

Investment Property Summaries

219 NORTH ROCKS ROAD, NORTH ROCKS NSW

Ownership details

Ownership (%)	100%
Title	Lot 102 on DP882827
Date acquired	November 2006

Property description

The property is located within the established industrial precinct of North Rocks and comprises 8 buildings providing office/warehouse accommodation.

The site has a surplus land component (refer further comments below)

Property details

Approx Net lettable area (sqm)	17,106
Approx Development Land (sqm)	61,450 of usable area148,625
Total site area (sqm)	
Car parks	Ample
Building completion date	Various dates over the last 40 years

Tenancy profile

Net income (\$m) FY10 Budget	1.7
Occupancy (%) (Based on NLA)	100
Major tenant	Unilever
WALE (years as at end Sept 09)	5.2

Development

DA has been approved with Baulkham Hills Shire Council for development/subdivision of the surplus land component.

**BANKSTOWN M5 BUSINESS PARK,
17 WILFOX STREET CONDELL PARK**

Ownership details

Ownership (%)	100
Title	Lot 2 in DP 1111881
Date completed	August 2008

Property description

This industrial property is situated in a prime industrial corridor (south-western Sydney market) with close proximity to the M5 motorway.

There are a total of 10 industrial office/warehouse style units plus an on-site café.

The typical design of the units incorporates high clearance clear span warehouse accommodation with container height access, first floor office accommodation, internal amenities within each component featuring male and female amenities and kitchenette areas.

Property details

Net lettable area (sqm)	16,067
Total site area (sqm)	23,100
Car parks	163 approx

Tenancy profile

Net income (\$m) FY10 Budget	1.62
Occupancy (%) (Based on NLA)	51%
Major tenants	Old Fashioned Foods (5,414m ²)
WALE (years as at end Sept 09)	8.36

Leasing

Old Fashioned Foods are the major tenant with a further 3 Units leased. There are 2 new heads of agreements entered into which are subject to lease documentation and DA.

Prospects continue to be sought for remaining vacancies.

CALTEX SERVICE STATION
277 BOUNDARY ROAD, GOONDIWINDI QLD

Ownership details

Ownership (%)	100
Title	Lot 41 on SP122798 Title Reference 50276551
Date acquired	January 2007

Property description

The property is improved with a modern service station and restaurant with two large steel framed canopies over the dispensing areas, and occupies a prominent position on Boundary Road a section of the Leichhardt Highway.

Property details

Approx Net lettable area (sqm)	726
Car parks	N/A
Building completion date	2000

Tenancy profile

Net income (\$m) FY10 Budget	0.956
Occupancy (%) (Based on NLA)	100
Major tenants	Caltex
WALE (years as at end Sept 09)	6.17

154 STATION ROAD, BURPENGARY QLD

Ownership details

Ownership (%)	100
Title	Lot 1 on RP81534 Title Reference 18055144
Date acquired	June 06

Property description

The subject land is irregular in shape, has a gradual reverse fall from the frontage towards the rear boundary where the land rises before descending into Burpengary Creek, immediately adjoining on the northern side of the rear boundary.

Property details

Approx land area (sqm)	14,410
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Development / Sale

Greenfield's site – vacant land.

Under conditional contract to be sold to an undisclosed purchaser, subject to terms and conditions.