







Acquisition of Australian Logistics Portfolio

18 September 2015

A-REIT is managed by Ascendas Funds Management (S) Ltd, a member of **Ascendas-Singbridge Group**

Disclaimers

This material shall be read in conjunction with A-REIT's announcement "A-REIT makes maiden acquisition of logistics portfolio in Australia for A$1,013.0 million" on 18 September 2015.

This presentation may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income and occupancy, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support A-REIT's future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

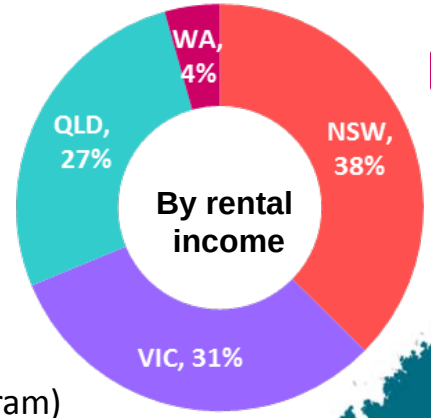
The value of units in A-REIT ("Units") and the income derived from them, if any, may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that unitholders of A-REIT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of A-REIT is not necessarily indicative of the future performance of A-REIT.

Any discrepancies between the figures in the tables and charts and the listed amounts and totals thereof are due to rounding.

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- Merits of Investment
- Risk Management
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- Appendix: Australian Market Overview
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Acquisition Portfolio – 26 Logistics Properties



Sydney (198,129 sqm)

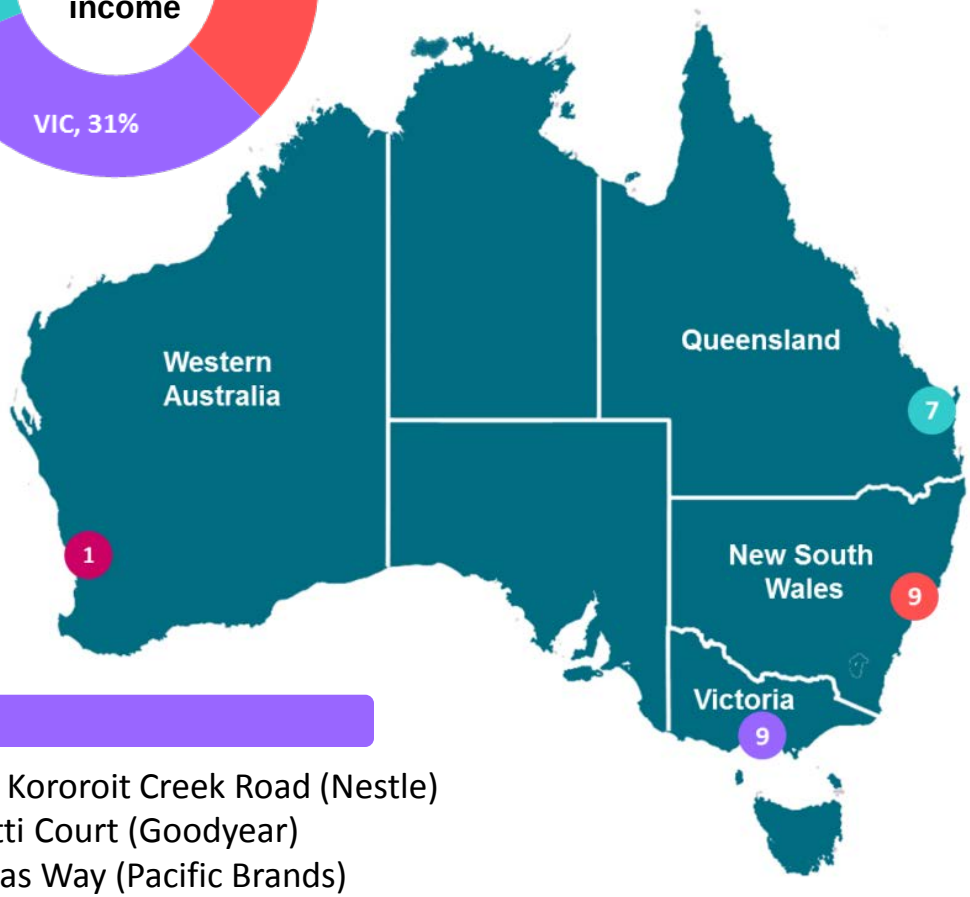
1. 1A & 1B Raffles Glade (Ceva, QLS)
2. 7 Grevillea Street (Kmart)
3. 5 Eucalyptus Pace (CH2)
4. Lot 4 Honeycomb Drive (Officemax)
5. 1-15 Kellet Close (Strandbags / BevChain)
6. 94 Lenore Drive (DB Schenker)
7. 484-490 Great Western Highway (Agility/Ingram)
8. 494-500 Great Western Highway (Linfox)
9. 1 Distribution Place, Seven Hills (Sigma)

Perth (20,895 sqm)

26. 35 Baile Road (Blackwoods)

Brisbane (155,966 sqm)

10. 62 Sandstone Place (Fuji Xerox)
11. 92 Sandstone Place (Kimberly-Clark)
12. 62 Stradbroke Street (vacant)
13. 82 Noosa Street (Coles)
14. 77 Logistics Place (McPhee)
15. 99 Radius Drive (Asaleo Care)
16. 2-56 Australand Drive (Ceva)



Melbourne (255,956sqm)

17. 14-28 Ordish Road (Mondelez)
18. 35-61 South Park Drive (API)
19. 2-34 Aylesbury Drive (Toll)
20. 81-89 Drake Boulevard(DB Schenker)
21. 676-698 Kororoit Creek Road (Silk)
22. 700-718 Kororoit Creek Road (Nestle)
23. 9 Andretti Court (Goodyear)
24. 31 Permas Way (Pacific Brands)
25. 162 Australis Drive (Tatura Milk/Blue Marlin)

Note: Tenant's name in bracket ( )

Acquisition Highlights

- **High-quality logistics** portfolio for **A$1,013.0m** (S$[1,013.0]m)
- 26 modern logistics properties located in **key cities**: Sydney, Melbourne, Brisbane and Perth
- **Freehold** land
- GFA 630,946 sqm ranks A-REIT as **8th largest industrial landlord in Australia**
- **Healthy occupancy** rate of 94.4%
- **Longer WALE** of 6.1 years
- **Triple net leases**
- **Potential upside:**
  - **Occupancy rate improvement**
  - **Expansion on selected properties**

Acquisition Portfolio Overview

A-REIT Purchase Consideration	A$1,013m (S$1,013m)
Acquisition Fee to Manager	A$10.13m (S$10.13m) to be paid in units
Other Transaction Costs	A$54.7m (S$54.7m) includes stamp duty, professional advisory fees etc.
Total Acquisition Cost	A$1,077.8m (S$1,077.8m)
Vendors	Real estate arm of GIC & Frasers Property Australia Pty Limited
Location & Number of Logistics Assets	Sydney – 9 properties Melbourne – 9 properties Brisbane – 7 properties Perth – 1 property
Land Area	1,208,427 sqm
Land Tenure	Freehold
Total Gross Floor Area ("GFA")	630,946 sqm
Weighted Average Lease Expiry ("WALE")	6.1 years (as at 30 Jun 2015)
Occupancy Rate	94.4%
Average Building Age	Approx. 6.4 years
Total Net Property Income	Approx. A$64.5m (S$64.5m)
Total number of leases	30 (with 24 customers)
Lease Structure	Tenant pays all statutory outgoings & operating expenses

Note: Based on exchange rate of A$1.00 = AS$1.00

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Merits of Investment

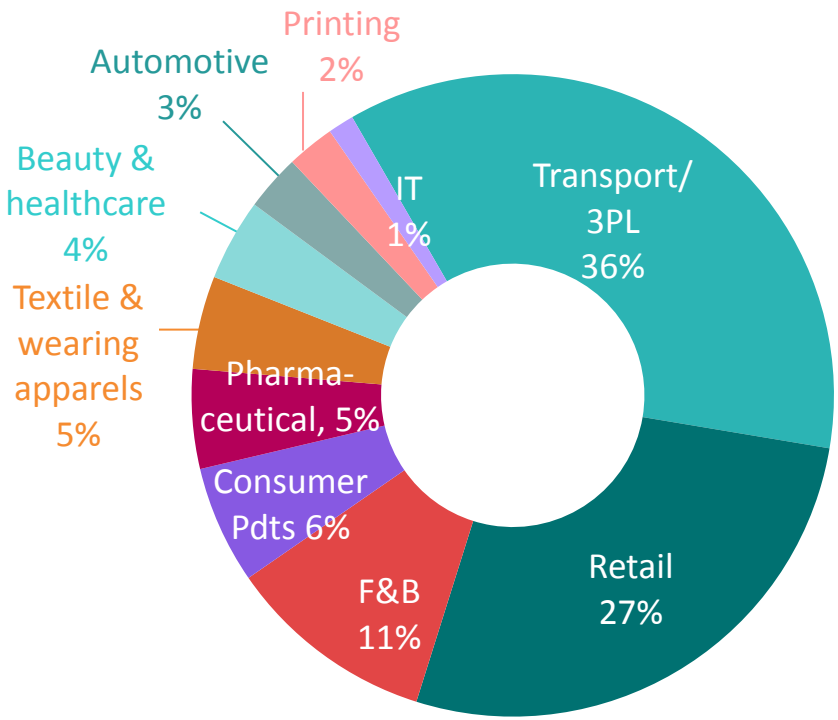
- **Good Fit**
  - Logistics Properties
    - Portfolio consists of newer facilities with an average age of 6.4 years
  - Freehold land
    - Extends A-REIT's weighted average land lease to expiry from 55 years (including freehold) to 162 years[1]
  - Longer lease tenure with embedded growth
    - Australia portfolio WALE of 6.1 years extends A-REIT's WALE from 3.7 to 4.0 years
    - Built-in annual rental escalation of 3.3% on portfolio basis
    - Triple net lease structure

