ARA LOGOS LOGISTICS TRUST

(Constituted in the Republic of Singapore pursuant to a trust deed dated 11 February 2010 as amended and restated)
Circular dated 8 December 2020

ARA LOGOS
LOGISTICS TRUST

THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

Managed By

ARA LOGOS Logistics Trust Management Limited
(Company Registration No. 200919331H)





CIRCULAR TO UNITHOLDERS IN RELATION TO:

(1) THE PROPOSED ACQUISITION OF FOUR LOGISTICS PROPERTIES LOCATED IN AUSTRALIA FROM THE LP SELLERS (AS DEFINED HEREIN), AS AN INTERESTED PERSON TRANSACTION;

(2) THE PROPOSED (I) ACQUISITION OF THE LARAPINTA PROPERTY (AS DEFINED HEREIN) AND (II) INVESTMENT IN THE RESPECTIVE INTERESTS IN TWO PROPERTY FUNDS, BEING THE NEW LAIVS TRUST AND THE OXFORD PROPERTY FUND, AS INTERESTED PERSON TRANSACTIONS;

(3) THE PROPOSED IVANHOÉ ISSUANCE AND PROPOSED LOGOS ISSUANCE (EACH AS DEFINED HEREIN), PURSUANT TO RULE 812 OF THE LISTING MANUAL;

(4) THE POTENTIAL TRANSFER OF A CONTROLLING INTEREST TO LOGOS PROPERTY GROUP LIMITED AS A RESULT OF THE PROPOSED LOGOS ISSUANCE AND THE PREFERENTIAL OFFERING (AS DEFINED HEREIN), PURSUANT TO RULE 803 OF THE LISTING MANUAL;

(5) THE PROPOSED ISSUANCE OF NEW UNITS UNDER THE EQUITY FUND RAISING COMPRISING (I) THE PROPOSED IVANHOÉ ISSUANCE AND PROPOSED LOGOS ISSUANCE, AND (II) THE PREFERENTIAL OFFERING;

(6) THE PROPOSED GENERAL MANDATE FOR THE ISSUE OF NEW UNITS AND/OR CONVERTIBLE SECURITIES

IMPORTANT DATES AND TIMES FOR UNITHOLDERS		
Last date and time for pre-registration for Extraordinary General Meeting ("**EGM**"), submission of questions in advance, and submission of Proxy Forms	:	21 December 2020 at 10.00 a.m.
Date and time of EGM convened and held by electronic means	:	23 December 2020 at 10.00 a.m.

*Singapore Exchange Securities Trading Limited (the "**SGX-ST**") assumes no responsibility for the correctness of any of the statements made, reports contained or opinions expressed in this circular to holders of units in ARA LOGOS Logistics Trust (formerly known as Cache Logistics Trust) ("**ALOG**") dated 8 December 2020 ("**Circular**"). If you are in any doubt as to the action you should take, you should consult your stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.*

Approval in-principle has been obtained from the SGX-ST for the listing and quotation of the New Units (as defined herein) on the Main Board of the SGX-ST. The SGX-ST's in-principle approval is not to be taken as an indication of the merits of the proposed Equity Fund Raising (as defined herein), the New Units, ALOG and/or its subsidiaries.

If you have sold or transferred all your Units, you should immediately forward this Circular, together with the Notice of EGM and the accompanying Proxy Form in this Circular, to the purchaser or transferee or to the bank, stockbroker or other agent through whom the sale or transfer was effected for onward transmission to the purchaser or transferee.

*This Circular does not constitute an offer of securities in the United States of American "**United States**") or any other jurisdiction. Any proposed issue of New Units described in this Circular will not be registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**") or under the securities laws of any state or other jurisdiction of the United States, and any such New Units may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act and in compliance with any applicable laws. The Manager (as defined herein) does not intend to conduct a public offering of any securities of ALOG in the United States.*

Independent Financial Adviser appointed pursuant to Rule 921(4) of the Listing Manual as well as to advise the Independent Directors, the Audit Committee and the Trustee (each as defined herein)

RHT Capital

(Company Registration No.: 201109968H)
(Incorporated in the Republic of Singapore)

Proposed acquisition of 5 Australian properties, 49.5% Investment in New LAIVS Fund which holds 4 Australian properties and 40.0% in OP Fund which holds 1 Australian property

ARALOGOS
LOGISTICS TRUST

27 Properties
- 10 SG assets
- 17 AU assets
- Deposited property value of S$1.3 billion

+

New Australia Properties
5 AU properties(1)

49.5% investment in New LAIVS Fund, which holds 4 AU properties

40.0% investment in OP Fund which holds 1 AU property

"Enlarged Portfolio" deposited property value of S$1.7 billion(2)(3)

5 New Australia Properties in Brisbane (QLD)


8 Curlew Street, Port of Brisbane


1-5 & 2-6 Bishop Drive, Port of Brisbane


53 Peregrine Drive, Port of Brisbane


Corner Heron Drive and Curlew Street, Port of Brisbane(4)


47 Logistics Place, Larapinta

3 Australia Fund Properties in Melbourne (VIC)


1 Hume Road, Laverton North


34-58 Marshall Court, Altona


27-43 Toll Drive, Altona North

2 Australia Fund Properties in Sydney (NSW)


69 Sargents Road, Minchinbury


11-14 John Morphett Place, Erskine Park

○ Asset acquisition ○ Held by New LAIVS Fund ○ Held by OP Fund

Note: Based on the exchange rate of S$1.00 = A$1.0225 (as of 30 September 2020) used for illustrative purposes only.

(1) ALOG has paid 5% of the purchase price of the Heron Property amounting to approximately A$3.2 million (approximately S$3.1 million based on the actual exchange rate of S$1.00 = A$1.0241) by way of deposit and will pay the balance 95% amounting to A$59.8 million (approximately S$58.5 million based on an illustrative exchange rate of S$1.00 = A$1.0225) upon completion of the acquisition of the Heron Property. Completion of acquisition of the Heron Property would take place 10 business days after initial practical completion, which is currently expected to be in November 2021.

(2) Pro forma basis as at 30 June 2020.

(3) Pro forma deposited property value includes 49.5% interest in New LAIVS Fund, 40.0% interest in OP Fund and 100% interest in the New Australia Properties save in respect of the Heron Property, for which only the deposit amounting to 5% of the purchase price was included.

(4) Development asset with initial practical completion currently expected to be in November 2021.

This section is qualified in its entirety by, and should be read in conjunction with, the full text of this Circular.
All capitalised terms shall bear the same meaning as ascribed to them in this Circular.

Overview and key transaction rationale

A Maiden acquisition since rebranding as ARA LOGOS Logistics Trust

Disciplined execution on ALOG's Portfolio Rebalancing and Growth Strategy

Maiden acquisition announced within 6 months of rebranding as ARA LOGOS Logistics Trust

Demonstration of symbiotic and beneficial relationship with LOGOS

Ability to leverage on LOGOS' network for pipeline opportunities

Increasing strategic presence in a key market for ALOG

ALOG can confidently grow its strategic presence in Australia by leveraging on LOGOS' integrated logistics real estate platform

Clear growth trajectory with LOGOS as a strong integrated logistics real estate Sponsor

B Deepens strategic presence in Australia's attractive logistics market

- Both investment and occupier markets are well placed to ride out short-term uncertainty
- Average industrial vacancy rates across Sydney, Melbourne and Brisbane remain low at below 6%(1)
- Timely expansion supported by favourable interest rate environment, with cash rate at a low of 0.10%
- Unprecedented A$133 billion of investment in transport infrastructure projects
- Strong growth in defensive downstream industries to drive Australia's logistics real estate market

C New Property and Fund Portfolio comprises prime assets located in critical economic hubs

Brisbane, QLD

- ✓ 4 assets(2) located in the Port of Brisbane, Australia's 3rd largest port
- ✓ 1 asset(2) in South Brisbane which is the primary area for future industrial development in the city

Sydney, NSW

- ✓ 2 assets(2) with strong accessibility to Sydney Airport and Sydney CBD
- ✓ Connectivity to M4 and M7 Motorway which provides access to key suburb regions

Melbourne, VIC

- ✓ 3 assets(2) in close proximity to Melbourne CBD, airports and ports
- ✓ Australia's largest industrial precinct with the largest industrial and logistics sites

D Good quality portfolio underpinned by reputable tenants

11.3 years WALE(3)

97.0% Occupancy(3)

5.0% Blended Net Property Income ("**NPI**") yield(4)

- ✓ Freehold or long-dated ground leases with 39 to 51 years remaining
- ✓ Strong tenant covenants with built-in annual rent reviews
- ✓ Pre-emptive right over balance stakes in New LAIVS Fund and OP Fund
- ✓ Exposure to reputable tenants in the logistics and cold storage sectors – Tenant base includes quality tenants, such as Australian Container Freight Services, IPS Logistics, Teys Australia and Lineage Logistics. Other tenants include Agility Logistics, Visa Global Logistics, PortGate Logistics, Woolworths and Castrol

Source: Independent Market Research Report.

Note: Based on the exchange rate of S$1.00 = A$1.0225 (as of 30 September 2020) used for illustrative purposes only.

(1) Average industrial vacancy rates as at 30 June 2020.

