

Appendix II - Group Investments – Property Portfolio

Address	Description	Ownership Structure	Year Acquired	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)	Post-Tax Net Equity Value (\$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	-	(0.9)	9.2
Rental Properties										
Hometown, 1480 Albany Hwy, Cannington, WA	Bulky Goods	Syndicate	1998	59,319	20,637	25%	19.5	(9.6)	(4.4)	5.5
39 Dixon Rd, Rockingham, Western Australia	Bulky Goods	Gosh Direct	2001	12,047	5,434	83%	11.8	(6.5)	(2.0)	3.3
Tamworth Homespace, Tamworth, NSW	Bulky Goods	Syndicate	2019	31,160	13,050	25%	5.1	-	(0.9)	4.2
Auburn Megamall, 265 Parramatta Road, NSW	Bulky Goods	Gosh Syndicate	2013	24,690	32,348	1%	1.6	-	(0.4)	1.2
Marriott Hotel, Yonkers, New York, USA	Hotel	SFC US Syndicate	2019		17,100	4%	1.3	-	0.0	1.3
Burlington Hotel, Vermont, USA	Hotel	SFC US Syndicate	2018	64,600	309 rooms	6%	4.4	-	(0.5)	3.9
Embassy Suites, Portland, Maine, USA	Hotel	SFC US Syndicate	2019	11,250	11,250	7%	1.0	-	(0.1)	0.9
Lot 705 Jandakot Road, Jandakot, WA	Industrial	SFC Direct	1989	62,097		100%	19.8	-	(5.5)	14.3
Willung Rd, Rosedale, Victoria	Industrial	Howe Direct	1995	510,530	9,854	83%	3.1	-	(0.5)	2.6
Howlett St, North Perth	Industrial	Syndicate	2024	1,768	1,640	16%	0.8	-	(0.0)	0.8
Torrens Rd, St Clair, SA	Industrial	Syndicate	2020	29,707	15,011	8%	0.7	-	0.0	0.7
IBM Centre, 1060 Hay Street, West Perth, WA	Office	Syndicate	1995	5,797	8,466	22%	13.7	(7.6)	(3.5)	2.6
6 Centro Avenue, Subiaco, WA	Office	Syndicate	2020	1,607	1,065	50%	1.4	-	(0.3)	1.1
7 Turner Avenue, Bentley, WA	Office	Syndicate	2020	3,488	1,098	35%	0.8	-	(0.1)	0.7
Albany Road Real Estate Partners Fund III	Office	SFC US Syndicate	2020			1%	1.3	-	0.0	1.3
Albany Road Solana, Westlake, Texas, USA	Office	SFC US Syndicate	2021	82,677	33,527	<1%	0.1	-	0.0	0.1
Albany Road Breck Exchange, Georgia, Atlanta, USA	Office	SFC US Syndicate	2021	235,284	51,824	<1%	0.1	-	(0.0)	0.1
The Residences at Lakeview, Tennessee, USA	Residential	SFC US Syndicate	2020	13,400	833 units	6%	1.6	-	(0.2)	1.4
The Residences at Bella Vista, St Louis, Missouri, USA	Residential	SFC US Syndicate	2021	15,400	756 units	4%	2.1	-	(0.1)	2.0
Pier 5350 Apartments, Jacksonville, Florida, USA	Residential	SFC US Syndicate	2018	89,000	43,200	7%	1.3	-	0.1	1.4
33 Glendale Crescent, Jandakot, WA	Residential	SFC Direct	2021	10,000	344	100%	1.2	(0.9)	-	0.3
35 Glendale Crescent, Jandakot, WA	Residential	SFC Direct	2021	6,504	442	100%	0.8	(0.6)	(0.2)	0.0
Parks Shopping Centre, Bunbury, WA	Retail	Syndicate	1999	30,804	10,622	17%	8.4	(3.8)	(1.9)	2.7
1263 Hay Street W Perth	Retail	Syndicate	2023	516	453	17%	0.6	-	(0.0)	0.6
1269 Hay Street W Perth	Retail	Syndicate	2024	440	440	17%	0.3	-	(0.0)	0.3
							102.9	(29.0)	(20.3)	53.6

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Development Sites										
Lot 706 Jandakot Road, Jandakot, WA	Industrial	SFC Direct	1989	449,639	N/A	100%	65.8	(12.2)	(13.9)	39.7
Lot 704 Jandakot Road, Jandakot, WA	Industrial	SFC Direct	1989	32,442	N/A	100%	10.5	-	(2.9)	7.6
170 Flynn Drive, Neerabup, WA	Industrial	Syndicate	2007	260,000	N/A	20%	4.6	(1.1)	(0.9)	2.6
Lot 561 Paris Road, Australind, WA	Industrial	Gosh - Unit Trust	2014	12,000	N/A	4%	0.6	-	(0.1)	0.5
Bennett Avenue, North Coogee, WA	Residential	Gosh Direct	2001	21,035	N/A	83%	1.7	-	(0.3)	1.4
South Ocean Real Estate Fund III	Residential	SFC US Syndicate	2018		N/A	1%	0.3	-	(0.1)	0.2
South Ocean Real Estate Fund V	Residential	SFC US Syndicate	2021		N/A	1%	1.3	-	(0.0)	1.3
Part Lot 602 Yanchep Beach Road, WA	Residential	Gosh - Unit Trust	2014	42,600	N/A	3%	0.5	-	(0.0)	0.5
Lot 39A Kenmure Avenue, Bayswater, WA	Residential	Syndicate	2021	5,653	N/A	50%	0.1	-	0.5	0.6
40-250 Railway Parade, West Leederville, WA	Residential	Syndicate	2021	1,970	N/A	27%	1.6	-	0.1	1.7
370 -374 Oxford St, Mount Hawthorn, WA	Residential	Syndicate	2021	7,498	N/A	27%	0.1	-	0.0	0.1
							87.2	(13.3)	(17.7)	56.2
Total SFC Property Value							200.1	(42.3)	(38.9)	118.9

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