[1] Assume freehold = 999 years for illustrative purpose

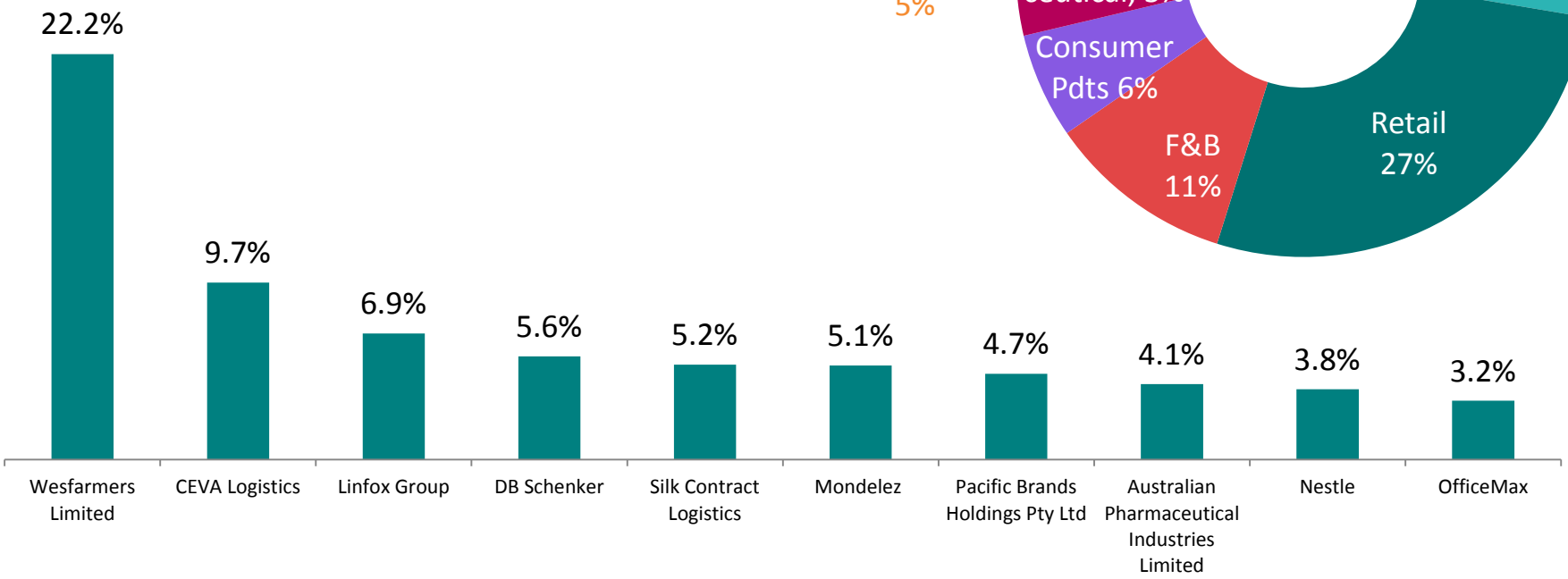
Merits of Investment

- **Good quality customers in diversified industries**

Breakdown by rental income



Top 10 customers by rental income



(figures computed as at 30 June 2015)

Merits of Investment

- **Sustainable returns**
  - Expects 1st year pre-cost & post-cost NPI yield of 6.4% and 6.0% respectively
  - DPU accretion of about 3% to 3.5% based on capital structure of approximately 60:40 debt and perpetual securities
  - NPI yield for acquired freehold properties is comparable to leasehold properties in Singapore
- **Potential Upside**
  - **Potential improvement in occupancy to 98.3%**; in negotiation with prospective tenants to take up entire space at 62 Stradbroke Street (currently vacant)
    - Post-cost yield +0.1% if potential upside is realised
  - Potential revenue from expansion rights: Additional rental income of A$3.3m if/when some existing tenants exercise their expansion rights within current location; potential expansion of 28,430 sqm

Merits of Investment

- **Diversification of risk**
  - Negative correlation (0.04) between Singapore and Australian economy
  - Diversify A-REIT's portfolio geographically – increase A-REIT's total overseas portfolios from 4% to 14% of total AUM (China and Australia)
    - ➢ Increases overseas rental income contribution from 3% to 12% (includes China & Australia)

- **Immediate scale achieved in new market**
  - 8th largest industrial landlord in Australia
  - Springboard to expand through partnerships with local real estate partners and to offer choices to local prospective customers

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Risk Management

- Forex risk management
  - Achieve natural hedge by funding A$ asset with A$ liabilities
  - Plan to appropriately hedge the expected net cash flow
- Interest rate risk management
  - To be managed at Trust level based on existing policy (50 -75% at fixed rate)
- Operational risk management
  - Establish a team in Australia to oversee operations, manage customer relationships and grow business
  - Take a proactive approach to customer care & service, leasing and property management
  - The service of the existing Property Manager will be extended to maintain continuity; appointed to manage daily operational requirements of the properties

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Ownership Structure & Funding Strategy

- Managed Investment Trust ("MIT"): Tax efficient structure for foreign investors into Australia

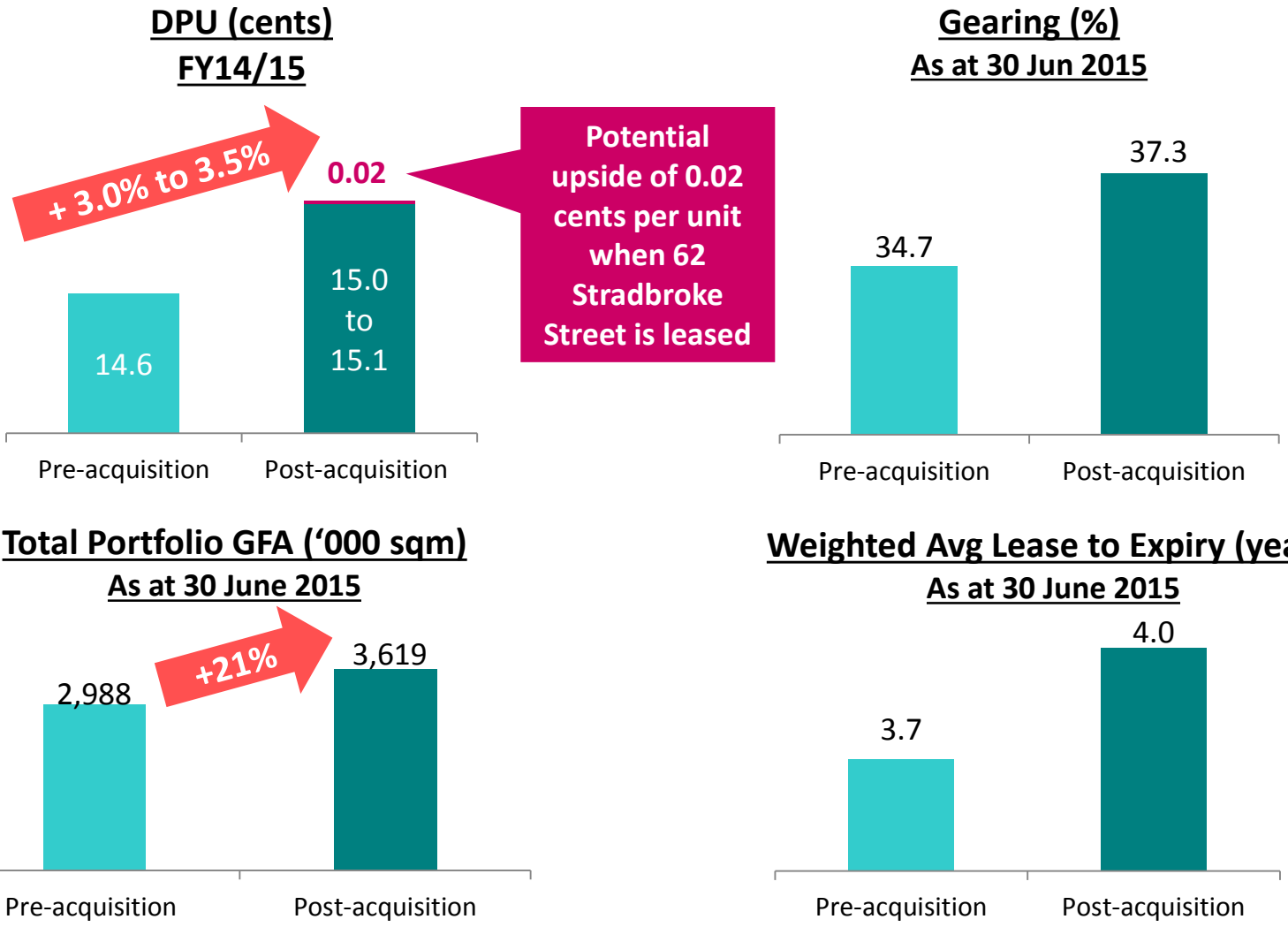
- Funding Strategy
  - Intend to fund acquisition with a combination of:
    - Australia onshore loans of about A$600m, and
    - Issuance of perpetual securities

  - The Manager intends to maintain the aggregate leverage ratio below 40% through options such as capital recycling