(2) 53 Peregrine Drive, Corner Heron Drive and Curlew Street, 8 Curlew Street and 1-5 & 2-6 Bishop Drive are located in the Port of Brisbane. 47 Logistics Place is located in South Brisbane. 69 Sargents Road and 11-14 John Morphett Place are located in Sydney. 1 Hume Road, 34-58 Marshall Court and 27-43 Toll Drive are located in Melbourne.

(3) As at 30 June 2020, based on weighted average NLA of New Australia Properties (including 100% interest in the Heron Property) and proportionate interest in Australia Fund Properties, and does not include rental top-up or guarantees. If the Australia Fund Properties were excluded, WALE (by NLA) would have been 11.0 years, while occupancy would have been 95.2%.

(4) Based on 100% interest in each of the New Australia Properties and Australia Fund Properties. If the Heron Property and the Australia Fund Properties were excluded, blended NPI yield would have been 5.8%.

Overview and key transaction rationale

E Deepens presence in the defensive cold storage sector

Corner Heron Drive and Curlew Street, Port of Brisbane, QLD
(Under construction)

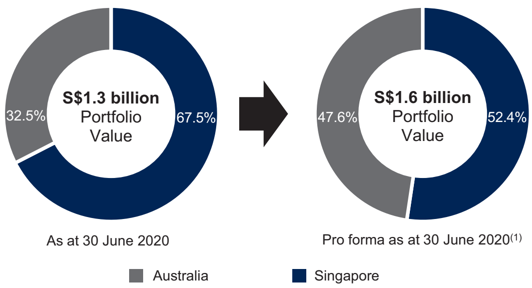
- ✓ Leasehold (expires 2062)
- ✓ 100.0% committed occupancy by Teys Australia
- ✓ 20.0 years WALE
- ✓ Temperature-controlled warehouse and freezer
- ✓ A$63.0 million appraised value

1 Hume Road, Laverton North, VIC
(Held by OP Fund)

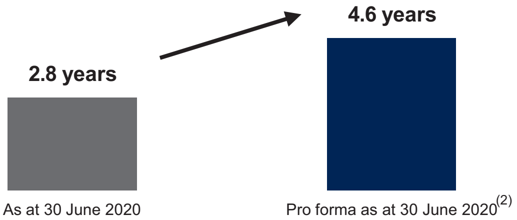
- ✓ Freehold
- ✓ 100.0% occupancy by Lineage Logistics
- ✓ 20.6 years WALE
- ✓ Diverse temperature-controlled abilities including ambient, cold storage and freezer
- ✓ A$332.0 million appraised value

F Transformational acquisition to propel ALOG into the next stage of growth

✓ **More balanced geographic exposure across Singapore and Australia markets**

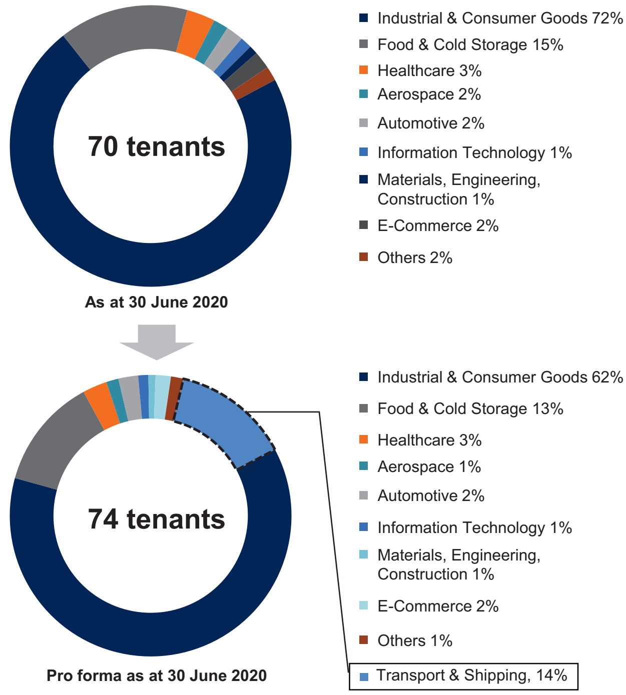


✓ **Increased portfolio WALE (by NLA)**



✓ **Weighted average ground lease tenor of leasehold assets as at 30 June 2020 increases from 24 to 29 years on pro forma basis[(2)]**

✓ **Reduced tenant industry concentration risk**



Increased trade sector diversification with addition of "Transport & Shipping" tenant industry sector

✓ **Two new additions (ACFS and IPS Logistics) to ALOG's top 10 tenants as at 30 June 2020 on pro forma basis**

G Strong support from LOGOS through its participation in the Equity Fund Raising

- ✓ LOGOS Units No. 1 will subscribe for up to approximately S$18.7 million worth of New Units
- ✓ LOGOS Units No. 1 has provided the Undertaking to the Manager to back-stop the entire Preferential Offering
- ✓ LOGOS' support for the Equity Fund Raising will further demonstrate alignment of interests with ALOG's Unitholders
- ✓ Demonstrates LOGOS' long-term commitment to support ALOG's growth strategy and to grow ALOG into an efficient platform for holding logistics properties
- ✓ Reflects confidence in the growth prospects of the New Property and Fund Portfolio, underlining their importance as key assets in ALOG's Enlarged Portfolio

Note: Based on the exchange rate of S$1.00 = A$1.0225 (as of 30 September 2020) used for illustrative purposes only. For avoidance of doubt, the Australia Fund Properties are not held by ALOG.

(1) Includes 49.5% interest in New LAIVS Fund, 40.0% interest in OP Fund and 100% interest in the New Australia Properties save in respect of the Heron Property, for which only the deposit amounting to 5% of the purchase price was included.

(2) Includes New Australia Properties (including 100% interest in the Heron Property), and excludes Australia Fund Properties. Pro forma WALE does not include rental top-up or guarantees.

How do I vote at the EGM?

Your Vote Counts

Receive Notice of EGM and Proxy Form

PRE-REGISTER
at ALOG's pre-registration website at the URL
https://aralogos-reit.listedcompany.com/ara-logos-2020-egm
by Monday,
21 December 2020,10.00 a.m.

AND

VOTE
on Resolutions 1-6 by submitting Proxy Form to ALOG's Unit Registrar via email or by post by Monday,
21 December 2020,10.00 a.m.

**EGM to be held by way of electronic means on:
Wednesday, 23 December 2020,
at 10.00 a.m.**

Four possible outcomes of the EGM

Outcome 1:

ALOG Unitholders vote FOR the Resolutions 1-5 and/or 6

ALOG will proceed with the Proposed Acquisitions and Fund Investments.

Outcome 2:

ALOG Unitholders vote FOR Resolutions 1 and/or 6, but AGAINST any of Resolutions 2-5

ALOG may still proceed with the LP Property Acquisition but not the Proposed Larapinta Acquisition and Fund Investments.

Outcome 3:

ALOG Unitholders vote AGAINST Resolution 1 but FOR Resolutions 2-5 and/or Resolution 6

ALOG may still proceed with the Proposed Larapinta Acquisition and Fund Investments but not the LP Property Acquisition.

Outcome 4:

ALOG Unitholders vote AGAINST Resolution 1 and AGAINST any of Resolutions 2-5

ALOG will not proceed with the Proposed Acquisitions and Fund Investments[(1)].

Note: Unitholders should note that Resolution 2, Resolution 3, Resolution 4 and Resolution 5 are inter-conditional. In the event that any of Resolution 2, Resolution 3, Resolution 4 and Resolution 5 is not passed, the Manager will not proceed with the other Resolutions (save for Resolution 1 and Resolution 6). For the avoidance of doubt, Resolution 1, Resolution 6 and the other Resolutions are not inter-conditional.

(1) If Unitholders vote for Resolution 6, ALOG may still proceed with the proposed general mandate for the issuance of New Units and/or convertible securities even if ALOG does not proceed with the Proposed Acquisitions and Fund Investments.

How do I vote at the EGM?

Due to the current COVID-19 situation in Singapore, a Unitholder will not be able to attend the EGM in person. Please appoint the Chairman of the EGM to vote on your behalf at the EGM by completing the Proxy Form.

1 Locate Proxy Form

In addition to printed copies of the Notice of EGM and Proxy Form which will be sent to Unitholders, the Notice of EGM and Proxy Form will also be available through electronic means via publication on ALOG's website at the URL https://investor.aralogos-reit.com/newsroom.html and on the SGX-ST's website at the URL https://www.sgx.com/securities/company-announcements.

2 Complete Proxy Form

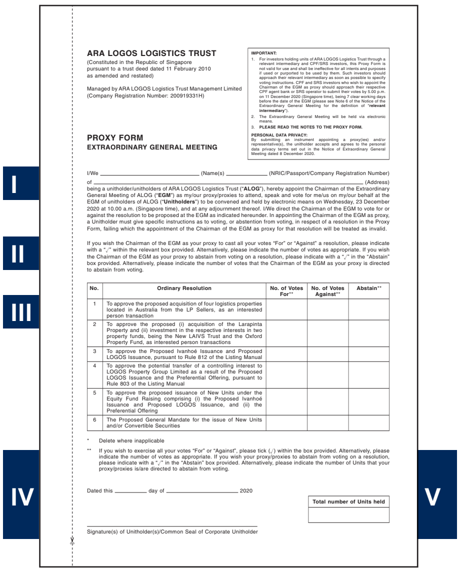
I. Fill in your name and particulars.

II. You **must** appoint the Chairman of the EGM as your proxy to attend, speak and vote on your behalf at the EGM if you wish to exercise your voting rights at the EGM.

