

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%	10.1	-	(1.2)	8.9
1305 Hay Street, West Perth, WA	Head Office	SFC Direct		413	-	100%	2.0	-	(0.3)	1.7
							12.1	-	(1.6)	10.5
Rental Properties										
Hometown, 1480 Albany Hwy, Cannington, WA	Bulky Goods	Syndicate	1998	59,319	20,637	25%	21.7	(9.6)	(5.1)	7.0
39 Dixon Rd, Rockingham, WA	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%	5.9	-	(1.1)	4.8
Auburn Megamall, 265 Parramatta Road, NSW	Bulky Goods	Gosh Syndicate	2013	24,690	32,348	1%	1.5	-	(0.3)	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%	4.0	-	(0.4)	3.6
Embassy Suites, Portland, Maine, USA	Hotel	SFC US Syndicate	2019	11,250	11,250	7%	0.4	-	0.1	0.5
Lot 705 Jandakot Road, Jandakot, WA	Industrial	SFC Direct	1989	62,097		100%	24.5	-	(6.9)	17.6
Willung Rd, Rosedale, Victoria	Industrial	Howe Direct	1995	510,530	9,854	83%	3.3	-	(0.5)	2.8
Torrens Rd, St Clair, SA	Industrial	Syndicate	2020	29,707	15,011	8%	0.9	-	(0.0)	0.9
Howlett St, North Perth, WA	Retail	Syndicate	2024	1,768	1,600	16%	0.9	-	(0.0)	0.9
IBM Centre, 1060 Hay Street, West Perth, WA	Office	Syndicate	1995	5,797	8,466	22%	12.4	(7.6)	(3.1)	1.7
6 Centro Avenue, Subiaco, WA	Office	Syndicate	2020	1,607	1,065	50%	1.5	-	(0.4)	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%	1.0	-	0.0	1.0
Albany Road Solana, Westlake, Texas, USA	Office	SFC US Syndicate	2021	82,677	33,527	<1%	0.2	-	(0.0)	0.2
33 Glendale Crescent, Jandakot, WA	Residential	SFC Direct	2021	10,000	344	100%	1.5	(0.8)	(0.1)	0.6
35 Glendale Crescent, Jandakot, WA	Residential	SFC Direct	2021	6,504	442	100%	1.2	(0.6)	(0.3)	0.2
Parks Shopping Centre, Bunbury, WA	Retail	Syndicate	1999	30,804	10,622	17%	9.2	(3.9)	(2.2)	3.1
1263 Hay Street, West Perth, WA	Retail	Syndicate	2023	516	453	17%	0.7	-	(0.0)	0.7
1269 Hay Street, West Perth, WA	Retail	Syndicate	2024	440	440	17%	0.3	-	(0.0)	0.3
							106.2	(28.9)	(22.8)	54.5

* 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%	85.2	(18.3)	(19.7)	47.1
Lot 704 Jandakot Road, Jandakot, WA	Industrial	SFC Direct	1989	32,442	N/A	100%	11.8	-	(3.3)	8.5
170 Flynn Drive, Neerabup, WA	Industrial	Syndicate	2007	260,000	N/A	20%	5.0	(1.0)	(1.0)	3.0
Lot 561 Paris Road, Australind, WA	Industrial	Gosh - Syndicate	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 - Syndicate	2014	42,600	N/A	3%	0.3	-	(0.1)	0.2
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%	-	-	0.0	0.0
214 & 330 Neaves Rd, East Wanneroo, WA	Residential	Syndicate	2025	930,000	N/A	3%	2.0	-	-	2.0
214 & 330 Neaves Rd, East Wanneroo, WA	Residential	Gosh - Syndicate	2025	930,000	N/A	1%	0.8	-	-	0.8
							110.3	(19.3)	(23.9)	67.0
Total SFC Property Value							228.6	(48.2)	(48.3)	132.0

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