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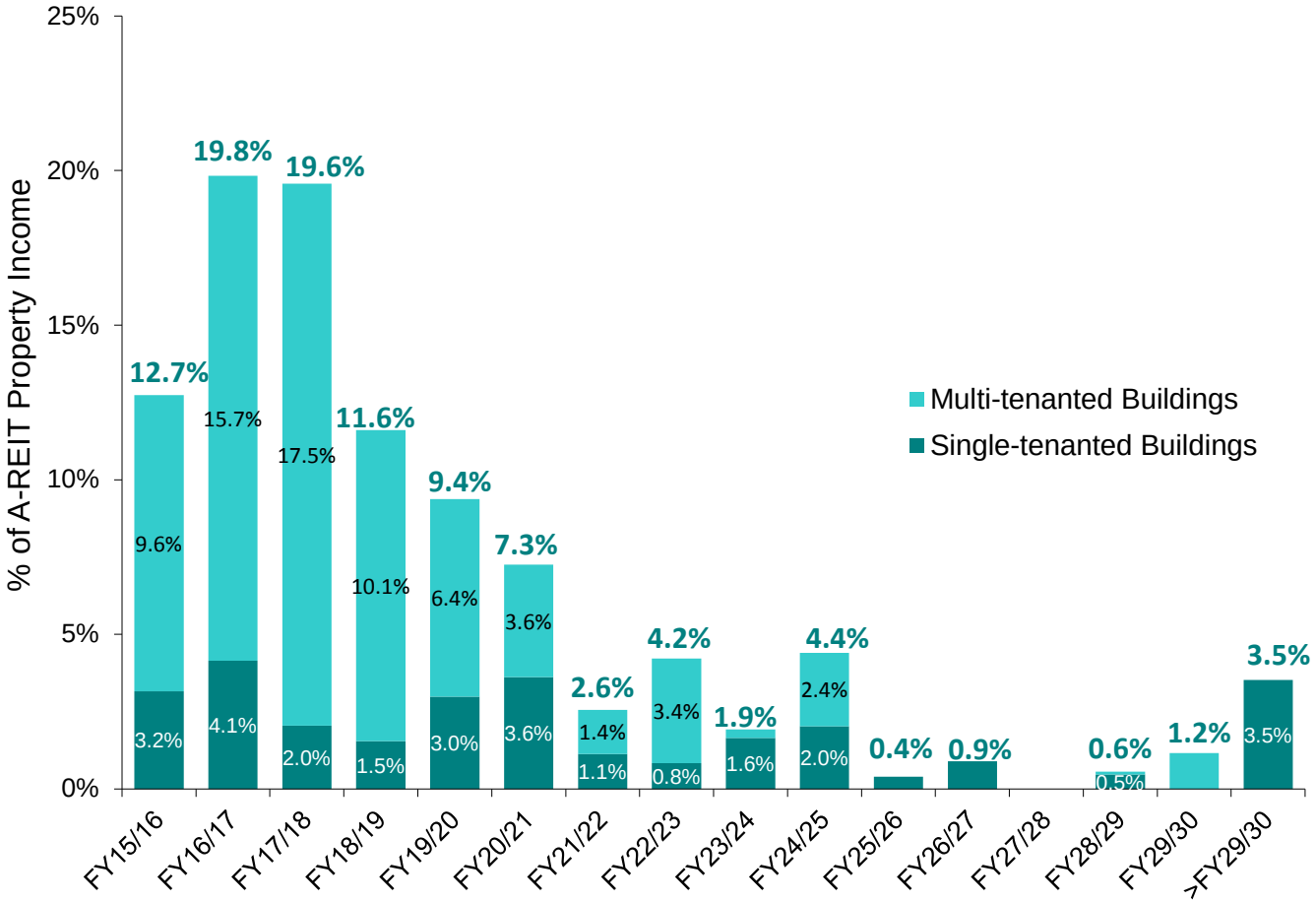
Pro Forma Financial Impact



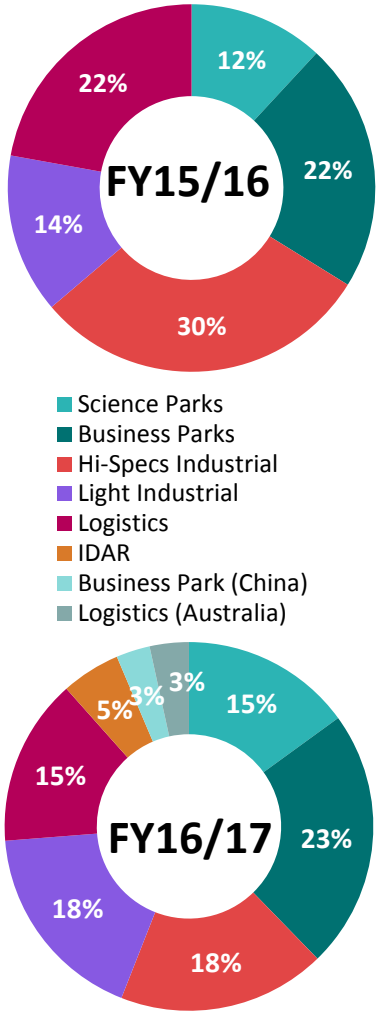
Note: The above pro forma DPU impact assumes that A-REIT had purchased, held and operated the Australian Logistics Portfolio for the whole of the financial year ended 31 March 2015 and assumes that the acquisition was funded with a combination of term loans and perpetual securities.

Lease Expiry Profile of A-REIT Portfolio (Pro Forma)

- A-REIT portfolio WALE improves from 3.7 year to 4.0 years (as at 30 Jun 2015)

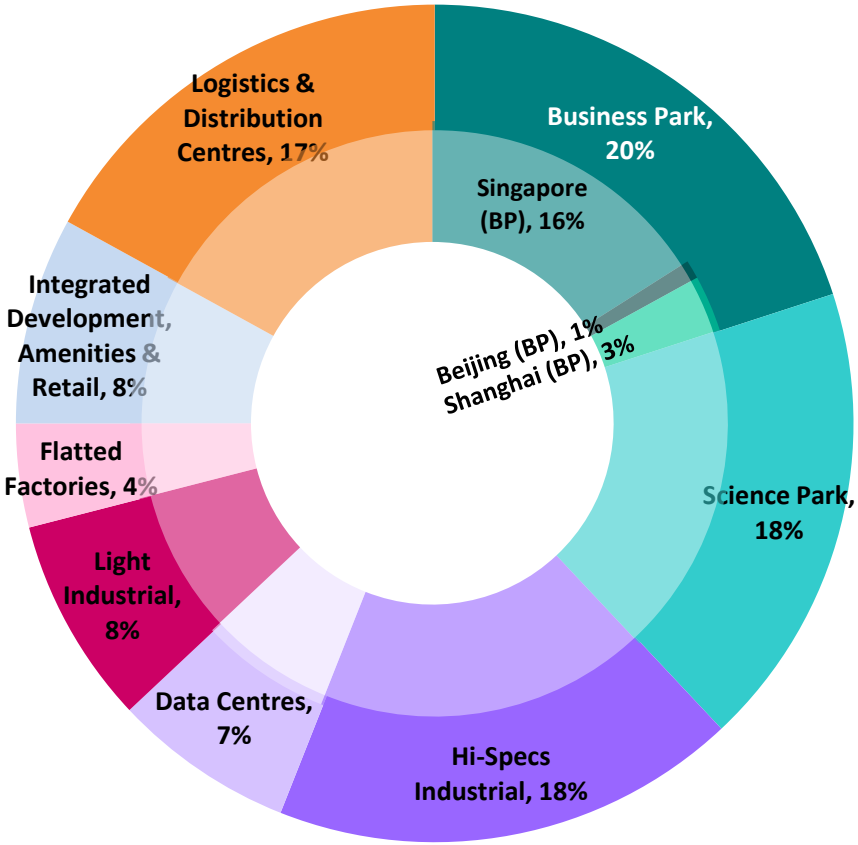


Breakdown of expiring leases for FY15/16 and FY16/17

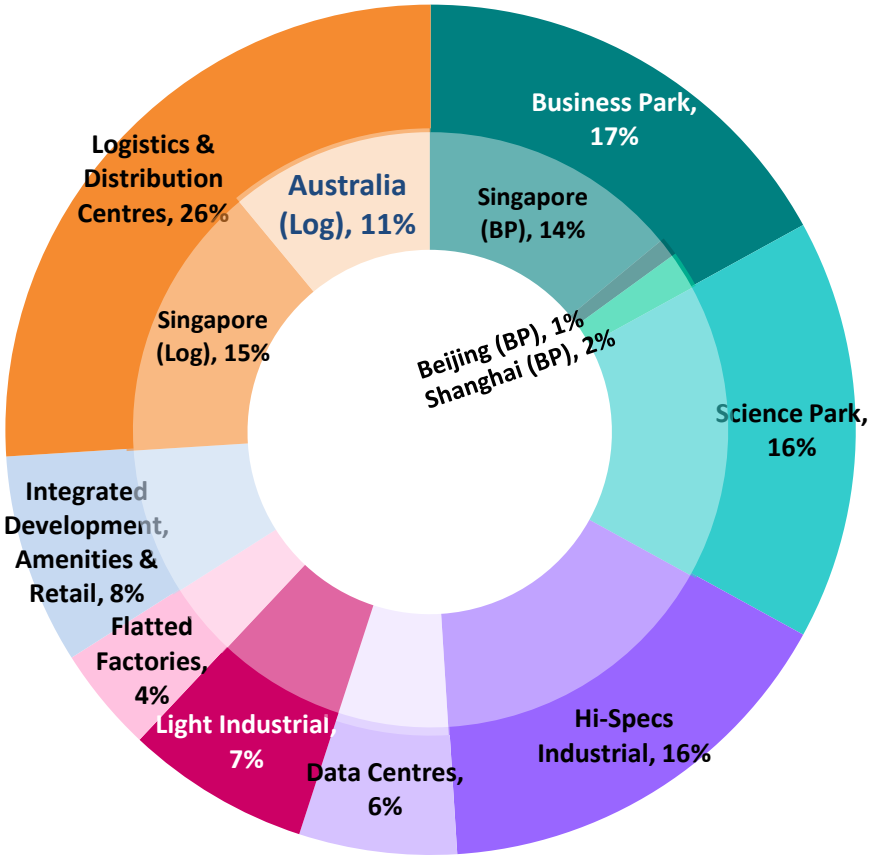


Portfolio Diversification (by Asset Value)

Before Acquisition(1)



