

Group Investments – Property Portfolio



Address	Description	Ownership Structure	Land Size (sqm)	Current Lettable Area (sqm)	SFC Ownership %	SFC Share of Market Value (\$m)	SFC Share of Debt (\$m)	Notional Tax on Capital Gain (\$m)	Net Equity Value After Tax (\$m)
Property used by SFC Operations									
218 Campersic Road, Herne Hill, WA	Delta	SFC Direct	134,305	-	100%	8.1	-	(0.6)	7.5
1305 Hay Street, West Perth, WA	Head Office	SFC Direct	413	-	100%	2.0	-	(0.3)	1.7
						10.1	-	(1.0)	9.1
Rental Properties									
Hometown, 1480 Albany Hwy, Cannington, WA	Bulky Goods	Syndicate	59,319	20,637	25%	19.2	(9.7)	(4.3)	5.2
39 Dixon Rd, Rockingham, Western Australia	Bulky Goods	Gosh Direct	12,047	5,434	83%	11.8	(6.5)	(2.0)	3.3
Tamworth Homespace, Tamworth, NSW	Bulky Goods	Syndicate	31,160	13,050	25%	5.2	-	(0.9)	4.3
Auburn Megamall, 265 Parramatta Road, NSW	Bulky Goods	Gosh Syndicate	24,690	32,348	2%	1.5	-	(0.3)	1.2
Pacific Brisbane Hotel, Brisbane, QLD	Hotel	Syndicate	2,899	7,759	4%	1.0	-	0.0	1.1
Marriott Hotel, Yonkers, New York, USA	Hotel	SFC US Syndicate		17,100	4%	0.3	-	0.2	0.5
Seasons Hotel, Newman, WA	Hotel	Syndicate	29,000	82 rooms	5%	0.3	-	(0.0)	0.3
Burlington Hotel, Vermont, USA	Hotel	SFC US Syndicate	64,600	309 rooms	6%	3.1	-	(0.4)	2.7
Coral Cat Resort, Mackay, QLD	Hotel	Syndicate	9,148	82 rooms	5%	0.4	-	(0.0)	0.4
Embassy Suites, Portland, Maine, USA	Hotel	SFC US Syndicate	11,250	11,250	7%	1.0	-	(0.1)	0.9
Lot 705 Jandakot Road, Jandakot, WA	Industrial	SFC Direct	62,097		100%	15.5	-	(4.2)	11.3
Willung Rd, Rosedale, Victoria	Industrial	Howe Direct	510,530	9,854	83%	3.0	-	(0.4)	2.6
Torrens Rd, St Clair, SA	Industrial	Syndicate	29,707	15,011	8%	0.7	-	0.0	0.7
IBM Centre, 1060 Hay Street, West Perth, WA	Office	Syndicate	5,797	8,466	22%	13.7	(7.6)	(3.4)	2.7
6 Centro Avenue, Subiaco, WA	Office	Syndicate	1,607	1,065	50%	1.4	-	(0.3)	1.1
7 Turner Avenue, Bentley, WA	Office	Syndicate	3,488	1,098	35%	0.8	-	(0.1)	0.7
Albany Road Real Estate Partners Fund III	Office	SFC US Syndicate			1%	1.1	-	(0.0)	1.1
Albany Road Solana, Westlake, Texas, USA	Office	SFC US Syndicate	82,677	33,527	<1%	0.1	-	(0.0)	0.1
Albany Road Breck Exchange, Georgia, Atlanta, USA	Office	SFC US Syndicate	235,284	51,824	<1%	0.1	-	(0.0)	0.1
The Residences at Lakeview, Tennessee, USA	Residential	SFC US Syndicate	13,400	833 units	6%	1.7	-	(0.2)	1.5
The Residences at Bella Vista, St Louis, Missouri, USA	Residential	SFC US Syndicate	15,400	756 units	4%	1.9	-	(0.1)	1.8
Pier 5350 Apartments, Jacksonville, Florida, USA	Residential	SFC US Syndicate	89,000	43,200	7%	1.7	-	(0.1)	1.5
33 Glendale Crescent, Jandakot, WA	Residential	SFC Direct	10,000	344	100%	1.2	(0.9)	-	0.3
35 Glendale Crescent, Jandakot, WA	Residential	SFC Direct	6,504	442	100%	0.8	(0.6)	(0.2)	0.0
Parks Shopping Centre, Bunbury, WA	Retail	Syndicate	30,804	10,622	17%	8.1	(3.8)	(1.8)	2.4
					100%	95.6	(29.0)	(18.7)	47.9

* All values represent SFC's share, i.e. 83.17% for Gosh Capital and other subsidiary held assets

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Development Sites									
Lot 706 Jandakot Road, Jandakot, WA	Industrial	SFC Direct	449,639	N/A	100%	51.5	(12.2)	(10.4)	28.8
Lot 704 Jandakot Road, Jandakot, WA	Industrial	SFC Direct	32,442	N/A	100%	10.5	-	(2.9)	7.6
170 Flynn Drive, Neerabup, WA	Industrial	Syndicate	260,000	N/A	20%	2.4	-	(0.3)	2.2
61 Ashford Avenue, Milperra NSW	Industrial	Syndicate	20,000	N/A	3%	0.9	-	-	0.9
Lot 561 Paris Road, Australind, WA	Industrial	Gosh Syndicate	12,000	N/A	4%	0.6	-	(0.1)	0.6
Bennett Avenue, North Coogee, WA	Residential	Gosh Direct	21,035	N/A	83%	4.1	-	(0.8)	3.3
South Ocean Real Estate Fund III	Residential	SFC US Syndicate		N/A	1%	0.3	-	(0.0)	0.2
South Ocean Real Estate Fund V	Residential	SFC US Syndicate		N/A	1%	0.9	-	(0.0)	0.9
Part Lot 602 Yanchep Beach Road, WA	Residential	Gosh Syndicate	42,600	N/A	3%	0.3	-	0.1	0.3
Lot 39A Kenmure Avenue, Bayswater, WA	Residential	Syndicate	5,653	N/A	50%	1.8	-	(0.0)	1.7
40-250 Railway Parade, West Leederville, WA	Residential	Syndicate	1,970	N/A	27%	1.9	-	(0.0)	1.9
370 -374 Oxford St, Mount Hawthorn, WA	Residential	Syndicate	7,498	N/A	27%	1.8	-	(0.5)	1.3
						76.9	(12.2)	(15.0)	49.7
Total SFC Property Value						182.6	(41.2)	(34.7)	106.7

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