

**SHOPPING CENTRES AUSTRALASIA PROPERTY GROUP**  
**PORTFOLIO SUMMARY STATISTICS**

| 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 Dec-20 (A\$m) |
|---------------------|-------|---------------|---------------------------------|-----------------|-----------------|----------------------|-----------------------|---------------------|--------------------|-------------------------|
| Lavington Square    | NSW   | Sub-Regional  | WOW; Big W                      | 2005            | 20,222          | 95.4%                | 58                    | 3.6                 | 7.25%              | 62.3                    |
| Sturt Mall          | NSW   | Sub-Regional  | Coles; K Mart                   | 2011            | 15,233          | 97.3%                | 48                    | 2.7                 | 6.50%              | 70.0                    |
| West End Plaza      | NSW   | Sub-Regional  | Coles; K Mart                   | 2009            | 15,876          | 97.7%                | 44                    | 5.3                 | 6.50%              | 74.3                    |
| Lilydale            | VIC   | Sub-Regional  | WOW; Big W; Aldi                | 2013            | 21,737          | 99.6%                | 60                    | 9.5                 | 6.25%              | 110.0                   |
| Pakenham            | VIC   | Sub-Regional  | WOW; Big W                      | 2011            | 16,925          | 99.3%                | 44                    | 5.5                 | 6.50%              | 83.8                    |
| Central Highlands   | QLD   | Sub-Regional  | WOW; Big W                      | 2012            | 18,049          | 99.3%                | 34                    | 9.2                 | 7.75%              | 60.6                    |
| Mt Gambier          | SA    | Sub-Regional  | WOW; Big W; Bunnings            | 2012            | 27,723          | 98.4%                | 37                    | 10.4                | 6.50%              | 70.1                    |
| Murray Bridge       | SA    | Sub-Regional  | WOW; Big W                      | 2011            | 18,771          | 96.2%                | 54                    | 5.6                 | 7.75%              | 57.0                    |
| Kwinana Marketplace | WA    | Sub-Regional  | Coles; WOW; Big W; Dan Murphy's | 2012            | 32,952          | 95.6%                | 76                    | 9.8                 | 7.00%              | 131.5                   |
| Warnbro             | WA    | Sub-Regional  | Coles; WOW; Big W               | 2014            | 21,434          | 96.6%                | 62                    | 7.6                 | 7.00%              | 88.0                    |
| Auburn              | NSW   | Neighbourhood | WOW; Aldi                       | 2004            | 13,619          | 95.4%                | 58                    | 5.5                 | 6.00%              | 129.5                   |
| Belmont Central     | NSW   | Neighbourhood | WOW                             | 2008            | 7,868           | 93.4%                | 24                    | 8.0                 | 6.79%              | 31.1                    |
| Berala              | NSW   | Neighbourhood | WOW                             | 2012            | 4,013           | 100.0%               | 6                     | 11.1                | 5.25%              | 30.5                    |
| Cabarita            | NSW   | Neighbourhood | WOW                             | 2013            | 3,426           | 99.9%                | 11                    | 10.2                | 6.25%              | 22.6                    |
| Cardiff             | NSW   | Neighbourhood | WOW                             | 2010            | 5,848           | 99.0%                | 14                    | 11.6                | 6.00%              | 26.6                    |
| Clemton Park        | NSW   | Neighbourhood | Coles                           | 2017            | 7,020           | 96.3%                | 22                    | 10.8                | 5.75%              | 55.6                    |
| Goonellabah         | NSW   | Neighbourhood | WOW                             | 2012            | 5,115           | 98.0%                | 10                    | 9.8                 | 6.50%              | 19.5                    |
| Greystanes          | NSW   | Neighbourhood | WOW                             | 2014            | 6,005           | 100.0%               | 29                    | 10.1                | 5.50%              | 62.6                    |
| Griffin Plaza       | NSW   | Neighbourhood | Coles                           | 1997            | 7,184           | 94.8%                | 29                    | 4.2                 | 6.50%              | 27.0                    |
| Lane Cove           | NSW   | Neighbourhood | WOW                             | 2009            | 6,721           | 100.0%               | 13                    | 10.6                | 5.75%              | 54.1                    |
| Leura               | NSW   | Neighbourhood | WOW                             | 2011            | 2,546           | 100.0%               | 6                     | 10.8                | 5.50%              | 19.5                    |
| Lismore             | NSW   | Neighbourhood | WOW                             | 2015            | 6,836           | 92.6%                | 23                    | 10.4                | 7.25%              | 29.3                    |
| Macksville          | NSW   | Neighbourhood | WOW                             | 2010            | 3,446           | 100.0%               | 5                     | 12.3                | 5.75%              | 15.6                    |
| Merimbula           | NSW   | Neighbourhood | WOW                             | 2010            | 5,012           | 99.6%                | 10                    | 10.6                | 6.25%              | 20.3                    |
| Morisset            | NSW   | Neighbourhood | WOW                             | 2010            | 4,137           | 100.0%               | 8                     | 6.6                 | 6.75%              | 19.1                    |
| Muswellbrook Fair   | NSW   | Neighbourhood | Coles                           | 2015            | 9,007           | 99.1%                | 22                    | 2.9                 | 6.25%              | 34.2                    |
| Northgate           | NSW   | Neighbourhood | Coles                           | 2014            | 4,126           | 100.0%               | 13                    | 3.3                 | 6.50%              | 17.3                    |
| North Orange        | NSW   | Neighbourhood | WOW                             | 2011            | 4,844           | 100.0%               | 14                    | 11.7                | 6.00%              | 37.0                    |
| Shell Cove          | NSW   | Neighbourhood | WOW                             | 2018            | 4,882           | 96.7%                | 12                    | 15.1                | 5.75%              | 39.5                    |
| Ulladulla           | NSW   | Neighbourhood | WOW                             | 2012            | 5,282           | 96.9%                | 10                    | 12.4                | 5.75%              | 27.3                    |
| West Dubbo          | NSW   | Neighbourhood | WOW                             | 2010            | 4,205           | 100.0%               | 10                    | 9.6                 | 6.00%              | 19.4                    |
| Albury              | VIC   | Neighbourhood | WOW                             | 2011            | 4,952           | 98.7%                | 14                    | 10.5                | 6.25%              | 24.5                    |
| Ballarat            | VIC   | Neighbourhood | Dan Murphy's; Big W             | 2000            | 8,963           | 100.0%               | 4                     | 3.9                 | 7.25%              | 17.4                    |
| Bentons Square      | VIC   | Neighbourhood | WOW; Dan Murphy's               | 2009            | 10,004          | 97.2%                | 44                    | 6.1                 | 6.00%              | 88.4                    |
| Drouin              | VIC   | Neighbourhood | WOW                             | 2008            | 3,779           | 99.9%                | 4                     | 7.4                 | 5.50%              | 16.9                    |
| Epping North        | VIC   | Neighbourhood | WOW                             | 2011            | 5,259           | 100.0%               | 17                    | 10.7                | 5.75%              | 30.5                    |
| Highett             | VIC   | Neighbourhood | WOW                             | 2013            | 5,476           | 100.0%               | 13                    | 11.5                | 5.50%              | 30.5                    |
| Langwarrin          | VIC   | Neighbourhood | WOW                             | 2004            | 5,094           | 100.0%               | 16                    | 3.8                 | 5.75%              | 24.7                    |
| Ocean Grove         | VIC   | Neighbourhood | WOW                             | 2004            | 6,909           | 96.2%                | 21                    | 3.9                 | 6.25%              | 36.4                    |