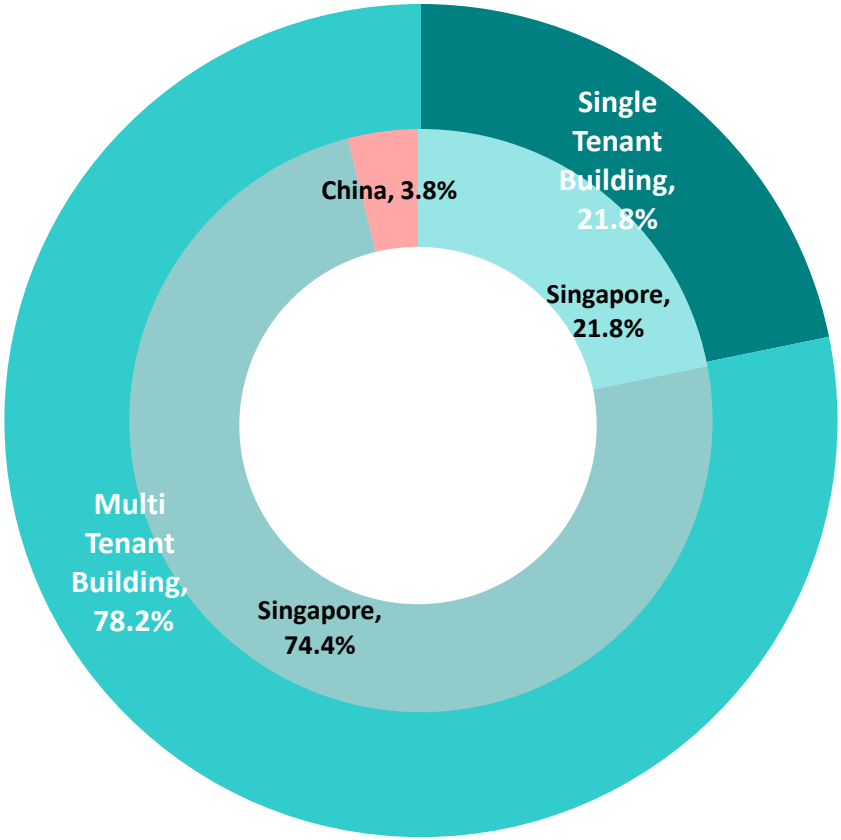
After Acquisition(2)



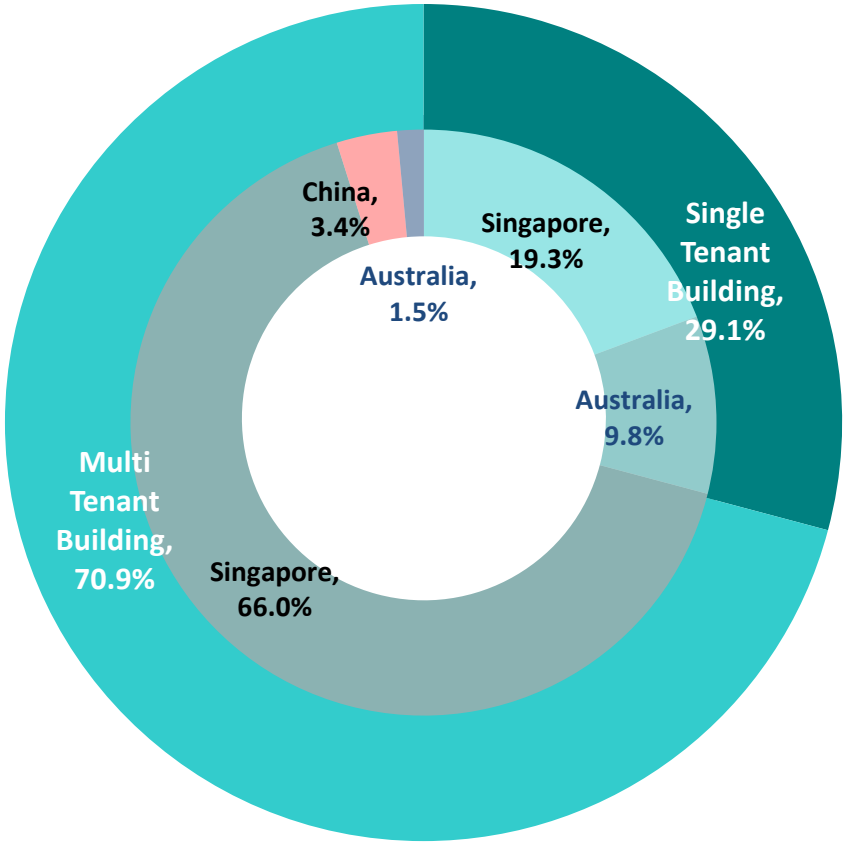
Notes:
(1) Based on 105 properties as at 30 June 2015
(2) Assuming the Australian Logistics Portfolio was acquired on 30 June 2015

Lease Tenure Mix (by Asset Value)

Before Acquisition[1]



After Acquisition[2]



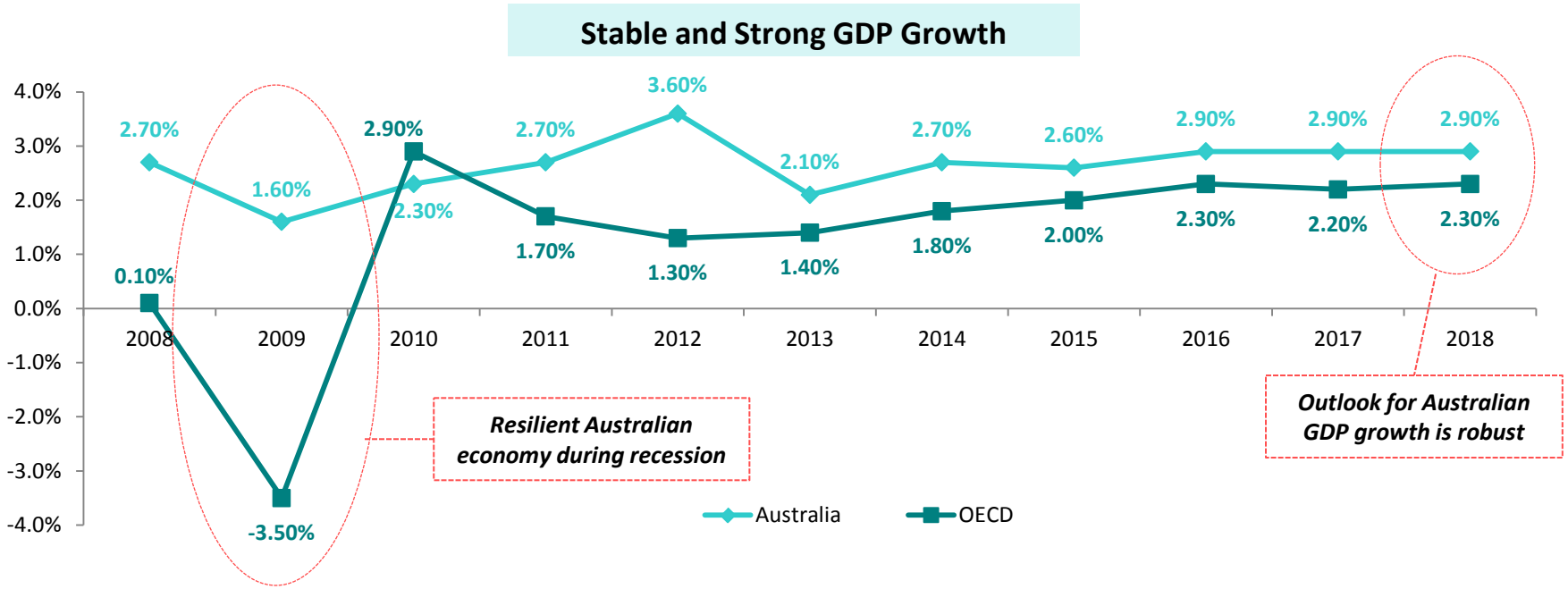
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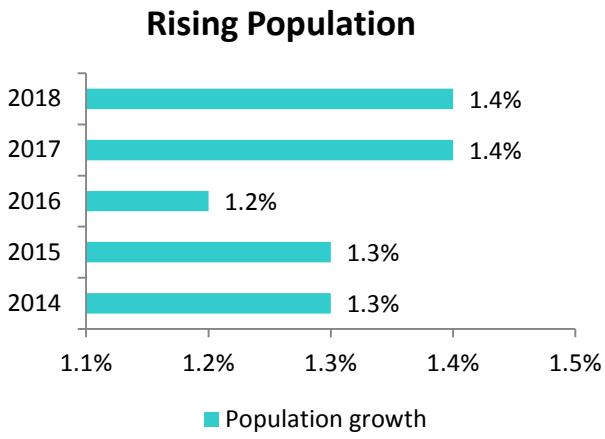
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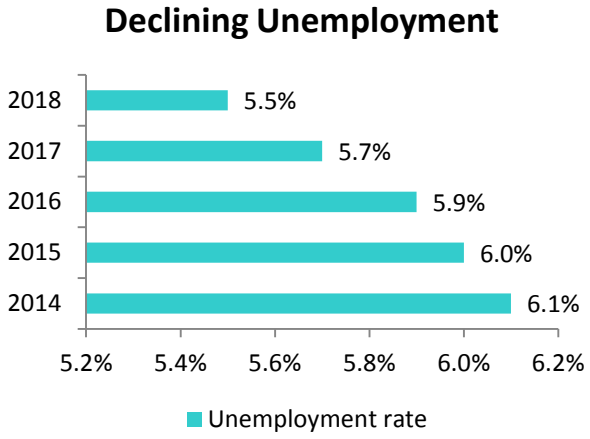
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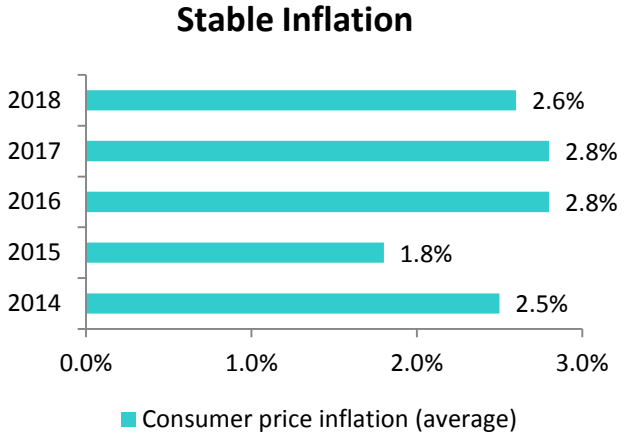
Australian Macroeconomic Fundamentals

Consistent GDP growth, low unemployment rate and stable inflation rate; short term weakness may be expected







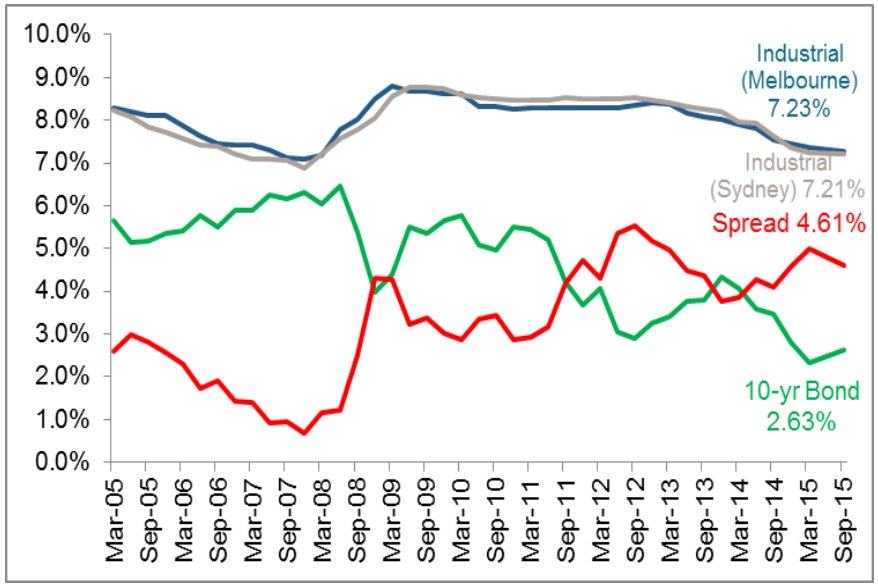


Source: The Economist Intelligence Unit.