III. If you wish to exercise all your votes "For", "Against" or to "Abstain", please indicate with a tick (✓) within the relevant box provided. Alternatively, please indicate the number of votes as appropriate.

IV. If you are an individual, you or your attorney **MUST SIGN** and indicate the date. If you are a corporation, the Proxy Form must be executed under your common seal or under the hand of your duly authorised officer or attorney.

V. Indicate the number of ALOG Units you hold.



3 Return the completed Proxy Form

If submitted electronically:
Via email to ALOG's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at srs.teamd@boardroomlimited.com

If submitted by post:
Lodge the completed and signed Proxy Form at the registered office of ALOG's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place #32-01 Singapore Land Tower, Singapore 048623

In either case, not later than 10.00 a.m. (Singapore time) on Monday, 21 December 2020, being not less than 48 hours before the time fixed for holding the EGM.

CPF/SRS investors who wish to appoint the Chairman of the EGM as proxy should approach their respective CPF agent bank or SRS operator to submit their votes by 5.00 p.m. on Friday, 11 December 2020. Other persons holding Units through other relevant intermediary who wish to vote should approach their relevant intermediary as soon as possible to specify their voting instructions.

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CORPORATE INFORMATION

Directors of ARA LOGOS Logistics Trust Management Limited (the manager of ALOG) (the "Manager")	:	Mr Lim How Teck (Chairman and Non-Executive Director) Mr Lim Lee Meng (Lead Independent Non-Executive Director) Mr Lim Kong Puay (Independent Non-Executive Director) Mr Oh Eng Lock (Independent Non-Executive Director) Mr Chia Nam Toon (Non-Executive Director) Mr Stephen George Hawkins (Non-Executive Director)
Registered Office of the Manager	:	5 Temasek Boulevard #12-01 Suntec Tower Five Singapore 038985
Trustee of ALOG (the "Trustee")	:	HSBC Institutional Trust Services (Singapore) Limited 10 Marina Boulevard #48-01 Marina Bay Financial Centre Tower 2 Singapore 018983
Legal Adviser to the Manager in relation to the Proposed Acquisitions and Fund Investments (as defined herein) and as to Singapore Law	:	Allen & Gledhill LLP One Marina Boulevard #28-00 Singapore 018989
Legal Adviser to the Manager in relation to Australia Law	:	Lander & Rogers Lawyers Level 15, 477 Collins Street Melbourne, VIC 3000 Australia
Legal Adviser to the Trustee as to Singapore Law	:	Dentons Rodyk & Davidson LLP 80 Raffles Place #33-00 UOB Plaza 1 Singapore 048624
Legal Adviser to the Trustee as to Australian Law	:	Herbert Smith Freehills Level 31/480 Queen Street Brisbane, QLD 4000 Australia
Unit Registrar and Unit Transfer Office	:	Boardroom Corporate and Advisory Services Pte. Ltd. 50 Raffles Place #32-01 Singapore Land Tower Singapore 048623
Independent Financial Adviser to the Independent Directors, the Audit Committee (each as defined herein) and the Trustee	:	RHT Capital Pte. Ltd. 6 Raffles Quay #24-02 Singapore 048580

Independent Valuers for the New Australia Properties (as defined herein)	:	Colliers International Valuation & Advisory Pty Ltd (appointed by the Trustee) Level 8, 20 Smith Street Parramatta, NSW 2150 Australia Savills Valuations Pty Ltd (appointed by the Manager) Level 29, South Tower, 80 Collins Street Melbourne, VIC 3000 Australia
Independent Valuer for the Australia Fund Properties (as defined herein)	:	Savills Valuations Pty Ltd (appointed by the respective investment manager of the Australia Funds (as defined herein) in relation to the Australia Fund Properties located in Victoria, Australia) Level 29, South Tower, 80 Collins Street Melbourne, VIC 3000 Australia CBRE Valuations Pty Limited (appointed by the respective investment manager of the Australia Funds in relation to the Australia Fund Properties located in New South Wales, Australia) Ground Floor, 10-14 Smith Street Parramatta, NSW 2150 Australia Colliers International Valuation & Advisory Pty Ltd (appointed by the Trustee) Level 8, 20 Smith Street Parramatta, NSW 2150 Australia
Independent Market Research Consultant	:	Colliers International Consultancy & Valuation Pty Ltd Level 30, Optus Centre, 367 Collins Street Melbourne, VIC 3000 Australia

OVERVIEW

The following overview is qualified in its entirety by, and should be read in conjunction with, the full text of this Circular. Meanings of defined terms may be found in the Glossary on pages 88 to 95 of this Circular.

Any discrepancies in the tables included herein between the listed amounts and totals thereof are due to rounding. Accordingly, figures shown as totals in this Circular may not be an arithmetic aggregation of the figures that precede them.

For illustrative purposes, certain A$ amounts have been translated into Singapore dollars. Unless otherwise indicated, such translations have been made based on the illustrative exchange rate of S$1.00 = A$1.0225. Such translations should not be construed representations that A$ amounts referred to could have been, or could be, converted into Singapore dollars, as the case may be, at that or any other rate or at all.

OVERVIEW OF ALOG

ALOG is a Singapore real estate investment trust ("**REIT**") that invests in quality income-producing real estate used for logistics purposes, as well as real estate-related assets, in Asia-Pacific.

ALOG was constituted on 11 February 2010 under a trust deed entered into between the Manager and the Trustee ("**Trust Deed**") and was officially listed on the Main Board of the SGX-ST on 12 April 2010. As at 1 December 2020, being the latest practicable date prior to the printing of this Circular (the "**Latest Practicable Date**"), ALOG has a market capitalisation of approximately S$715.9 million[1]. ALOG's existing portfolio (the "**Existing Portfolio**") comprises 27 high quality logistics warehouse properties strategically located in established logistics clusters in Singapore and Australia, with a total gross floor area of approximately 9.0 million square feet ("**sq ft**") valued at approximately S$1.3 billion[2] as at 30 June 2020.

OVERVIEW OF THE PROPOSED ACQUISITIONS AND FUND INVESTMENTS

The Manager proposes that ALOG:

(i) acquires four real estate properties (being, (1) 8 Curlew Street, Port of Brisbane, (2) 1-5 & 2-6 Bishop Drive, Port of Brisbane, (3) 53 Peregrine Drive, Port of Brisbane and (4) 47 Logistics Place, Larapinta);

(ii) acquires one development asset (being, Corner Heron Drive and Curlew Street, Port of Brisbane);

(iii) invests in 49.5% in the New LAIVS Trust ("**New LAIVS Fund**"), which holds four properties, and such investment by ALOG in the New LAIVS Fund would be classified as an investment in real estate-related assets under the Property Funds Appendix[3]; and

(iv) invests in 40.0% in the Oxford Property Fund ("**OP Fund**"), which holds one property, and such investment by ALOG in the OP Fund would be classified as an investment in real estate-related assets under the Property Funds Appendix.

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1 Based on the closing Unit price of S$0.605 as at the Latest Practicable Date.

2 Based on the actual exchange rate of S$1.00 = A$1.0588.

3 "**Property Funds Appendix**" refers to Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore ("**MAS**").

For the purposes of this Circular, the "**Proposed Acquisitions and Fund Investments**" comprise the (i) LP Property Acquisition, (ii) the Larapinta Property Acquisition and (iii) the Proposed Fund Investments (each as defined below).

(i) **LP Property Acquisition:** The acquisition of (1) 8 Curlew Street, Port of Brisbane, (2) 1-5 & 2-6 Bishop Drive, Port of Brisbane and (3) 53 Peregrine Drive, Port of Brisbane would be pursuant to one sale and purchase agreement, and from funds which are indirectly managed by LOGOS Property Group Limited ("**LOGOS**"). The acquisition of the development asset, being Corner Heron Drive and Curlew Street, Port of Brisbane (the "**Heron Property**"), would also be from a fund indirectly managed by LOGOS[1]. In respect of the Heron Property, only 5% of the purchase price of the Heron Property amounting to approximately A$3.2 million (approximately S$3.1 million based on the actual exchange rate of S$1.00 = A$1.0241) has been paid by way of deposit and the balance 95% amounting to A$59.8 million (approximately S$58.5 million based on an illustrative exchange rate of S$1.00 = A$1.0225) will be paid upon completion of the acquisition of the Heron Property. For the purposes of this Circular, the above-mentioned acquisitions would be known as the "**LP Property Acquisition**".

(ii) **Larapinta Property Acquisition:** The acquisition of 47 Logistics Place, Larapinta (the "**Larapinta Property**") would be pursuant to an implementation deed, and from a fund which is indirectly managed by LOGOS[2]. For the purposes of this Circular, the above-mentioned acquisition would be known as the "**Larapinta Property Acquisition**".

(iii) **Proposed Fund Investments:** The investment in the New LAIVS Fund and the OP Fund (collectively, the "**Australia Funds**") would be pursuant to the same implementation deed referred to above in the Larapinta Property Acquisition. The Australia Funds are indirectly managed by LOGOS[3]. For the purposes of this Circular, the above-mentioned investment would be known as the "**Proposed Fund Investments**".

Following completion of the Proposed Fund Investments, the remaining interests in each of the Australia Funds will be held by funds indirectly managed by LOGOS (see paragraph 2.4 of the Letter to Unitholders for further details on such funds).

