34.6	5.4	5.1	96.6	100.0	12.6	12.7
Endoscopy Auckland	Epsom, Auckland	Ambulatory Care	Evolution Healthcare	Dec-23	27.3	25.6	5.8	5.5	100.0	100.0	18.4	18.9
Kensington Hospital	Whangarei, Northland	Hospital (Acute)	Kensington Hospital Limited	Dec-23	23.1	23.5	6.3	6.0	100.0	100.0	22.5	23.0
Napier Health Centre	Napier, Hawkes Bay	Ambulatory Care	Hawke's Bay District Health Board	Dec-23	17.9	16.1	7.0	6.3	100.0	100.0	10.0	10.5
Ascot Carpark (right of use asset)	Greenlane, Auckland	Hospital (Acute)	Ascot Hospital and Clinics Limited	Dec-23	7.9	8.1	10.9	10.3	91.1	90.4	12.6	13.0
Total New Zealand					946.6	917.0	5.6	5.5	97.5	99.2	18.8	19.0
Properties held for development					372.8	305.2						
Investment properties - non current					3,218.1	3,288.3						
Investment properties held for sale						92.4	-	5.5	-	99.8	-	12.2
TOTAL FAIR VALUE OF INVESTMENT PROPERTIES					3,218.1	3,380.7	5.2	5.5	98.2	99.2	18.5	17.8