Australia Market Outlook

- Strong fundamentals supporting logistics market in Australia
  - Rule of the law is well established; high market transparency; low government intervention
  - Good infrastructure (road, rail, electricity, water)
  - Strong population growth supports consumption expenditure
  - Well-organised logistics sector

- Weakening Australian dollar; currently about par and at a 5-year low
- Declining interest rate
- Market industrial property yield vs A$ 10-yr bond is at an attractive spread of 461 bps, higher than 10-yr historical average of 320 bps (vs 363 bps for Singapore)

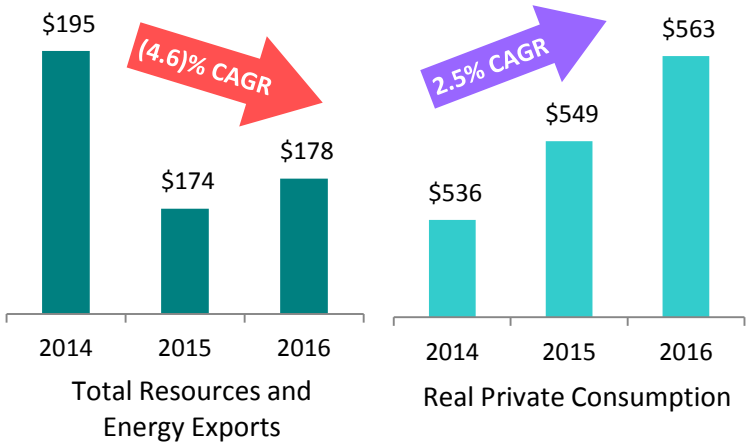


Source: JLL, Bloomberg

Strong Domestic Consumption Trends

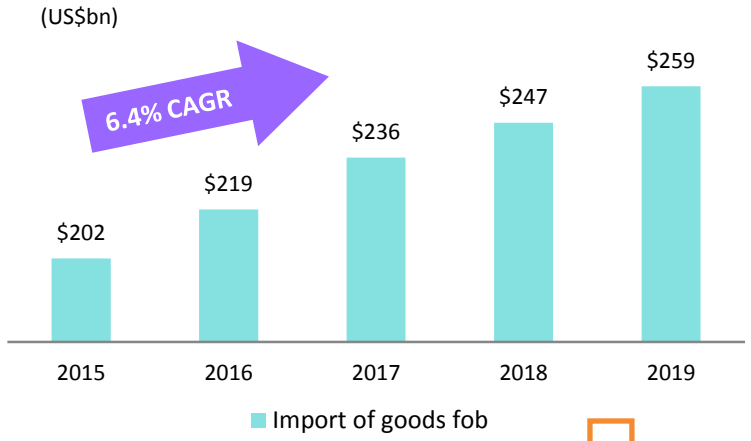
➔ Increased Demand

Shift from a Resources to Consumption Driven Economy (US$bn)



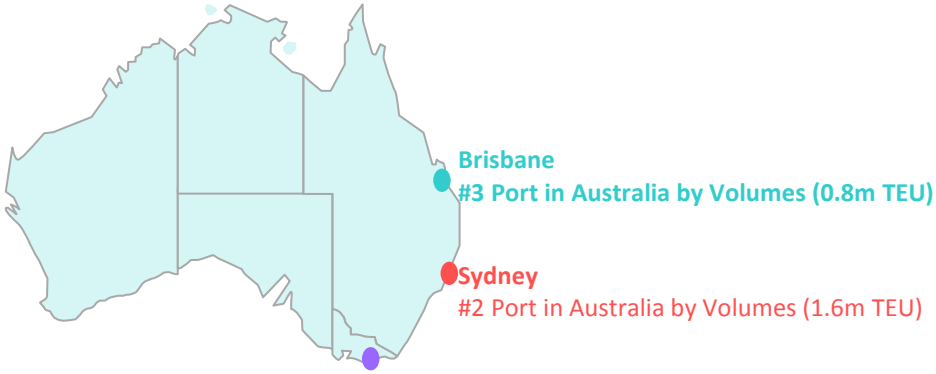
1

Underpinning Strong Demand for Imported Goods

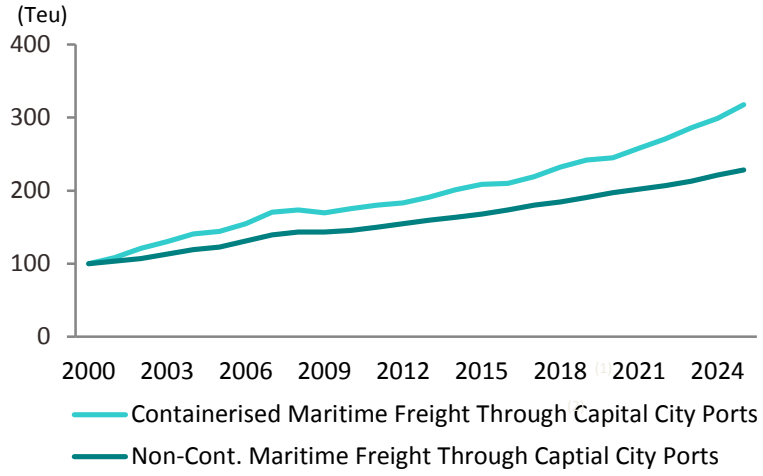


2

Top 3 Ports by Volume



Leading to Growth in Port Traffic



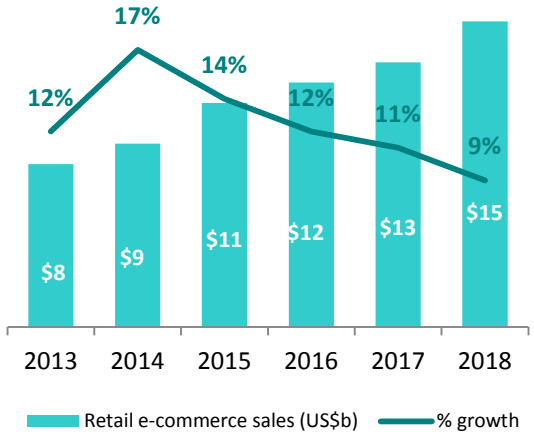
Source: Economist Intelligence Unit, Australian Government Department of Foreign Affairs and Trade
BITRE 2010, Australian Maritime Acitivity to 2029–30. 2. BITRE 2012, Report 133, Air Passenger movements through capital and non-capital city airports to 2030–31.

E-commerce & Housing Boom ➔ Increase Demand

Industrial property sector in Australia is well-supported by growth in e-commerce, increase in foreign retailers and a housing boom.

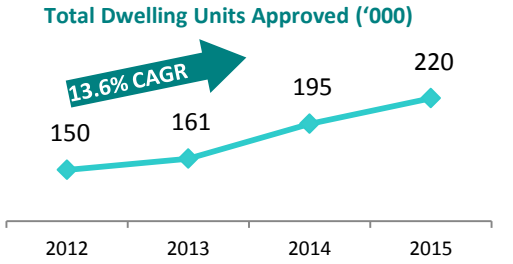
Growth in E-commerce and Overseas Retailers

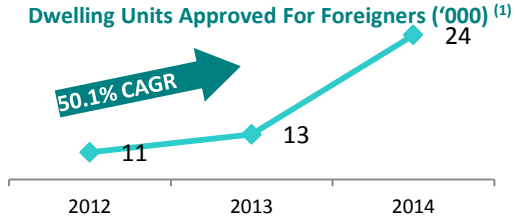
- Australia is transitioning from a mining driven economic growth to consumption driven
- Retail sector is in the early stages of a steady cyclical recovery
- Two factors have been driving the recovery:
  - Rapid rise of e-commerce
  - Increasing presence of foreign retailers
- Both factors are positive for industrial property sector – requiring excellent distribution systems



Shift in focus to investment in housing sector

- One of the highest population growth rates in the developed world, supported by favorable immigration policies targeted at skilled labour migration
- Strong demand for housing:
  - accommodation needs of new (well-paid) residents
  - strong growth in Australian real estate demand from foreign investors
- Australia is experiencing a construction boom and a strong development cycle is underway in major cities
- Construction boom has positive effects on building materials providers, wholesalers, transport and logistics





