

Property Portfolio Summary

Property	State	Property Type	Anchor Tenant(s)	Completion Date	Total GLA (sqm)	Occupancy (% by GLA)	Number of Specialties	WALE (Years by GLA)	Valuation Cap Rate	Valuation June 2019 (A\$m)
Lavington Square	NSW	Sub-Regional	WOW; Big W	2005	20,233	96%	58	4.7	7.75%	52.3
Sturt Mall	NSW	Sub-Regional	Coles; Kmart	2011	15,326	97%	49	3.9	6.50%	73.1
West End Plaza	NSW	Sub-Regional	Coles; Kmart	2009	15,876	100%	44	2.0	6.75%	65.9
Lilydale	VIC	Sub-Regional	WOW; Big W; Aldi	2013	21,737	100%	59	10.8	6.00%	116.0
Pakenham	VIC	Sub-Regional	WOW; Big W	2011	16,925	99%	44	6.4	6.25%	89.6
Central Highlands	QLD	Sub-Regional	WOW; Big W	2012	18,049	99%	33	10.1	7.50%	63.4
Mt Gambier	SA	Sub-Regional	WOW; Big W; Bunnings	2012	27,573	98%	35	11.6	6.47%	72.7
Murray Bridge	SA	Sub-Regional	WOW; Big W	2011	18,771	97%	55	6.7	7.50%	64.9
Kwinana Marketplace	WA	Sub-Regional	Coles; WOW; Big W; Dan Murphy's	2012	32,945	96%	78	10.7	6.75%	140.0
Warnbro	WA	Sub-Regional	Coles; WOW; Big W	2014	21,433	98%	66	8.3	7.00%	93.1
Belmont Central	NSW	Neighbourhood	WOW	2008	7,868	95%	22	5.8	7.01%	32.5
Berala	NSW	Neighbourhood	WOW	2012	4,013	100%	6	12.7	5.50%	28.1
Cabarita	NSW	Neighbourhood	WOW	2013	3,426	98%	11	11.4	6.25%	22.5
Cardiff	NSW	Neighbourhood	WOW	2010	5,848	100%	14	12.8	6.25%	25.8
Clemton Park	NSW	Neighbourhood	Coles	2017	7,020	100%	23	11.8	6.00%	51.2
Goonellabah	NSW	Neighbourhood	WOW	2012	5,115	98%	9	10.9	6.75%	20.5
Greystanes	NSW	Neighbourhood	WOW	2014	6,005	100%	28	10.5	5.75%	60.7
Griffin Plaza	NSW	Neighbourhood	Coles	1997	7,227	96%	30	5.0	6.75%	26.6
Lane Cove	NSW	Neighbourhood	WOW	2009	6,721	100%	14	10.5	5.75%	59.5
Leura	NSW	Neighbourhood	WOW	2011	2,546	100%	6	11.9	5.75%	19.0
Lismore	NSW	Neighbourhood	WOW	2015	6,836	93%	24	11.9	7.00%	31.9
Macksville	NSW	Neighbourhood	WOW	2010	3,446	100%	5	13.6	5.75%	14.2
Merimbula	NSW	Neighbourhood	WOW	2010	5,012	100%	9	11.7	6.50%	19.7
Morisset	NSW	Neighbourhood	WOW	2010	4,137	98%	8	7.5	7.00%	18.4
Muswellbrook Fair	NSW	Neighbourhood	Coles	2015	9,007	99%	22	4.2	6.50%	31.9
Northgate Shopping Centre	NSW	Neighbourhood	Coles	2014	4,126	100%	13	3.9	6.50%	16.8
North Orange	NSW	Neighbourhood	WOW	2011	4,844	99%	14	12.9	6.25%	33.3
Shell Cove	NSW	Neighbourhood	WOW	2018	4,483	97%	8	17.5	6.25%	24.1
Ulladulla	NSW	Neighbourhood	WOW	2012	5,281	100%	10	13.6	6.00%	25.0
West Dubbo	NSW	Neighbourhood	WOW	2010	4,205	99%	10	10.5	6.25%	19.2
Albury	VIC	Neighbourhood	WOW	2011	4,952	100%	13	11.5	6.50%	24.0