(See paragraph 2.1 of the Letter to Unitholders for the diagrammatic illustrations of ALOG's holding structure of the New Australia Properties and the respective interests in the Australia Funds following completion of the Proposed Acquisitions and Fund Investments).

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1 While the unitholders of the vendor funds in the LP Property Acquisition are not interested persons or interested parties of ALOG for the purpose of the Listing Manual or Property Funds Appendix respectively, the vendor fund is managed by an interested person.

2 The vendor in the Larapinta Property Acquisition is indirectly owned by Ivanhoé Cambridge Inc., which in turn indirectly holds 16.2% of the shares in LOGOS (being a controlling shareholder of the Manager). While Ivanhoé Cambridge Inc. is not considered an associate of the Manager for the purposes of the Listing Manual and Property Funds Appendix, the vendor fund is managed by an interested person.

3 The Australia Funds are indirectly owned by Ivanhoé Cambridge Inc., which in turn indirectly holds 16.2% of the shares in LOGOS (being a controlling shareholder of the Manager). While Ivanhoé Cambridge Inc. is not considered an associate of the Manager for the purposes of the Listing Manual and Property Funds Appendix, the vendor fund is managed by an interested person.

The table below sets out a summary of key information on the Proposed Acquisitions and Fund Investments. The capitalised terms in the table below are as defined herein.

	LP Property Acquisition	Larapinta Property Acquisition	Proposed Fund Investments
Property	– 3 properties ((1) 8 Curlew Street, Port of Brisbane, (2) 1-5 & 2-6 Bishop Drive, Port of Brisbane and (3) 53 Peregrine Drive, Port of Brisbane) – 1 development asset (Heron Property)	– 1 property (Larapinta Property)	– 49.5% of New LAIVS Fund (holds 4 properties) – 40.0% of OP Fund (holds 1 property)
Transaction Documents	– LP Sale and Purchase Agreement – Peregrine Building Contract – Heron Building Contract	– Implementation Deed – Larapinta Unit Sale and Purchase Agreement	– Implementation Deed – New LAIVS Fund Unit Sale and Purchase Agreement (for investment in New LAIVS Fund) – OP Fund Unit Sale and Purchase Agreement (for investment in OP Fund)
Acquisition Type	– **Direct property acquisition** for 53 Peregrine Drive, Port of Brisbane and the Heron Property – **Acquisition of property holding trusts** (LP Bishop Asset Trust in relation to 1-5 & 2-6 Bishop Drive, Port of Brisbane and LP Curlew Asset Trust in relation to 8 Curlew Street, Port of Brisbane)	– **Acquisition of property holding trust** (Larapinta Property Asset Trust in relation to the Larapinta Property)	– **Fund Investment** in relation to New LAIVS Fund and OP Fund
Purchaser entity	– **Peregrine (QLD) Trust** (through its trustee) for 53 Peregrine Drive, Port of Brisbane – **Heron (QLD) Trust** (through its trustee) for the Heron property – **LAIP Trust** (through its trustee) for LP Bishop Asset Trust in relation to 1-5 & 2-6 Bishop Drive, Port of Brisbane and LP Curlew Asset Trust in relation to 8 Curlew Street, Port of Brisbane	– **LAIP Trust** (through its trustee) for the Larapinta Property	– **ALOG-LAIV Trust** (through its trustee) for 49.5% interest in New LAIVS Fund – **ALOG-OPAT Trust** (through its trustee) for 40.0% interest in OP Fund

	LP Property Acquisition	Larapinta Property Acquisition	Proposed Fund Investments
Vendor entity	– **LP Bishop Operating Trust** (through its trustee) in relation to 53 Peregrine Drive, Port of Brisbane – **LP Heron Asset Trust** (through its trustee) in relation to the Heron Property – **LP Bishop Holding Trust** (through its trustee) in relation to 8 Curlew Street, Port of Brisbane and 1-5 & 2-6 Bishop Drive, Port of Brisbane	– **LAIV Sub Trust** (through its trustee) in relation to the Larapinta Property	– **LOGOS Australia Investment Venture Holding Trust** (through its trustee) in relation to the New LAIVS Fund – **LAIV New Subtrust** (through its trustee) in relation to the OP Fund
Relationship between vendor entity and ALOG	LP Bishop Operating Trust, LP Heron Asset Trust and LP Bishop Holding Trust are funds indirectly managed by LOGOS (a controlling shareholder of the Manager)	LAIV Sub Trust is a fund indirectly managed by LOGOS (a controlling shareholder of the Manager)	LOGOS Australia Investment Venture Holding Trust and LAIV New Subtrust are funds indirectly managed by LOGOS (a controlling shareholder of the Manager)
Resolution	Resolution 1	Resolution 2	Resolution 2
Conditionality	Not conditional upon any other Resolution being passed at the EGM	Conditional upon Resolutions 3, 4 and 5 being passed at the EGM	

See paragraph 4.2.1 for further details on the parties holding the remaining interests in the New LAIVS Fund and the OP Fund.

See **Appendix F** of the Circular for diagrammatic illustrations of the relationship between interested persons and ALOG.

Summary of Approvals Sought

The Manager is seeking approval from unitholders of ALOG ("**Unitholders**") for the resolutions stated below:

(i) **Resolution 1:** The LP Property Acquisition, as an interested person transaction (Ordinary Resolution);

(ii) **Resolution 2:** The Proposed Larapinta Property Acquisition and Fund Investments, as interested person transactions (Ordinary Resolution);

(iii) **Resolution 3:** The Proposed Ivanhoé Issuance and Proposed LOGOS Issuance, pursuant to Rule 812 of the Listing Manual (Ordinary Resolution);

(iv) **Resolution 4:** The potential transfer of a controlling interest to LOGOS as a result of the Proposed LOGOS Issuance and the Preferential Offering, pursuant to Rule 803 of the Listing Manual (Ordinary Resolution);

(v) **Resolution 5:** the proposed issuance of New Units under the Equity Fund Raising (Ordinary Resolution); and

(vi) **Resolution 6:** The proposed general mandate for the issuance of New Units and/or convertible securities.

Unitholders should note that Resolution 2, Resolution 3, Resolution 4 and Resolution 5 are inter-conditional. In the event that any of Resolution 2, Resolution 3, Resolution 4 and Resolution 5 is not passed, the Manager will not proceed with the other Resolutions (save for Resolution 1 and Resolution 6). For the avoidance of doubt, Resolution 1, Resolution 6 and the other Resolutions are not inter-conditional.

Rationale for and Key Benefits of the Proposed Acquisitions and Fund Investments

The Manager believes that the Proposed Acquisitions and Fund Investments will bring the following key benefits to Unitholders:

(i) Maiden acquisition since rebranding as ARA LOGOS Logistics Trust;

(ii) Deepens strategic presence in Australia's attractive logistics market;

(iii) New Property and Fund Portfolio (as defined herein) comprises prime assets located in critical economic hubs;

(iv) Good quality portfolio underpinned by reputable tenants;

(v) Deepens presence in the defensive cold storage sector;

(vi) Transformational acquisition to propel ALOG into the next stage of growth; and

(vii) Strong support from LOGOS through its participation in the Equity Fund Raising.

Estimated Total Acquisition Outlay

The total acquisition outlay is estimated to be S$441.2 million (including 100% of the purchase price of the Heron Property) and S$381.7 million (including only the 5% deposit paid for the Heron Property[1]), comprising:

(i) the Aggregate Consideration[2] (as defined below) of approximately S$404.4 million (including 100% of the purchase price of the Heron Property) and S$345.8 million (including only the 5% deposit paid for the Heron Property);

1 Only 5% of the purchase price of the Heron Property amounting to approximately A$3.2 million (approximately S$3.1 million based on the actual exchange rate of S$1.00 = A$1.0241) has been paid by way of deposit and the balance 95% amounting to A$59.8 million (approximately S$58.5 million based on an illustrative exchange rate of S$1.00 = A$1.0225) will be paid upon completion of the acquisition of the Heron Property.

2 The Aggregate Consideration, which includes the New Australia Properties Purchase Price (as defined herein), will be net of tenant incentives reimbursed by the LP Sellers and the Larapinta Vendor as the amount of tenant incentives will be deducted from the consideration payable for the New Australia Properties. Where referred to in this Circular, tenant incentives refer to the monetary incentives that the relevant tenants under the New Australia Properties or Australia Fund Properties are entitled to under the applicable leases post-completion of the Proposed Acquisitions and Fund Investments.

(ii) the acquisition fee ("**Acquisition Fee**")[1] of approximately S$5.9 million (including the acquisition fee for the Heron Property) and S$5.3 million (excluding the acquisition fee for the Heron Property[2]) payable in Units to the Manager (the "**Acquisition Fee Units**")[3]; and

(iii) other costs including stamp duty, the estimated professional and other fees and expenses[4] of approximately S$30.9 million (including 100% of the purchase price of the Heron Property) and S$30.6 million (including only the 5% deposit paid for the Heron Property) incurred or to be incurred by ALOG in connection with the Proposed Acquisitions and Fund Investments,

(collectively, the "**Total Acquisition Outlay**").