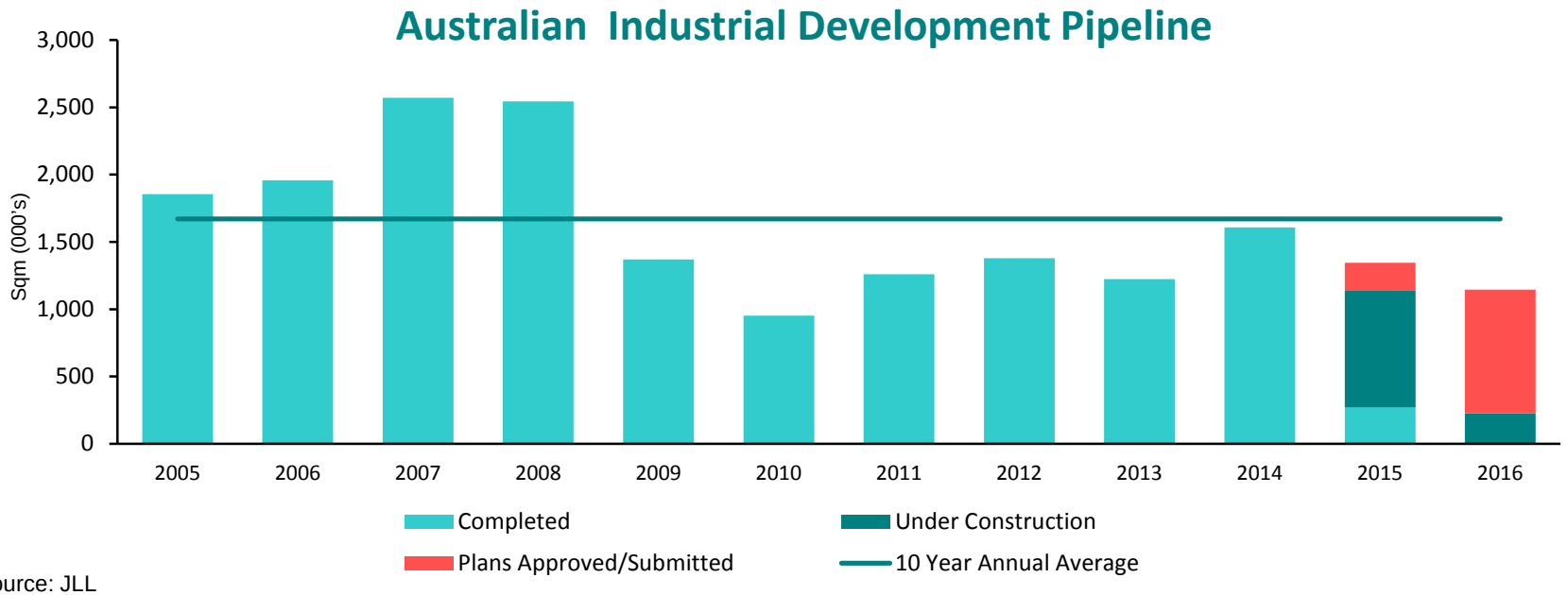
Source: FIRB, Australia Bureau of Statistics, eMarketer

(1) Total dwelling units approved for foreigners data lags by 1 year, hence data as of Jun 2015 is not available

Low Potential Supply of Industrial Properties

Expected to remain below average trend line, and most development projects have been pre-committed. Occupancy rate for industrial portfolios expected to remain high.

- Potential supply of industrial properties is expected to remain below average in 2015 and 2016
- The lack of supply is particularly acute in Sydney where approx. 38% of the acquired assets are located
- Most of the near term construction pipeline have been pre-committed
- Existing industrial assets is expected to be in high demand given the shortage of supply



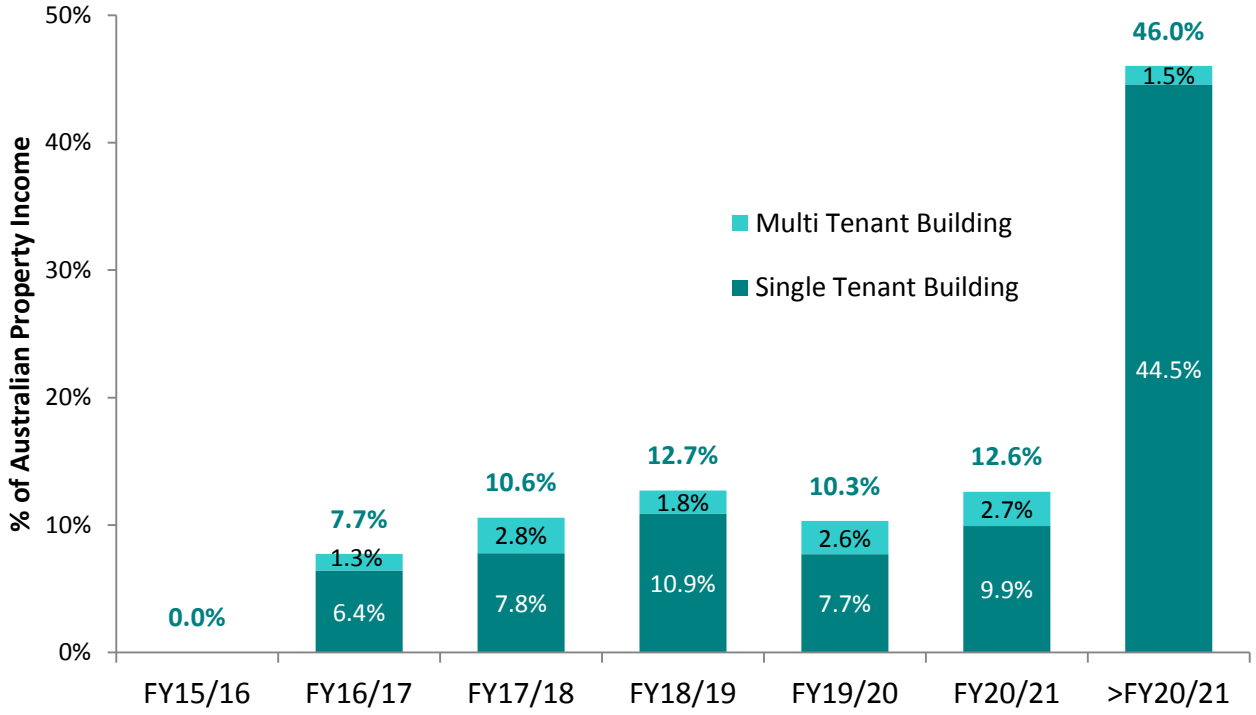
Source: JLL

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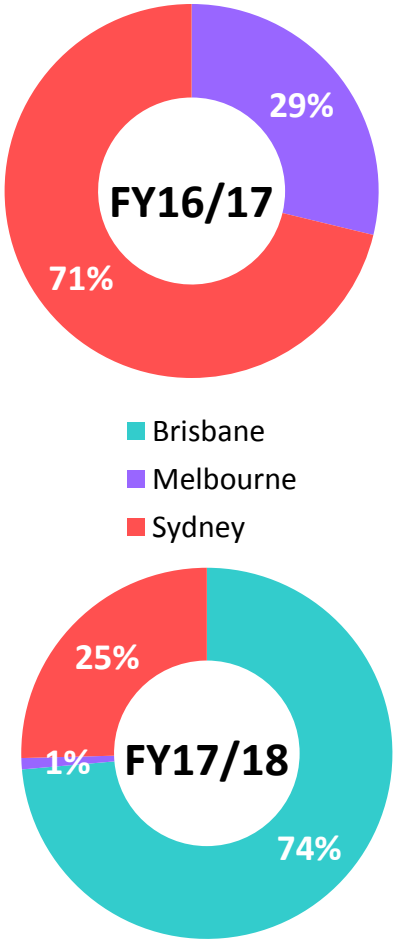
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Lease Expiry Profile of Australian Portfolio

- Weighted average lease to expiry (WALE) of 6.1 years (as at 30 Jun 2015)
- Lease expiry is well-spread, extending beyond FY20/21
- No lease expiring in FY15/16; 7.7% of Australian property income will be due for renewal in FY16/17
- 93% of tenants are first generation leases, increasing probability of renewal / retention



Breakdown of expiring leases for FY16/17 and FY17/18



High Quality Tenants – Top 5 Profiles

End-users (64% of portfolio)

Top 5:

Wesfarmers: one of Australia's largest listed companies and largest retailers with a market cap of A$47.8b (owns Kmart, Coles)

Mondelēz: (formerly Kraft Foods) one of the world's largest snacks company with over 100,000 employees in 165 countries; listed on NASDAQ

Pacific Brands: owns iconic brands in footwear, clothing and home textiles (Bonds, Sheridan, Tontine); listed on both ASX and NZX

API: one of Australia's leading beauty and health retail companies with over 4,000 independent pharmacies including Priceline Pharmacy stores

Nestlé: the world's largest food and beverage company; headquartered in Switzerland and traded on various stock exchanges globally

3PL operators (36% of portfolio)

Top 5:

CEVA: existing A-REIT customer, one of the world's leading supply chain management companies with 42,000 employees in >170 countries

Linfox: Australia's largest privately owned logistics company, rapidly expanding throughout Asia & New Zealand. Has more than 23,000 employees in 10 countries

DB Schenker: existing A-REIT customer; global logistics company wholly owned by the German Government. Operates in 140 countries with >95,000 employees

Silk Contract Logistics: Prominent player in Australian Logistics market with a growing turnover

McPhee Distribution Services: leading national warehousing and fulfilment business providing a full range of services in Sydney, Melbourne, Brisbane & Perth

1) 1A & 1B Raffles Glade, Eastern Creek, Sydney

Property	1A & 1B Raffles Glade, Eastern Creek
Description	- Comprise two adjoining warehouses for logistics and warehousing - Located within one of Australia's premier industrial precinct, Eastern Creek - 35km west of Sydney CBD and in close proximity to major arterial routes of M4 and Westlink M7 motorways
Land Area	46,700 sqm
GFA	21,694 sqm
Age of Building	3.25 years
Tenant	Quality Logistics Services (13,255 sqm) CEVA Logistics (8,439 sqm)
Occupancy	100%







2) 7 Grevillea Street, Eastern Creek, Sydney

Property	7 Grevillea Street, Eastern Creek
Description	- A state-of-the-art logistics facility built for Kmart; 4-star Green Star built rating - Situated within one of Australia's premier industrial precincts, Eastern Creek - 35km west of Sydney's CBD with direct access to both M4 and Westlink M7 motorways
Land Area	107,300 sqm
GFA	51,709 sqm
Age of Building	3.88 years
Tenant	Kmart (wholly-owned subsidiary of Wesfarmers Limited)
Occupancy	100%







3) 5 Eucalyptus Place, Eastern Creek, Sydney

Property	5 Eucalyptus Place, Eastern Creek
Description	- A state-of-the-art temperature controlled facility purpose built for Clifford Hallam Healthcare (CH2) - Located within one of Australia's premier industrial precincts, Eastern Creek - 35km west of Sydney's CBD with direct access to both M4 and Westlink M7 motorways
Land Area	18,450 sqm
GFA	8,284 sqm
Age of Building	1.92 years
Tenant	Clifford Hallam Healthcare (CH2)
Occupancy	100%