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| The Gateway                 | VIC   | Neighbourhood | Coles; Target                                  | 2012            | 10,846          | 100.0%               | 41                    | 3.7                 | 6.75%              | 52.0                    |
| Warrnambool East            | VIC   | Neighbourhood | WOW  | 2011            | 4,319           | 98.2%                | 6                     | 6.9                 | 6.25%              | 15.7                    |
| Wonthaggi                   | VIC   | Neighbourhood | Coles; Kmart                                   | 2012            | 11,856          | 99.4%                | 22                    | 5.9                 | 6.50%              | 45.8                    |
| Wyndham Vale                | VIC   | Neighbourhood | WOW  | 2009            | 6,650           | 100.0%               | 10                    | 8.4                 | 5.75%              | 24.0                    |
| Annandale Central           | QLD   | Neighbourhood | Coles  | 2007            | 6,655           | 99.1%                | 21                    | 5.3                 | 7.50%              | 25.6                    |
| Ayr                         | QLD   | Neighbourhood | Coles  | 2000            | 5,455           | 97.8%                | 8                     | 4.6                 | 6.75%              | 21.4                    |
| Brookwater Village          | QLD   | Neighbourhood | WOW;   | 2013            | 6,755           | 100.0%               | 11                    | 8.3                 | 6.00%              | 35.5                    |
| Bushland Beach              | QLD   | Neighbourhood | Coles  | 2018            | 4,567           | 99.3%                | 9                     | 9.9                 | 6.75%              | 22.5                    |
| Carrara                     | QLD   | Neighbourhood | WOW  | 2011            | 3,717           | 100.0%               | 6                     | 7.1                 | 6.00%              | 17.5                    |
| Chancellor Park Marketplace | QLD   | Neighbourhood | WOW  | 2001            | 5,859           | 98.8%                | 18                    | 11.7                | 6.00%              | 46.5                    |
| Collingwood Park            | QLD   | Neighbourhood | WOW  | 2009            | 4,567           | 99.7%                | 10                    | 11.4                | 6.25%              | 12.4                    |
| Coorparoo                   | QLD   | Neighbourhood | WOW  | 2012            | 5,588           | 97.7%                | 15                    | 10.6                | 5.50%              | 38.8                    |
| Gladstone                   | QLD   | Neighbourhood | WOW  | 2012            | 5,215           | 98.1%                | 13                    | 8.9                 | 7.00%              | 23.9                    |
| Greenbank                   | QLD   | Neighbourhood | WOW  | 2008            | 5,694           | 100.0%               | 17                    | 6.8                 | 6.00%              | 32.3                    |
| Jimboomba Junction          | QLD   | Neighbourhood | Coles  | 2008            | 5,930           | 94.6%                | 22                    | 3.1                 | 6.25%              | 28.6                    |
| Lillybrook Shopping Village | QLD   | Neighbourhood | Coles  | 2004            | 6,996           | 100.0%               | 21                    | 5.8                 | 6.00%              | 28.4                    |
| Mackay                      | QLD   | Neighbourhood | WOW  | 2012            | 4,167           | 100.0%               | 9                     | 10.4                | 6.75%              | 25.5                    |
| Marketplace Warner          | QLD   | Neighbourhood | WOW; Aldi                                      | 2001            | 11,470          | 96.0%                | 45                    | 6.8                 | 5.75%              | 77.1                    |
| Marian Town Centre          | QLD   | Neighbourhood | WOW  | 2014            | 6,707           | 97.6%                | 19                    | 8.4                 | 7.00%              | 31.5                    |
| Miami One                   | QLD   | Neighbourhood | Coles  | 2007            | 4,676           | 98.6%                | 35                    | 3.7                 | 6.25%              | 30.3                    |
| Mission Beach               | QLD   | Neighbourhood | WOW  | 2008            | 3,904           | 97.8%                | 9                     | 6.1                 | 6.50%              | 12.0                    |
| Mt Warren Park              | QLD   | Neighbourhood | Coles  | 2005            | 3,843           | 98.4%                | 11                    | 7.5                 | 6.00%              | 18.2                    |
| Mudgeeraba Market           | QLD   | Neighbourhood | WOW  | 2008            | 6,143           | 97.0%                | 39                    | 6.0                 | 6.25%              | 34.9                    |
| North Shore Village         | QLD   | Neighbourhood | Coles  | 2003            | 4,072           | 97.8%                | 14                    | 5.9                 | 5.75%              | 29.1                    |
| Oxenford                    | QLD   | Neighbourhood | WOW  | 2001            | 5,815           | 100.0%               | 18                    | 8.9                 | 5.75%              | 35.0                    |
| Sugarworld Shopping Centre  | QLD   | Neighbourhood | Coles  | 2015            | 4,759           | 89.8%                | 12                    | 10.3                | 6.75%              | 25.9                    |
| The Markets                 | QLD   | Neighbourhood | Coles  | 2002            | 5,416           | 81.8%                | 24                    | 7.9                 | 7.25%              | 29.4                    |
| Whitsunday                  | QLD   | Neighbourhood | Coles  | 1986            | 7,660           | 88.0%                | 35                    | 4.4                 | 7.50%              | 33.9                    |
| Worongary Town Centre       | QLD   | Neighbourhood | Coles  | 2004            | 6,899           | 96.8%                | 43                    | 3.2                 | 6.00%              | 48.3                    |
| Blakes Crossing             | SA    | Neighbourhood | WOW  | 2011            | 5,078           | 100.0%               | 13                    | 6.1                 | 6.50%              | 21.5                    |
| Walkerville                 | SA    | Neighbourhood | WOW  | 2013            | 5,263           | 100.0%               | 12                    | 10.9                | 6.00%              | 26.0                    |
| Busselton                   | WA    | Neighbourhood | WOW  | 2012            | 5,432           | 97.0%                | 5                     | 11.9                | 6.00%              | 26.7                    |
| Currambine Central          | WA    | Neighbourhood | WOW; Dan Murphy's; Farmer Jacks; Grand Cinemas | 2016            | 17,032          | 95.8%                | 42                    | 5.9                 | 7.00%              | 90.3                    |
| Kalamunda Central           | WA    | Neighbourhood | Coles  | 2002            | 8,352           | 95.7%                | 40                    | 3.9                 | 6.00%              | 44.9                    |
| Stirlings Central           | WA    | Neighbourhood | WOW  | 2013            | 8,428           | 90.4%                | 35                    | 7.0                 | 6.75%              | 40.6                    |
| Treendale                   | WA    | Neighbourhood | WOW  | 2012            | 7,319           | 96.6%                | 19                    | 4.7                 | 6.25%              | 31.6                    |
| Burnie                      | TAS   | Neighbourhood | Coles; K Mart                                  | 2006            | 8,431           | 100.0%               | 10                    | 5.1                 | 7.50%              | 23.5                    |
| Claremont Plaza             | TAS   | Neighbourhood | WOW  | 2014            | 8,044           | 100.0%               | 26                    | 7.6                 | 6.50%              | 42.2                    |
| Glenorchy Central           | TAS   | Neighbourhood | WOW  | 2007            | 7,090           | 100.0%               | 14                    | 6.6                 | 6.50%              | 28.1                    |
| Greenpoint                  | TAS   | Neighbourhood | WOW  | 2007            | 5,830           | 100.0%               | 10                    | 1.9                 | 6.75%              | 19.8                    |