Aggregate Consideration and Valuation

Aggregate Consideration

The aggregate consideration payable for the Proposed Acquisitions and Fund Investments (the "**Aggregate Consideration**") is approximately S$404.4 million (including 100% of the purchase price of the Heron Property) and S$345.8 million (including only the 5% deposit paid for the Heron Property[5]) being the aggregate of:

(i) the purchase consideration of approximately S$225.9 million (including 100% of the purchase price of the Heron Property) and S$167.3 million (including only the 5% deposit paid for the Heron Property) for the New Australia Properties (the "**New Australia Properties Purchase Price**")[6]; and

(ii) the consideration of approximately S$178.5 million[7] in respect of the Proposed Fund Investments (the "**Fund Investment Amount**").

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1 For the avoidance of doubt, the Acquisition Fee of S$5.9 million (including the acquisition fee for the Heron Property) and S$5.3 million (excluding the acquisition fee for the Heron Property) is not higher than the acquisition fee that would be payable on the theoretical basis that the properties are acquired by ALOG directly as "real estate" for the purpose of the Property Funds Appendix instead of as "real estate-related assets" through investment in the Australia Funds.

2 The acquisition fee in relation to the Heron Property will only be payable to the Manager upon completion of the acquisition of the Heron Property, which will take place 10 business days after initial practical completion, which is currently expected to be in November 2021.

3 As the Proposed Acquisition will constituted an "interested party transaction" under the Property Funds Appendix, the acquisition fee shall be payable in Units which shall not be sold one year from the date of issuance in accordance with Paragraph 5.7 of the Property Funds Appendix.

4 Such fees and expenses include due diligence costs, equity fund raising costs, debt financing costs and acquisition costs such as legal expenses, expenses relating to the appointment of the IFA (as defined herein) and other professional costs.

5 Only 5% of the purchase price of the Heron Property amounting to approximately A$3.2 million (approximately S$3.1 million based on the actual exchange rate of S$1.00 = A$1.0241) has been paid by way of deposit and the balance 95% amounting to A$59.8 million (approximately S$58.5 million based on an illustrative exchange rate of S$1.00 = A$1.0225) will be paid upon completion of the acquisition of the Heron Property.

6 The New Australia Properties Purchase Price will be net of tenant incentives reimbursed by the LP Sellers and the Larapinta Vendor as the amount of tenant incentives will be deducted from the consideration payable for the New Australia Properties.

7 The Fund Investment Amount will be net of tenant incentives reimbursed by the Fund Vendors, as the amount of tenant incentives will be deducted from the consideration payable for the Proposed Fund Investments.

The New Australia Properties Purchase Price was arrived at on a willing-buyer and willing-seller basis after taking into account the New Australia Properties Appraised Value (as defined herein). The appraised value for the New Australia Properties (the "**New Australia Properties Appraised Value**")[1], being the aggregate of the higher of the two independent valuations of each New Australia Property conducted by the New Australia Properties Independent Valuers (as defined herein) as at 1 October 2020, is A$246.6 million (approximately S$241.2 million). The New Australia Purchase Price of S$225.9 million is computed based on the New Australia Properties Appraised Value of A$246.6 million (which is the agreed value of the New Australia Properties) and is net of tenant incentives reimbursed by the LP Sellers and the Larapinta Vendor. The amount of tenant incentives is deducted from the New Australia Properties Appraised Value to give the New Australia Properties Purchase Price.

The Fund Investment Amount of approximately S$178.5 million is calculated based on:

(i) 49.5% of the net asset value ("**NAV**")[2] of the New LAIVS Fund (amounting to S$228.3 million), which takes into account the valuation of the Australia Fund Properties held by the New LAIVS Fund amounting to approximately S$453.1 million (approximately A$463.3 million) and the liabilities of the New LAIVS Fund; and

(ii) 40.0% of the NAV[2] of the OP Fund (amounting to S$163.8 million), which takes into account the valuation of the Australia Fund Property held by the OP Fund amounting to approximately S$322.7 million (approximately A$330.0 million) and the liabilities of the OP Fund.

(See paragraph 2.6 of the Letter to Unitholders for further information on the valuation of the Australia Fund Properties and **Appendix A** of the Circular for the breakdown of the valuation of each Australia Fund Property.)

Valuation of the New Australia Properties

The Trustee has commissioned an independent valuer, Colliers International Valuation & Advisory Pty Ltd ("**Colliers**"), and the Manager has commissioned an independent valuer, Savills Valuations Pty Ltd ("**Savills**" and together with Colliers, the "**New Australia Properties Independent Valuers**"), to value the New Australia Properties. The valuations of the New Australia Properties as at 1 October 2020 are set out below.

	Colliers		Savills	
	A$ million	**S$ million**	**A$ million**	**S$ million**
With 2-6 Bishop Drive Rental Guarantee and the Larapinta Rental Guarantee (each as defined herein)	245.1	239.7	245.6	240.2
Without 2-6 Bishop Drive Rental Guarantee and the Larapinta Rental Guarantee	242.6	237.3	244.6	239.2

(See paragraphs 3.3 and 4.5 of the Letter to Unitholders for further details of the 2-6 Bishop Drive Rental Guarantee and the Larapinta Rental Guarantee.)

1 The appraised value for the Heron Property was determined based on a 100% interest in the Heron Property and the valuation is done on the basis that the Heron Property is completed.

2 Based on the estimated NAV as at the date of completion of the Proposed Fund Investments.

In arriving at the market value of the New Australia Properties, the New Australia Properties Independent Valuers relied on the capitalisation approach and discounted cash flow analysis methods.

Valuation of the Australia Fund Properties

LOGOS Investment Management Pty Limited, the investment manager of the New LAIVS Fund ("**New LAIVS Fund Investment Manager**"), has obtained an independent valuation of the properties held by the New LAIVS Fund from Savills (in respect of the properties located in Victoria) and CBRE Valuations Pty Limited ("**CBRE**") (in respect of the properties located in New South Wales), which are in aggregate valued at A$463.3 million (approximately S$453.1 million) as at 1 October 2020. LOGOS Investment Management Pty Limited, the fund investment manager of the OP Fund ("**OP Fund Investment Manager**"), has obtained an independent valuation of the property held by the OP Fund from Savills, which is valued at A$330.0 million (approximately S$322.7 million) as at 1 October 2020.

The Trustee has separately obtained an independent valuation of the Australia Fund Properties from Colliers (together with Savills and CBRE, the "**Australia Fund Independent Valuers**"), which are in aggregate valued at A$795.3 million (approximately S$777.8 million) as at 1 October 2020. The properties held by the New LAIVS Fund are in aggregate valued at A$463.3 million (approximately S$453.1 million) as at 1 October 2020 and the property held by the OP Fund is valued at A$332.0 million (approximately S$324.7 million) as at 1 October 2020.

In arriving at the market value, the Australia Fund Independent Valuers relied on the capitalisation approach and discounted cash flow analysis methods.

(See paragraph 2.1 of **Appendix A** of the Circular for the breakdown of the valuation of each Australia Fund Property.)

Method of Financing

The Manager intends to finance the Total Acquisition Outlay (save for the Acquisition Fee) with (i) the proceeds from the Pre-EGM Placement (as defined herein), (ii) the proceeds from the Equity Fund Raising (as defined herein) and (iii) external bank borrowings.

The Manager has raised approximately S$50.0 million from a private placement of 90,498,000 New Units to institutional and other investors at an issue price of S$0.5525 per New Unit, details of which were announced on 2 November 2020 and such New Units were listed on 11 November 2020 (the "**Pre-EGM Placement**"). In the event ALOG does not proceed with the Proposed Acquisitions and Fund Investments, the proceeds from the Pre-EGM Placement shall be re-deployed to fund ongoing as well as future investments and/or to pare down existing debts. The issue of New Units under the Pre-EGM Placement relied on the general mandate that was given by Unitholders to the Manager, pursuant to an ordinary resolution obtained at an annual general meeting ("**AGM**") of Unitholders held on 3 June 2020, to issue, among others, new Units (whether by way of rights, bonus or otherwise) up to a number not exceeding fifty per cent (50.0%) of the total number of issued Units as at the date the general mandate was passed, of which up to twenty per cent (20.0%) may be issued other than on a *pro rata* basis to Unitholders.

Subject to Unitholders' approval, the Manager intends to part-finance the Total Acquisition Outlay (save for the Acquisition Fee) with a further round of equity fund raising, comprising (i) the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance (each as defined herein) to raise gross proceeds of up to S$88.7 million, and (ii) a non-renounceable preferential offering of New Units to Unitholders on a *pro rata* basis to raise gross proceeds of approximately S$50.0 million (the "**Preferential Offering**", and together with the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance, the "**Equity Fund Raising**").

Commitment of LOGOS

To demonstrate its support for ALOG and the Equity Fund Raising, LOGOS Units No. 1 Ltd ("**LOGOS Units No. 1**"), a wholly-owned subsidiary of LOGOS and a key strategic investor of ALOG, which respectively owns an aggregate direct interest in 126,602,773 Units, representing approximately 10.7% of the total number of Units in issue[1] as at the date of this Circular, has irrevocably undertaken to the Manager ("**Undertaking**") that, among other things:

(i) in accordance with the terms and conditions of the Preferential Offering, it will by the last day for acceptance and payment of the New Units issued pursuant to the Preferential Offering ("**Preferential Offering Units**"), accept, subscribe and pay in full for its total provisional allotment of the Preferential Offering Units of LOGOS Units No.1 ("**Pro Rata Units**"); and

(ii) it will, in addition to paragraph (i) above, accept, subscribe and pay in full for such number of additional Preferential Offering Units in excess of the Pro Rata Units amounting to approximately S$44.7 million of excess Preferential Offering Units (the "**Excess Units**"), it being understood that LOGOS Units No. 1 will be allotted the Excess Units only to the extent that there remains any Preferential Offering Units unsubscribed after satisfaction of all applications by other eligible unitholders of ALOG for Preferential Offering Units (if any).