Ballarat	VIC	Neighbourhood	Dan Murphy's; Big W	2000	8,963	100%	4	2.4	7.00%	18.1
Bentons Square	VIC	Neighbourhood	WOW; Dan Murphy's	2009	9,985	100%	43	7.0	6.25%	77.6
Cowes	VIC	Neighbourhood	WOW	2011	4,820	99%	14	10.5	6.75%	19.6
Drouin	VIC	Neighbourhood	WOW	2008	3,779	100%	5	8.8	5.75%	16.9
Epping North	VIC	Neighbourhood	WOW	2011	5,258	100%	16	11.3	5.75%	31.1
Highett	VIC	Neighbourhood	WOW	2013	5,476	100%	13	12.6	5.50%	31.5
Langwarrin	VIC	Neighbourhood	WOW	2004	5,094	100%	15	4.6	5.75%	25.5
Ocean Grove	VIC	Neighbourhood	WOW	2004	6,911	100%	20	4.4	6.25%	38.7
The Gateway	VIC	Neighbourhood	Coles	2012	10,844	98%	40	4.9	6.25%	50.2
Warrnambool East	VIC	Neighbourhood	WOW	2011	4,319	100%	6	7.7	6.25%	16.0
Wonthaggi Plaza	VIC	Neighbourhood	Coles; Target	2012	11,831	99%	24	6.4	6.75%	45.5
Wyndham Vale	VIC	Neighbourhood	WOW	2009	6,650	100%	9	9.7	5.75%	23.6

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Annandale Central	QLD	Neighbourhood	Coles	2007	6,655	93%	22	5.8	7.25%	29.1
Ayr	QLD	Neighbourhood	Coles	2000	5,455	98%	8	5.8	7.00%	18.7
Brookwater Village	QLD	Neighbourhood	WOW	2013	6,755	100%	11	9.7	6.25%	36.8
Bushland Beach	QLD	Neighbourhood	Coles	2018	4,571	100%	9	10.8	6.75%	23.6
Carrara	QLD	Neighbourhood	WOW	2011	3,717	96%	6	8.6	6.50%	18.0
Chancellor Park	QLD	Neighbourhood	WOW	2001	5,859	100%	18	13.0	6.00%	46.7
Collingwood Park	QLD	Neighbourhood	WOW	2009	4,567	100%	10	12.5	6.50%	12.0
Coorparoo	QLD	Neighbourhood	WOW	2012	5,618	99%	14	11.7	5.75%	38.0
Gladstone	QLD	Neighbourhood	WOW	2012	5,215	100%	12	10.2	7.00%	25.1
Greenbank	QLD	Neighbourhood	WOW	2008	5,696	100%	16	7.9	6.25%	22.9
Jimboomba Junction	QLD	Neighbourhood	Coles	2008	5,934	97%	21	4.2	6.50%	28.7
Lillybrook Shopping Village	QLD	Neighbourhood	Coles	2004	6,996	100%	21	7.1	6.00%	30.2
Mackay	QLD	Neighbourhood	WOW	2012	4,167	100%	8	11.9	6.75%	25.7
Marian Town Centre	QLD	Neighbourhood	WOW	2014	6,707	98%	19	9.4	7.00%	32.3
Miami One	QLD	Neighbourhood	Coles	2007	4,676	93%	35	4.4	6.50%	32.1
Mission Beach	QLD	Neighbourhood	WOW	2008	3,904	98%	8	7.4	6.50%	12.7
Mt Warren Park	QLD	Neighbourhood	Coles	2005	3,842	98%	11	1.8	6.25%	17.6
Mudgeeraba Market	QLD	Neighbourhood	WOW	2008	6,142	92%	40	6.2	6.25%	35.0
North Shore Village	QLD	Neighbourhood	Coles	2003	4,072	100%	14	6.8	6.00%	27.5
Oxenford Village	QLD	Neighbourhood	WOW	2001	5,815	98%	15	6.9	6.00%	33.1
Sugarworld Shopping Centre	QLD	Neighbourhood	Coles	2015	4,759	90%	12	11.6	6.75%	25.2
The Markets	QLD	Neighbourhood	Coles	2002	5,253	90%	21	1.9	7.00%	29.9