4) Lot 4 Honeycomb Drive, Eastern Creek, Sydney

Property	Lot 4 Honeycomb Drive, Eastern Creek
Description	- A state-of-the-art warehouse and logistics facility built for OfficeMax - Located within one of Australia's premier industrial precincts, Eastern Creek - 35km west of Sydney's CBD with direct access to both M4 and Westlink M7 motorways
Land Area	36,740 sqm
GFA	19,918 sqm
Age of Building	2.55 years
Tenant	OfficeMax (wholly owned subsidiary of Office Depot)
Occupancy	100%

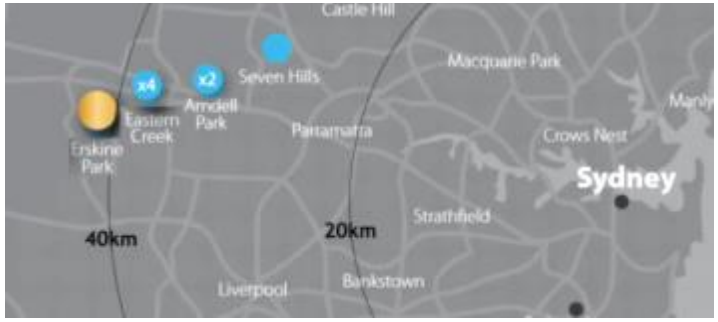






5) 1-15 Kellet Close, Erskine Park, Sydney

Property	1-15 Kellet Close, Erskine Park
Description	- A modern and functional warehouse - Located on the corner of Kellet Place and Lockwood Road within Erskine Park - 42km west of Sydney CBD, Erskine Park is a well established industrial precinct within Western Sydney with good access to M4 and Westlink M7 motorways
Land Area	48,260 sqm
GFA	23,267 sqm
Age of Building	6.09 years
Tenant	Strandbags (8,470sqm) Bevchain (14,797sqm)
Occupancy	100%

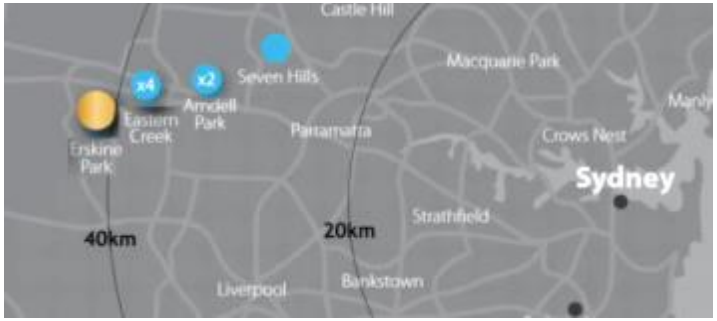






6) 94 Lenore Drive, Erskine Park, Sydney

Property	94 Lenore Drive, Erskine Park
Description	- A modern and functional warehouse - Located on the corner of Lenore Drive and Tyrone Place within Erskine Park - 42km west of Sydney CBD, Erskine Park is a well established industrial precinct within Western Sydney with good access to M4 and Westlink M7 motorways
Land Area	41,280 sqm
GFA	21,143 sqm
Age of Building	3.67 years
Tenant	DB Schenker
Occupancy	100%

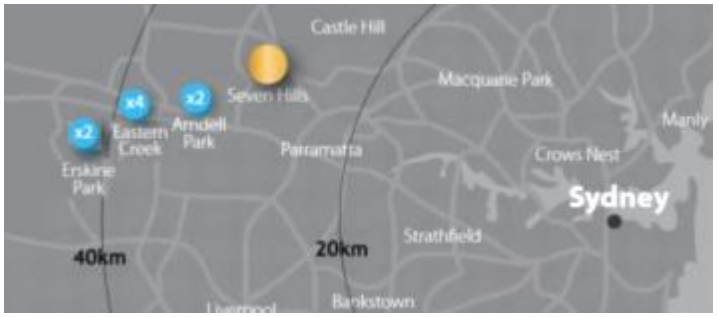






7) 1 Distribution Place, Seven Hills, Sydney

Property	1 Distribution Place, Seven Hills
Description	- A state-of-the-art warehouse facility incorporating market leading design - Located on the corner of Distribution Place and Powers Road in the established industrial precinct of Seven Hills - Seven Hills lies within an identified employment catchment area of NSW serviced by major public transport networks, 35km north-west of Sydney CBD
Land Area	21,760 sqm
GFA	13,555 sqm
Age of Building	8.13 years
Tenant	Sigma
Occupancy	100%

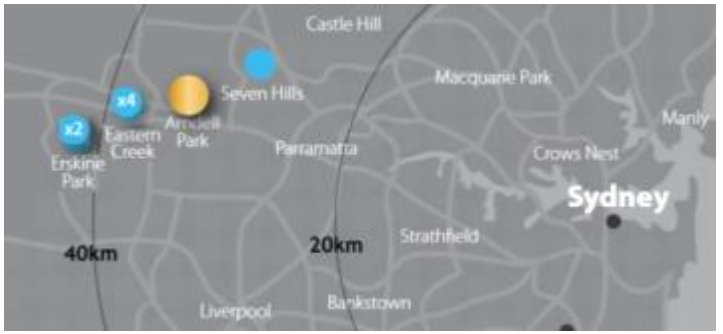






8) 484-490 Great Western Highway, Arndell Park, Sydney

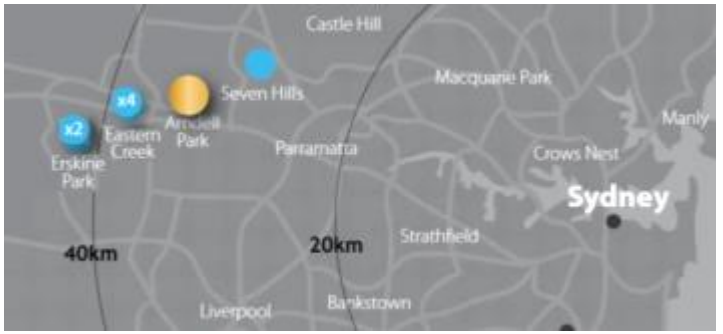
Property	484-490 Great Western Highway, Arndell Park
Description	- Four highly functional and modern warehouses incorporating a substantial drive through breezeway - Located on the Great Western Highway within the established industrial precinct of Arndell Park - 34km west of Sydney CBD, Arndell Park enjoys easy access to M4, Westlink M7 motorways and the Great Western Highway
Land Area	24,520 sqm
GFA	13,304 sqm
Age of Building	13.59 years
Tenant	Agility (6,017 sqm) Ingram Micro (7,287 sqm)
Occupancy	100%





9) 494-500 Great Western Highway, Arndell Park, Sydney

Property	494-500 Great Western Highway, Arndell Park
Description	- Four highly functional and modern warehouses incorporating a substantial drive through breezeway - Located on the Great Western Highway within the established industrial precinct of Arndell Park - 34km west of Sydney CBD, Arndell Park enjoys easy access to M4, Westlink M7 motorways and the Great Western Highway
Land Area	43,340 sqm
GFA	25,256 sqm
Age of Building	15.59 years
Tenant	Linfox Group
Occupancy	100%







10) 62 Sandstone Place, Parkinson, Brisbane

Property	62 Sandstone Place, Parkinson
Description	- High clearance warehouse which includes a temperature controlled storage area and workshop - Located on the intersection of the Mt Lindesay Highway and the Logan motorway and within the Southlink Business Park, Parkinson - 21km south of Brisbane CBD
Land Area	21,930 sqm
GFA	9,260 sqm
Age of Building	4.6 years
Tenant	Fuji Xerox
Occupancy	100%







11) 92 Sandstone Place, Parkinson, Brisbane

Property	92 Sandstone Place, Parkinson
Description	- Well-presented warehouse facility located on the intersection of the Mt Lindesay Highway and the Logan motorway and within the Southlink Business Park, Parkinson - 21km south of Brisbane CBD
Land Area	24,880 sqm
GFA	13,738 sqm
Age of Building	5.58 years
Tenant	Kimberly-Clark
Occupancy	100%

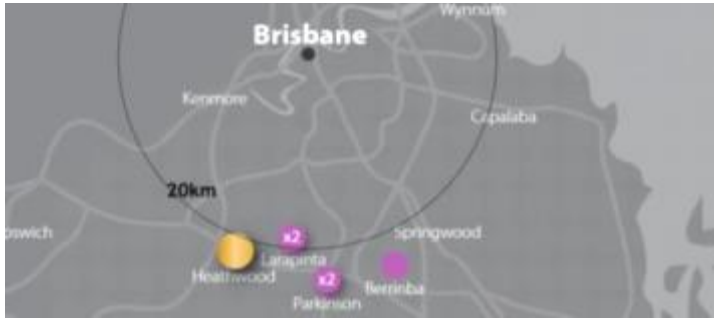






12) 62 Stradbroke Street, Heathwood, Brisbane

Property	62 Stradbroke Street, Heathwood
Description	- Two standalone warehouses linked by a central canopy - Situated on the corner of Stradbroke and Noosa Streets within the popular Brisbane South Industrial Park, Heathwood - 20km south-west of Brisbane CBD, with direct access to Logan motorway
Land Area	41,970 sqm
GFA	24,811 sqm
Age of Building	14 years
Tenant	Currently vacant; the Manager is working with the Vendors on several leasing enquiries for the entire space
Occupancy	0%

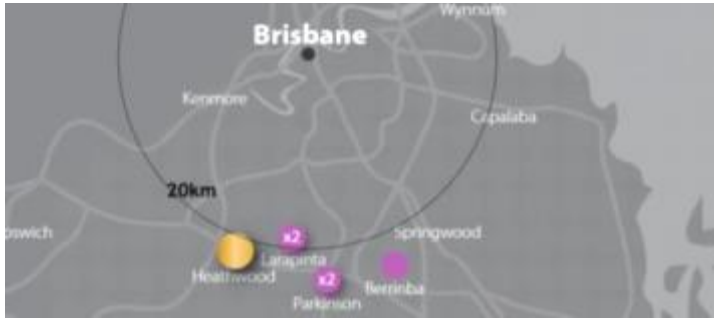






13) 82 Noosa Street, Heathwood, Brisbane

Property	82 Noosa Street, Heathwood
Description	- Two standalone warehouses linked by a central canopy - Situated on Noosa Street within the popular Brisbane South Industrial Park, Heathwood - 20km south-west of Brisbane CBD, with direct access to Logan motorway
Land Area	62,540 sqm
GFA	38,000 sqm
Age of Building	9.2 years
Tenant	Coles (subsidiary of Wesfarmers Limited)
Occupancy	100%