For the avoidance of doubt, the units issued to LOGOS Units No. 1 pursuant to the LOGOS Subscription Agreement would be in addition to, and not part of, LOGOS Units No.1 provisional allotment of the Pro Rata Units. Pursuant to Rule 877(10) of the Listing Manual, in the allotment of any excess Units under the Preferential Offering, preference will be given to the rounding of odd lots and LOGOS Units No. 1 will rank last in priority amongst all existing Unitholders.

The provision of the Undertaking from LOGOS Units No. 1 will result in the subscription of all unsubscribed Preferential Offering Units remaining after the fulfilment of valid excess Preferential Offering Units applications by other Unitholders for the same under the terms of the Preferential Offering. As the Undertaking which covers S$50.0 million would be equal to the size of the Preferential Offering of S$50.0 million, the Preferential Offering will not be underwritten by a financial institution.

Taking into account the Undertaking, the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance, and external bank borrowings, the Manager is of the view that the proceeds to be raised from the Equity Fund Raising will be sufficient to meet ALOG's present funding requirements comprising the funding of the Proposed Acquisitions and Fund Investments.

1 Based on the total number of 1,183,284,817 Units in issue as at the date of this Circular.

RESOLUTION 1: THE LP PROPERTY ACQUISITION, AS AN INTERESTED PERSON TRANSACTION (ORDINARY RESOLUTION)

On 26 October 2020, ALOG, through (i) the Trust Company (Australia) Limited (in its capacity as trustee of the LAIP Trust) (the "**LAIP Trustee**") and (ii) The Trust Company (Australia) Limited (in its capacity as trustee of the Peregrine (QLD) Trust) (the "**Peregrine QLD Trustee**"), entered into a sale and purchase agreement (the "**LP Sale and Purchase Agreement**") with Perpetual Corporate Trust Limited in its capacity as (i) trustee of the LP Bishop Holding Trust (the "**LP Bishop Holding Trustee**") and (ii) trustee of the LP Bishop Operating Trust (the "**LP Bishop Operating Trustee**") to:

(i) indirectly acquire two logistics properties located at 1-5 & 2-6 Bishop Drive, Port of Brisbane and 8 Curlew Street, Port of Brisbane, via an acquisition of 100.0% interest in each of the property holding trusts, being LP Bishop Asset Trust and LP Curlew Asset Trust, respectively; and

(ii) directly acquire a third logistics property at 53 Peregrine Drive, Port of Brisbane (the "**Peregrine Property**") by executing a separate contract for commercial land and buildings (the "**Peregrine Building Contract**") with the LP Bishop Operating Trustee in accordance with the terms of the LP Sale and Purchase Agreement.

At the same time, ALOG, through The Trust Company (Australia) Limited (in its capacity as trustee of the Heron (QLD) Trust) (the "**Heron QLD Trustee**"), entered into a separate contract for commercial land and buildings (the "**Heron Building Contract**") with The Trust Company (Australia) Limited (in its capacity as trustee of the LP Heron Asset Trust) (the "**LP Heron Asset Trustee**") to directly acquire a fourth logistics property in Australia, being the Heron Property (all four properties, the "**LP Properties**").

For the purposes of this Circular, LP Bishop Holding Trustee, LP Bishop Operating Trustee and LP Heron Asset Trustee are collectively referred to as the "**LP Sellers**".

RESOLUTION 2: THE PROPOSED LARAPINTA PROPERTY ACQUISITION AND FUND INVESTMENTS, AS INTERESTED PERSON TRANSACTIONS (ORDINARY RESOLUTION)

To facilitate the Proposed Larapinta Property Acquisition and Fund Investments (as defined below), ALOG, through the LAIP Trustee, ALOG LAIV Trustee and ALOG OPAT Trustee (each as defined below), had on 26 October 2020 entered into an implementation deed (the "**Implementation Deed**") with, among others, the Larapinta Vendor and the Fund Vendors (each as defined below) to agree on the implementation of certain transaction steps and the key rights and obligations of the parties in relation to the Proposed Larapinta Property Acquisition and Fund Investments. (See paragraph 4.3 of the Letter to Unitholders for the principal terms of the Implementation Deed.)

Larapinta Property Acquisition

In accordance with the Implementation Deed, ALOG will, through the LAIP Trustee, enter into a unit sale and purchase agreement (in the form to be drafted based on the pro forma unit sale and purchase agreement annexed to the Implementation Deed) (the "**Larapinta Unit Sale and Purchase Agreement**") with The Trust Company (Australia) Limited (in its capacity as trustee of LAIV Sub Trust) (the "**Larapinta Vendor**") to indirectly acquire the Larapinta Property via an acquisition of a 100.0% interest in the property holding trust, being Larapinta Property Asset Trust.

For the purposes of the Circular, the "**New Australia Properties**" refer to the Larapinta Properties and the LP Properties.

Proposed Fund Investments

In accordance with the Implementation Deed, ALOG will, through The Trust Company (Australia) Limited, in its capacity (i) as trustee of ALOG-LAIV Trust (the "**ALOG LAIV Trustee**") and (ii) as trustee of ALOG-OPAT Trust (the "**ALOG OPAT Trustee**") respectively, enter into separate unit sale and purchase agreements (in the form to be drafted based on the pro forma unit sale and purchase agreement annexed to the Implementation Deed) with (i) Perpetual Corporate Trust Limited (in its capacity as trustee of LOGOS Australia Investment Venture Holding Trust) (the "**LAIV Trustee**") and (ii) Perpetual Trustee Company Limited (in its capacity as trustee of LAIV New Subtrust) (the "**LAIV New Subtrust Trustee**") to invest in:

(i) a 49.5% interest in the New LAIVS Fund and;

(ii) a 40.0% interest in the OP Fund, respectively.

For the purposes of the Circular, the Proposed Fund Investments together with the Larapinta Property Acquisition would be known as the "**Proposed Larapinta Property Acquisition and Fund Investments**".

For the purposes of the Circular, the LAIV Trustee and the LAIV New Subtrust Trustee together would be known as the "**Fund Vendors**", and the Fund Vendors together with the LP Sellers and the Larapinta Vendor would be collectively referred to as the "**Vendors**".

For the purposes of the Circular, the unit sale and purchase agreement in relation to the New LAIVS Fund would be known as the "**New LAIVS Fund Unit Sale and Purchase Agreement**" and the unit sale and purchase agreement in relation to the OP Fund would be known as the "**OP Fund Unit Sale and Purchase Agreement**". (See paragraphs 4.6 and 4.7 of the Letter to Unitholders for the principal terms of the New LAIVS Fund Unit Sale and Purchase Agreement and the OP Fund Unit Sale and Purchase Agreement respectively.)

Investment in Real-Estate Assets

The investments in the New LAIVS Fund and the OP Fund would be classified as an investment in real estate-related assets under the Property Funds Appendix. The Property Funds Appendix defines "**real estate-related assets**" to mean listed or unlisted debt securities and listed shares of or issued by property corporations, mortgage-backed securities, other property funds, and assets incidental to the ownership of real estate (e.g. furniture). The New LAIVS Fund and the OP Fund would be considered as property funds. Under Paragraph 7 of the Property Funds Appendix, ALOG must invest at least 75.0% of its deposited property in income-producing real estate with the remaining permitted to be invested in real estate-related assets up to a maximum of 25.0% of the deposited properties.

Based on the Existing Portfolio, 100.0% of ALOG's total deposited property is considered income-producing real estate as at 30 June 2020. Following completion of the Proposed Acquisitions and Fund Investments, 89.0% of ALOG's total deposited property will be considered income-producing real estate. Accordingly, ALOG will continue to comply with Paragraph 7 of the Property Funds Appendix.

Australia Fund Properties

At the time of completion of the Proposed Fund Investments, the New LAIVS Fund will have a portfolio of four logistics properties located in Australia and the OP Fund holds one logistics property located in Australia (collectively, the "**Australia Fund Properties**" and each, an "**Australia Fund Property**").

For the purposes of this Circular, the "**Enlarged Portfolio**" comprises (i) the Existing Portfolio, (ii) the New Australia Properties and (iii) the Australia Fund Properties (together with the New Australia Properties, the "**New Property and Fund Portfolio**").

(See **Appendix A** of the Circular for further details on the description of the New Property and Fund Portfolio.)

RESOLUTION 3: THE PROPOSED IVANHOÉ ISSUANCE AND PROPOSED LOGOS ISSUANCE (ORDINARY RESOLUTION)

The Manager is seeking Unitholders' approval for the proposed issuance of New Units to Ivanhoé Cambridge China Inc. ("**Ivanhoé**") and LOGOS Units No. 1 pursuant to the Ivanhoé Subscription Agreement and the LOGOS Subscription Agreement (each as defined herein), respectively.

ALOG had on 26 October 2020, through the Manager, entered into a subscription agreement (the "**Ivanhoé Subscription Agreement**") with Ivanhoé, under which Ivanhoé will subscribe for such number of Units amounting to up to S$70.0 million and the Manager will issue the same to Ivanhoé (the "**Proposed Ivanhoé Issuance**"). (See paragraph 7.5 of the Letter to Unitholders for further details on the situations in which the total subscription amount pursuant the Proposed Ivanhoé Issuance may be reduced.)