Whitsunday	QLD	Neighbourhood	Coles	1986	7,660	91%	34	5.3	7.25%	37.0
Worongary Town Centre	QLD	Neighbourhood	Coles	2004	6,898	97%	43	3.8	6.00%	47.9
Blakes Crossing	SA	Neighbourhood	WOW	2011	5,078	100%	13	7.6	6.75%	21.7
Walkerville	SA	Neighbourhood	WOW	2013	5,263	98%	13	12.3	6.00%	25.6
Busselton	WA	Neighbourhood	WOW	2012	5,432	99%	5	13.2	6.00%	27.0
Currambine Central	WA	Neighbourhood	WOW; Dan Murphy's; Farmer Jacks; Grand Cinemas	2016	17,031	94%	41	7.2	6.75%	91.1
Kalamunda Central	WA	Neighbourhood	Coles	2002	8,352	95%	39	1.4	6.00%	41.6
Stirlings Central	WA	Neighbourhood	WOW	2013	8,446	95%	35	7.8	7.00%	44.0
Treendale	WA	Neighbourhood	WOW	2012	7,327	95%	19	5.9	6.50%	32.7
Burnie	TAS	Neighbourhood	Coles; Kmart	2006	8,573	100%	10	6.6	7.50%	22.5
Claremont Plaza	TAS	Neighbourhood	WOW	2014	8,046	100%	24	8.1	6.50%	38.2
Glenorchy Central	TAS	Neighbourhood	WOW	2007	7,090	100%	13	5.5	6.75%	27.5
Greenpoint	TAS	Neighbourhood	WOW	2007	5,955	100%	11	2.9	7.25%	16.7
Kingston	TAS	Neighbourhood	Coles	2008	4,963	100%	16	7.2	6.28%	30.3
Meadow Mews	TAS	Neighbourhood	Coles	2003	7,671	100%	31	5.5	6.50%	62.7
New Town Plaza	TAS	Neighbourhood	Coles; Kmart	2002	11,380	100%	12	2.0	6.50%	42.9
Prospect Vale	TAS	Neighbourhood	WOW	1996	6,048	100%	19	11.2	6.75%	29.0
Riverside	TAS	Neighbourhood	WOW	1986	3,107	100%	7	1.8	7.25%	8.7
Shoreline	TAS	Neighbourhood	WOW	2001	6,285	100%	18	2.5	6.25%	38.7
Sorell	TAS	Neighbourhood	Coles	2010	5,450	100%	14	8.5	6.25%	30.1

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Properties Under Management - SURF 1										
Burwood DM	NSW	Freestanding	Dan Murphy's	2009	1,400	100%	0	8.4	5.00%	11.0
Fairfield Heights	NSW	Freestanding	WOW	2012	3,863	100%	2	12.9	5.50%	23.8
Griffith North	NSW	Freestanding	WOW	2011	2,599	100%	0	8.3	5.75%	11.9
Inverell Big W	NSW	Freestanding	Big W	2010	7,679	100%	1	8.5	7.50%	14.0
Katoomba DM	NSW	Freestanding	Dan Murphy's	2011	1,420	100%	0	8.3	5.75%	7.7
Properties Under Management - SURF 2										
Katoomba Marketplace	NSW	Freestanding	WOW; Big W	2014	9,719	100%	0	16.3	6.50%	46.6
Mittagong Village	NSW	Neighbourhood	Dan Murphy's	2007	2,235	100%	4	11.2	6.25%	10.3
Properties Under Management - SURF 3										
Moama Marketplace	NSW	Neighbourhood	WOW	2007	4,518	99%	7	13.5	7.00%	14.3
Swansea	NSW	Neighbourhood	WOW	2012	3,677	96%	4	15.1	6.00%	15.4
Warrnambool Target	VIC	Neighbourhood	Target	1990	6,983	96%	11	4.8	8.25%	16.0
Woodford	QLD	Neighbourhood	WOW	2010	3,672	100%	5	7.3	6.25%	13.3