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| Kingston       | TAS   | Neighbourhood | Coles            | 2008            | 4,958           | 100.0%               | 16                    | 5.9                 | 6.30%              | 31.5                    |
| Meadow Mews    | TAS   | Neighbourhood | Coles            | 2003            | 7,670           | 97.7%                | 31                    | 4.4                 | 6.50%              | 64.6                    |
| New Town Plaza | TAS   | Neighbourhood | Coles; K Mart    | 2002            | 11,385          | 98.9%                | 12                    | 7.7                 | 6.25%              | 47.0                    |
| Prospect Vale  | TAS   | Neighbourhood | WOW              | 1996            | 6,048           | 95.7%                | 19                    | 10.4                | 6.50%              | 30.7                    |
| Riverside      | TAS   | Neighbourhood | WOW              | 1986            | 3,107           | 100.0%               | 7                     | 8.8                 | 6.25%              | 9.5                     |
| Shoreline      | TAS   | Neighbourhood | WOW              | 2001            | 6,277           | 100.0%               | 16                    | 1.8                 | 6.25%              | 38.0                    |
| Sorell         | TAS   | Neighbourhood | Coles            | 2010            | 5,450           | 100.0%               | 13                    | 7.6                 | 6.25%              | 30.9                    |
| Bakewell       | NT    | Neighbourhood | WOW              | 2016            | 6,407           | 96.5%                | 14                    | 8.2                 | 6.92%              | 39.4                    |