Separately, ALOG had on 26 October 2020, through the Manager, entered into a subscription agreement (the "**LOGOS Subscription Agreement**") with LOGOS Units No. 1 under which LOGOS Units No. 1 will subscribe for such number of Units amounting to S$18.7 million and the Manager will issue the same to LOGOS Units No. 1 (the "**Proposed LOGOS Issuance**").

The total amount of funds raised from the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance will be an amount up to S$88.7 million. The Manager intends to deploy 100% of the proceeds raised to fund the Total Acquisition Outlay (save for the Acquisition Fee).

Pursuant to the terms of the Ivanhoé Subscription Agreement and the LOGOS Subscription Agreement, the New Units issued to Ivanhoé and LOGOS Units No. 1 will be issued at the subscription price of S$0.5525 per Unit, which is the issue price of the Units of the Pre-EGM Placement. Up to approximately 126.7 million New Units will be issued to Ivanhoé pursuant to the Ivanhoé Subscription Agreement and approximately 33.8 million New Units will be issued to LOGOS Units No. 1 pursuant to the LOGOS Subscription Agreement.

(See paragraph 7 of the Letter to Unitholders for further details on the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance.)

RESOLUTION 4: THE POTENTIAL TRANSFER OF A CONTROLLING INTEREST TO LOGOS AS A RESULT OF THE PROPOSED LOGOS ISSUANCE AND THE PREFERENTIAL OFFERING (ORDINARY RESOLUTION)

Pursuant to the Proposed LOGOS Issuance and the Preferential Offering, LOGOS, through its wholly-owned subsidiary, LOGOS Units No. 1, may potentially increase its unitholdings from approximately 10.7% to 15.0% or more of the total number of Units in issue. (See paragraph 8 of the Letter to Unitholders for further details.)

RESOLUTION 5: THE PROPOSED ISSUANCE OF NEW UNITS UNDER THE EQUITY FUND RAISING (ORDINARY RESOLUTION)

The Manager is seeking Unitholders' approval for the proposed issuance of up to approximately 260.6 million New Units (representing up to approximately 23.8% of the existing number of issued Units as at the Latest Practicable Date), pursuant to Rule 805 of the Listing Manual to raise gross proceeds of up to approximately S$138.7 million.

The structure of the Equity Fund Raising will comprise:

(i) the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance at a subscription price of S$0.5525 per Unit, which is the issue price of the Units of the Pre-EGM Placement, to raise gross proceeds of up to S$88.7 million; and

(ii) the Preferential Offering to raise gross proceeds of approximately S$50.0 million.

The timing of the Preferential Offering and the issue price of the New Units (the "**Issue Price**") will be determined in accordance with, among others, Chapter 8 of the Listing Manual of the SGX-ST (the "**Listing Manual**"). The Issue Price for the New Units will comply with Rules 811(1) and 811(5) of the Listing Manual, and will not be at more than a 10.0% discount to the volume-weighted average price ("**VWAP**") for trades done on the SGX-ST for the full market day on which the Preferential Offering is launched, or (if trading in the Units is not available for a full market day) for the preceding market day up to the time the Preferential Offering is launched, excluding (where applicable) accrued distributions provided that the holders of the New Units are not entitled to the accrued distributions.

Accordingly, the issue price of the New Units issued under the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance may differ from the issue price of the New Units issued under the Preferential Offering.

The Manager will announce the details of the Preferential Offering on the SGXNET at the appropriate time when it launches the Preferential Offering.

(See paragraph 9 of the Letter to Unitholders for further details on the Equity Fund Raising.)

RESOLUTION 6: THE PROPOSED GENERAL MANDATE FOR THE ISSUANCE OF NEW UNITS AND/OR CONVERTIBLE SECURITIES (ORDINARY RESOLUTION)

The Manager is seeking the approval of Unitholders for a general mandate to issue new Units, such approval to be effective until the next general meeting of ALOG.

This resolution, if passed, will empower the Manager from the date of the EGM until (i) the conclusion of the next AGM of ALOG, or (ii) the date by which the next AGM of ALOG is required by applicable laws or regulations to be held, or (iii) the date on which such authority is revoked or varied by the Unitholders in a general meeting, whichever is the earliest, to issue Units, make or grant instruments (such as securities, warrants or debentures) ("**Instruments**") convertible into Units and to issue Units pursuant to such Instruments, up to a number not exceeding fifty per cent (50.0%) of the total number of issued Units (excluding treasury Units and subsidiary holdings, if any), of which up to twenty per cent (20.0%) may be issued other than on a *pro rata* basis to Unitholders (excluding treasury Units and subsidiary holdings, if any).

For determining the aggregate number of Units that may be issued, the percentage of issued Units (excluding treasury Units and subsidiary holdings, if any) will be calculated based on the issued Units (excluding treasury Units and subsidiary holdings, if any) at the time this Resolution 6 is passed, after adjusting for new Units arising from the conversion or exercise of any Instruments which are outstanding at the time this Resolution 6 passed and any subsequent bonus issue, consolidation or subdivision of Units.

Rationale for the General Mandate

The Manager is of the view that the General Mandate will provide ALOG with additional flexibility in managing its balance sheet and capital structure, as well as flexibility in its fund raising options to part finance the Proposed Acquisitions and Fund Investment without the time and expense of convening further meetings of Unitholders.

Notwithstanding the General Mandate, ALOG will nonetheless be required to make an announcement and/or convene a meeting of Unitholders should an acquisition result in the relevant thresholds in Chapter 9 of the Listing Manual relating to interested person transactions, the relevant thresholds in the Property Funds Appendix relating to interested person transactions and/or the relevant thresholds in Chapter 10 of the Listing Manual relating to discloseable transactions and major transactions being exceeded.

REQUIREMENT FOR UNITHOLDERS' APPROVAL

Interested Person Transaction Pursuant to the Listing Manual and Interested Party Transaction Pursuant to the Property Funds Appendix

Proposed Acquisitions and Fund Investments

As the Manager is a wholly-owned subsidiary of LOGOS, LOGOS is regarded as a "controlling shareholder" of the Manager for the purposes of both the Listing Manual and the Property Funds Appendix. As such, LOGOS is considered (under Chapter 9 of the Listing Manual) an "interested person" and (under the Property Funds Appendix) an "interested party".

In relation to Resolution 1 (LP Property Acquisition), as the LP Sellers are funds indirectly managed by LOGOS, which is in turn a controlling shareholder of the Manager, the LP Property Acquisition between the LP Sellers (being funds managed indirectly by a controlling shareholder of the Manager) and ALOG will constitute an "interested person transaction" as defined under Chapter 9 of the Listing Manual and an "interested party transaction" as defined under the Property Funds Appendix.

In relation to Resolution 2 (Proposed Larapinta Property Acquisition and Fund Investments), as the Larapinta Vendor is a fund indirectly managed by LOGOS and the Australia Funds are funds also indirectly managed by LOGOS, (i) the Larapinta Property Acquisition between the Larapinta Vendor (being a fund managed indirectly by a controlling shareholder of the Manager) and ALOG and (ii) the Proposed Fund Investments (being an investment in funds indirectly managed by a controlling shareholder of the Manager) will each constitute an "interested person transaction" as defined under Chapter 9 of the Listing Manual and an "interested party transaction" as defined under the Property Funds Appendix.

Therefore, the Proposed Acquisitions and Fund Investments will constitute interested person transactions under Chapter 9 of the Listing Manual as well as interested party transactions under the Property Funds Appendix.

Given that the Aggregate Consideration is approximately S$404.4 million (including 100% of the purchase price of the Heron Property) (which is 54.6% of the latest audited net tangible assets ("**NTA**") and the NAV of ALOG respectively as at 31 December 2019), the Aggregate Consideration exceeds 5.0% of the NTA and the NAV of ALOG respectively. Accordingly, the Manager is seeking the approval of Unitholders by way of Ordinary Resolutions of the Unitholders for the Proposed Acquisitions and Fund Investments.

LOGOS and its associates are prohibited from voting on the respective resolutions to approve the Proposed Acquisitions and Fund Investments.

Proposed LOGOS Issuance

As the Proposed LOGOS Issuance will involve the issue of New Units to LOGOS Units No. 1 (being a wholly-owned subsidiary of a controlling shareholder of the Manager), the Proposed LOGOS Issuance will constitute an interested person transaction under Chapter 9 of the Listing Manual.

Notwithstanding that the Proposed LOGOS Issuance will not exceed 5.0% of the NTA of ALOG, the Manager is seeking the approval of Unitholders by way of an Ordinary Resolution of Unitholders for such issue (under Resolution 3).

Specific Approval from Unitholders for the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance, pursuant to Rule 812(2) of the Listing Manual

Pursuant to Rule 812(2) of the Listing Manual, Unitholders' approval by way of Ordinary Resolution is required for the issuance of New Units to Ivanhoé under the Ivanhoé Subscription Agreement and the issuance of New Units to LOGOS Units No. 1 under the LOGOS Subscription Agreement respectively for the following reasons:

- Ivanhoé holds 16.2% of the shares in LOGOS and has a director appointed on the board of LOGOS[1]; and
- the Manager is a wholly-owned subsidiary of LOGOS, and LOGOS Units No. 1 is a wholly-owned subsidiary of LOGOS.

