

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%	20.9	(9.6)	(4.8)	6.5
39 Dixon Rd, Rockingham, Western Australia	Bulky Goods	Gosh Direct	2001	12,047	5,434	83%	13.3	(6.5)	(2.4)	4.4
Tamworth Homespace, Tamworth, NSW	Bulky Goods	Syndicate	2019	31,160	13,050	25%	5.4	-	(1.0)	4.4
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%	1.2	-	0.0	1.2
Burlington Hotel, Vermont, USA	Hotel	SFC US Syndicate	2018	64,600	309 rooms	6%	4.1	-	(0.4)	3.7
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%	23.3	-	(6.5)	16.7
Willung Rd, Rosedale, Victoria	Industrial	Howe Direct	1995	510,530	9,854	83%	3.2	-	(0.5)	2.7
Howlett St, North Perth	Industrial	Syndicate	2024	1,768	1,640	16%	0.9	-	(0.0)	0.9
Torrens Rd, St Clair, SA	Industrial	Syndicate	2020	29,707	15,011	8%	0.8	-	(0.0)	0.8
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%	1.6	-	(0.4)	1.2
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%	1.2	-	0.0	1.2
Albany Road Solana, Westlake, Texas, USA	Office	SFC US Syndicate	2021	82,677	33,527	<1%	0.2	-	(0.0)	0.2
Albany Road Breck Exchange, Georgia, Atlanta, USA	Office	SFC US Syndicate	2021	235,284	51,824	<1%	0.1	-	(0.0)	0.1
33 Glendale Crescent, Jandakot, WA	Residential	SFC Direct	2021	10,000	344	100%	1.4	(0.8)	(0.1)	0.5
35 Glendale Crescent, Jandakot, WA	Residential	SFC Direct	2021	6,504	442	100%	1.0	(0.6)	(0.3)	0.1
Parks Shopping Centre, Bunbury, WA	Retail	Syndicate	1999	30,804	10,622	17%	8.5	(3.9)	(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
							105.0	(29.0)	(22.3)	53.7

* 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	1989	449,639	N/A	100%	67.3	(12.2)	(14.4)	40.7
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%	5.3	(1.0)	(1.1)	3.2
Lot 561 Paris Road, Australind, WA	Industrial	Gosh - Unit Trust	2014	12,000	N/A	4%	0.7	-	(0.1)	0.6
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%	0.2	-	(0.0)	0.2
South Ocean Real Estate Fund V	Residential	SFC US Syndicate	2021		N/A	1%	1.1	-	(0.0)	1.1
Part Lot 602 Yanchep Beach Road, WA	Residential	Gosh - Unit Trust	2014	42,600	N/A	3%	0.4	-	(0.1)	0.3
Lot 39A Kenmure Avenue, Bayswater, WA	Residential	Syndicate	2021	5,653	N/A	50%	0.2	-	0.4	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%	0.2	-	(0.0)	0.2
214 & 330 Neaves Rd, East Wanneroo	Residential	Syndicate	2025	930,000	N/A	3%	2.0	-	-	2.0
214 & 330 Neaves Rd, East Wanneroo	Residential	Gosh Direct	2025	930,000	N/A	1%	0.8	-	-	0.8
							92.0	(13.2)	(18.5)	60.3
Total SFC Property Value							207.1	(42.2)	(41.7)	123.2

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