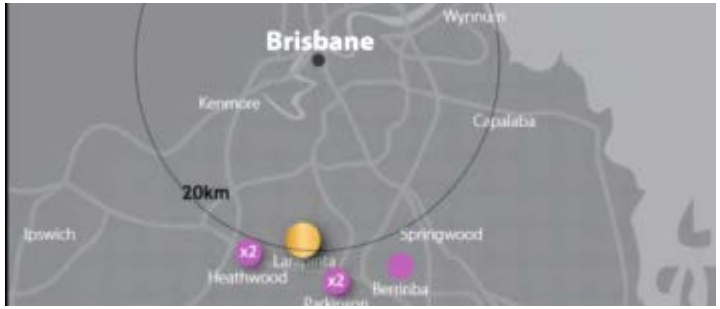






14) 77 Logistics Place, Larapinta, Brisbane

Property	77 Logistics Place, Larapinta
Description	- Relatively new warehouse facility situated on Logistics Place with the popular Motorway Business Park Estate - 20km south-west of Brisbane CBD with direct access to the Logan motorway
Land Area	25,480 sqm
GFA	14,296 sqm
Age of Building	2.5 years
Tenant	McPhee Distribution Services
Occupancy	100%

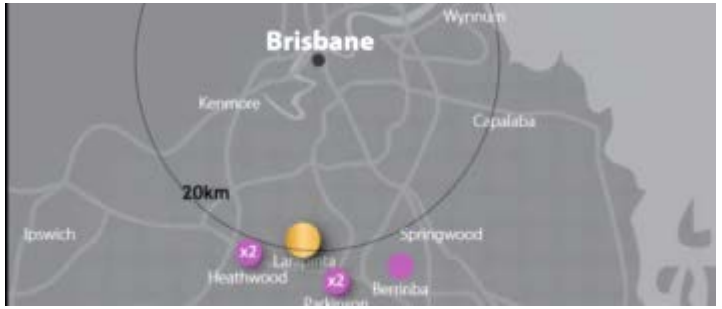






15) 99 Radius Drive, Larapinta, Brisbane

Property	99 Radius Drive, Larapinta
Description	- Well presented facility with full drive around access - Situated on Radius Drive within Radius Industrial City - 20km south-west of Brisbane CBD with direct access to the Logan motorway
Land Area	27,670 sqm
GFA	14,543 sqm
Age of Building	7.6 years
Tenant	Asaleo Care
Occupancy	100%

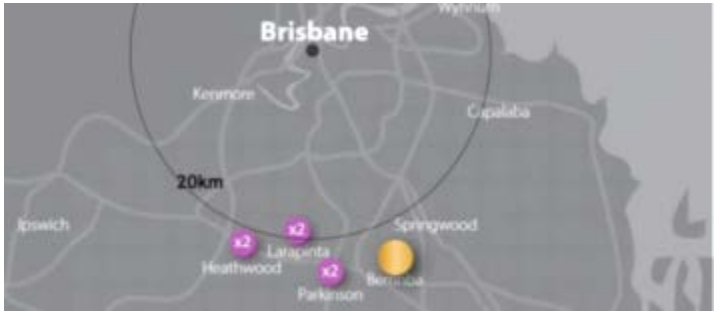






16) 2-56 Australand Drive, Berrinba, Brisbane

Property	2-56 Australand Drive, Berrinba
Description	- Relatively new facility with drive-around and drive-through capacity - Located on Gilmore Road, 22km south of Brisbane CBD, within a fast-emerging industrial precinct - Direct access to Logan motorway
Land Area	95,610 sqm
GFA	41,318 sqm
Age of Building	2 years
Tenant	CEVA Logistics
Occupancy	100%







17) 14-28 Ordish Road, Dandenong South, Melbourne

Property	14-28 Ordish Road, Dandenong South
Description	- A state-of-the-art temperature controlled food processing facility - Centrally located within the industrial suburb of Dandenong South, 42 km south east of Melbourne CBD - Enjoys immediate access to Melbourne's Eastlink Freeway
Land Area	56,240 sqm
GFA	28,189 sqm
Age of Building	5 years
Tenant	Mondelēz
Occupancy	100%







18) 35-61 South Park Drive, Dandenong South, Melbourne

Property	35-61 South Park Drive, Dandenong South
Description	- Highly functional, modern warehousing and logistics facility - Centrally located within industrial suburb of Dandenong South, 42 km south east of Melbourne CBD - Easy access to Melbourne's Eastlink Freeway
Land Area	56,240sqm
GFA	32,167sqm
Age of Building	13 years (Phase 1) 8 years (Phase 2)
Tenant	Australian Pharmaceutical Industries
Occupancy	100%







19) 2-34 Aylesbury Drive, Altona, Melbourne

Property	2-34 Aylesbury Drive, Altona
Description	- Recently completed high quality office/warehouse facility featuring heavy vehicle access with corporate office accommodation - Located on the corner of Aylesbury Drive and Kimpton Way within Altona Industrial Estate - 16km due west of Melbourne CBD, direct access to West Gate Freeway, Port of Melbourne and Melbourne Airport
Land Area	26,200 sqm
GFA	17,513 sqm
Age of Building	3 years
Tenant	Toll
Occupancy	100%







20) 81-89 Drake Boulevard, Altona, Melbourne

Property	81-89 Drake Boulevard, Altona
Description	- Recently constructed office/warehouse facility on a land constrained industrial location - Located on the corner of Drake Boulevard and Aylesbury Drive within Alton Industrial Estate - 16km due west of Melbourne CBD, direct access to West Gate Freeway, Port of Melbourne and Melbourne Airport
Land Area	23,040 sqm
GFA	14,099 sqm
Age of Building	2 years
Tenant	DB Schenker
Occupancy	100%







21) 676-698 Kororoit Creek Road, Altona North, Melbourne

Property	676-698 Kororoit Creek Road, Altona North
Description	- High quality warehouse facility located within the core industrial suburb of Altona North - 18km due west by road of Melbourne CBD, direct access to major road networks including West Gate/Princes Freeway, Western Ring Road and the Citylink Tollway
Land Area	104,000 sqm
GFA	44,036 sqm
Age of Building	8 years
Tenant	Silk Contract Logistics
Occupancy	100%







22) 700-718 Kororoit Creek Road, Altona North, Melbourne

Property	700-718 Kororoit Creek Road, Altona North
Description	- High quality, part temperature controlled warehouse facility - Situated within the core industrial suburb of Altona North; 18km by road due west of Melbourne CBD - Direct access to major road networks including the West Gate/Princes Freeway, Western Ring Road and the Citylink Tollway
Land Area	56,120 sqm
GFA	28,020 sqm
Age of Building	17 years
Tenant	Nestlé Australia
Occupancy	100%



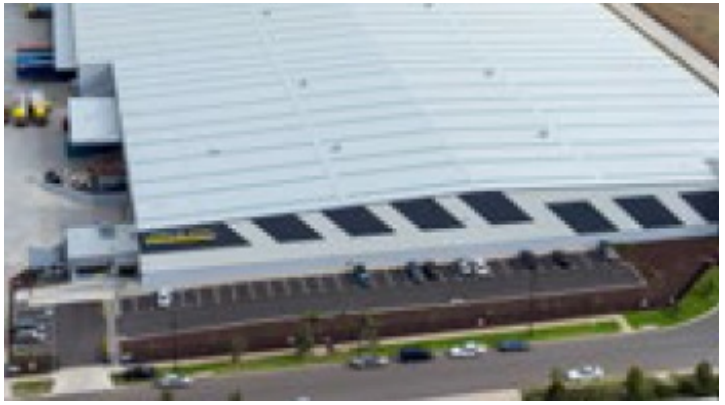




23) 9 Andretti Court, Truganina, Melbourne

Property	9 Andretti Court, Truganina
Description	- High quality modern and functional distribution warehouse facility - Situated on Andretti Court within the prime industrial logistics suburb of Truganina, 25km west of Melbourne CBD - Centrally located between the Western and Princes Freeways, the facility is strategically connected to the Port of Melbourne
Land Area	43,680 sqm
GFA	24,140 sqm
Age of Building	1 year
Tenant	Goodyear
Occupancy	100%







24) 31 Permas Way, Truganina, Melbourne

Property	31 Permas Way, Truganina
Description	- A purpose built highly functional modern distribution warehouse facility - Situated on Premas Way within the prime industrial logistics suburb of Truganina, 25km west of Melbourne CBD - Centrally located between the Western and Princes Freeways, the facility is strategically connected to the Port of Melbourne
Land Area	79,690 sqm
GFA	44,540 sqm
Age of Building	4 years
Tenant	Pacific Brands
Occupancy	100%







25) 162 Australis Drive, Derrimut, Melbourne

Property	162 Australis Drive, Derrimut
Description	- Highly functional high clearance warehousing facility providing 2 adjoining tenancy areas with on-site cafe - Located within West Park Industrial Estate, 20km west of Melbourne CBD - Direct access to Deer Park Bypass which links to Western Freeway
Land Area	34,730 sqm
GFA	23,252 sqm
Age of Building	5 years
Tenant	Tatura Milk Industries (12,218 sqm) Blue Marlin (cafe – 199 sqm)
Occupancy	53.4%







26) 35 Baile Road, Canning Vale, Perth

Property	35 Baile Road, Canning Value
Description	- High quality modern warehouse purpose built for Blackwoods - Situated within established industrial precinct of Canning Vale, 12 km south-east of Perth CBD - Canning Vale is positioned within minutes of the Roe Highway and Kwinana Freeway, facilitating fast access to industrial suburbs of Kewdale and Welshpool
Land Area	40,057 sqm
GFA	20,893 sqm
Age of Building	6.58 years
Tenant	Blackwoods (subsidiary of Wesfarmers Limited)
Occupancy	100%







The End

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