**Properties Under Management - SURF 1**

All assets have been sold and this vehicle will be wound up in FY21

**Properties Under Management - SURF 2**

|                       |     |              |            |      |       |        |   |      |     |      |
|-----------------------|-----|--------------|------------|------|-------|--------|---|------|-----|------|
| Katoomba Marketplace* | NSW | Freestanding | WOW; Big W | 2014 | 9,719 | 100.0% | - | 14.8 | N/A | 55.1 |
|-----------------------|-----|--------------|------------|------|-------|--------|---|------|-----|------|

**Properties Under Management - SURF 3**

|                    |     |               |        |      |       |        |    |      |       |      |
|--------------------|-----|---------------|--------|------|-------|--------|----|------|-------|------|
| Moama Marketplace  | NSW | Neighbourhood | WOW    | 2007 | 4,505 | 99.9%  | 8  | 12.1 | 6.25% | 16.7 |
| Warrnambool Target | VIC | Neighbourhood | Target | 1990 | 6,983 | 97.3%  | 11 | 3.5  | 9.00% | 12.3 |
| Woodford           | QLD | Neighbourhood | WOW    | 2010 | 3,672 | 100.0% | 5  | 6.1  | 6.00% | 14.2 |

\*Katoomba Marketplace was contracted for sale in December 2020 to SCA Property Group