1 For the avoidance of doubt, Ivanhoé does not hold any units in ALOG as at the date of the Circular.

Rule 812(2) of the Listing Manual prohibits the restricted placees under Rule 812(1) and its associates (as defined in the Listing Manual) from voting on the resolution to approve the placement to the restricted placee. Given that Ivanhoé is a substantial shareholder of LOGOS, LOGOS will abstain, and will procure that its associates, abstain from voting on Resolution 3 in relation to the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance. The Manager will also abstain from voting on Resolution 3.

Specific Approval from Unitholders for the potential transfer of a Controlling Interest to LOGOS as a result of the Proposed LOGOS Issuance and the Preferential Offering, pursuant to Rule 803 of the Listing Manual

Pursuant to the Proposed LOGOS Issuance and the Preferential Offering, LOGOS, through its wholly-owned subsidiary, LOGOS Units No. 1, may potentially increase its unitholdings from approximately 10.7% to 15.0% or more of the total number of Units in issue, in respect of which Unitholders' approval is required under Rule 803 of the Listing Manual. (See paragraph 8.2 of the Letter to Unitholders for further details.)

INDICATIVE TIMETABLE

The timetable for the events which are scheduled to take place after the EGM is indicative only and is subject to change at the Manager's absolute discretion. Any changes (including any determination of the relevant dates) to the timetable below will be announced.

Event		Date and Time
Last date and time for pre-registration for the EGM, submission of questions in advance, and submission of Proxy Forms	:	Monday, 21 December 2020 at 10.00 a.m.
Date and time of the EGM to be convened and held by way of electronic means	:	Wednesday, 23 December 2020 at 10.00 a.m.
If approval for the Proposed Acquisitions and Fund Investments is obtained at the EGM:		
Target date for completion of the Proposed Acquisitions and Fund Investments	:	31 January 2021 (or such other date as may be agreed between the parties)

ARA LOGOS LOGISTICS TRUST

(Constituted in the Republic of Singapore pursuant
to a trust deed dated 11 February 2010 as amended and restated)

Directors of the Manager

Mr Lim How Teck (Chairman and Non-Executive Director)
Mr Lim Lee Meng (Lead Independent Non-Executive Director)
Mr Lim Kong Puay (Independent Non-Executive Director)
Mr Oh Eng Lock (Independent Non-Executive Director)
Mr Chia Nam Toon (Non-Executive Director)
Mr Stephen George Hawkins (Non-Executive Director)

Registered Office

5 Temasek Boulevard
#12-01 Suntec Tower Five
Singapore 038985

8 December 2020

To: Unitholders of ARA LOGOS Logistics Trust

Dear Sir/Madam

1. SUMMARY OF APPROVALS SOUGHT

The Manager is convening the EGM to seek the approval of Unitholders by way of an Ordinary Resolution[1] for:

(i) **Resolution 1:** the LP Property Acquisition, as an interested person transaction;

(ii) **Resolution 2**: the Proposed Larapinta Property Acquisition and Fund Investments, as interested person transactions;

(iii) **Resolution 3:** the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance, pursuant to Rule 812 of the Listing Manual;

(iv) **Resolution 4**: the potential transfer of a controlling interest to LOGOS Property Group Limited as a result of the Proposed LOGOS Issuance and the Preferential Offering, pursuant to Rule 803 of the Listing Manual;

(v) **Resolution 5**: The proposed issuance of New Units under the Equity Fund Raising;

(vi) **Resolution 6:** the proposed general mandate for the issuance of New Units and/or convertible securities.

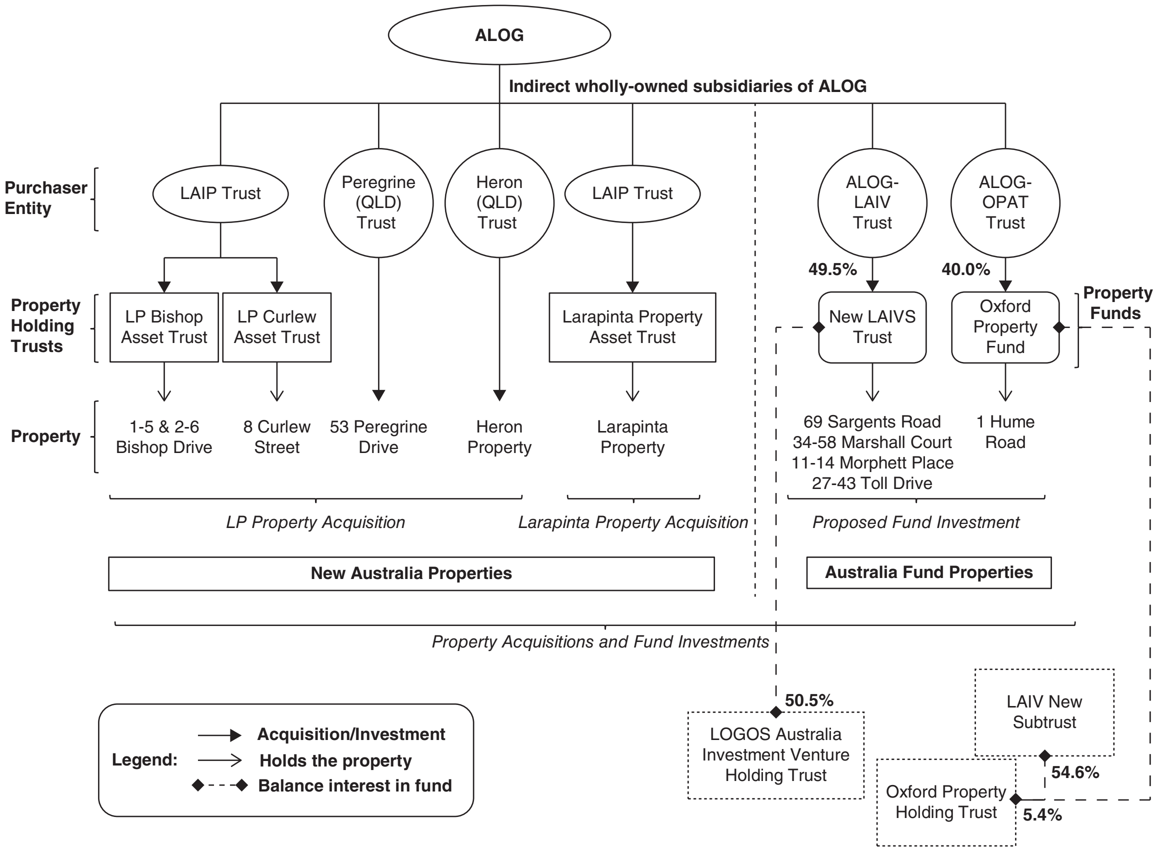
Unitholders should note that Resolution 2, Resolution 3, Resolution 4 and Resolution 5 are inter-conditional. In the event that any of Resolution 2, Resolution 3, Resolution 4 and Resolution 5 is not passed, the Manager will not proceed with the other Resolutions (save for Resolution 1 and Resolution 6). For the avoidance of doubt, Resolution 1, Resolution 6 and the other Resolutions are not inter-conditional.

1 "**Ordinary Resolution**" means a resolution proposed and passed as such by a majority being greater than 50.0% or more of the total number of votes cast for and against such resolution at a meeting of Unitholders convened in accordance with the provisions of the Trust Deed.

2. THE PROPOSED ACQUISITIONS AND FUND INVESTMENTS

2.1 Holding Structure of New Australia Properties and respective interests in the Australia Funds

The diagrammatic illustrations below set out ALOG's holding structure of the New Australia Properties and the respective interests in the Australia Funds following completion of the Proposed Acquisitions and Fund Investments.



2.2 Description of the New Australia Properties

The New Australia Properties comprise five logistics properties in Queensland, Australia, with a total land area of 364,352 square metres ("**sqm**"), an overall occupancy rate of 95.2% and a weighted average lease expiry ("**WALE**") of 11.0 years as at 30 June 2020.

Four logistics properties will be indirectly or directly (as the case may be) acquired from the LP Sellers pursuant to the LP Property Acquisition, and one logistics property (the Larapinta Property) will be indirectly acquired from the Larapinta Vendor pursuant to the Larapinta Property Acquisition.

The table below sets out a summary of selected information on the New Australia Properties as at 30 June 2020, unless otherwise stated.

	8 Curlew Street, Port of Brisbane	1-5 & 2-6 Bishop Drive, Port of Brisbane	53 Peregrine Drive, Port of Brisbane	Corner Heron Drive and Curlew Street, Port of Brisbane(1)	47 Logistics Place, Larapinta	Total
State	Queensland	Queensland	Queensland	Queensland	Queensland	–
Vendor	Relevant LP Seller	Relevant LP Seller	Relevant LP Seller	Relevant LP Seller	Larapinta Vendor	–
Asset Type	Warehouse	Warehouse	Hardstand	Cold Storage	Distribution Centre	–
Land Area (sqm)	81,770	181,020	55,532	28,550	17,480	364,352
Land Tenure	Leasehold (39.0 years remaining)	Leasehold (39.0 years remaining)	Leasehold (39.0 years remaining)	Leasehold (42.4 years remaining)	Freehold	–
WALE by net lettable area ("NLA") (years)	15.2	7.2	16.0	20.0(2)	–	11.0
NPI Yield(3) (%)	5.5%	5.8%	6.7%	–	5.8%	5.8%(4)
NPI (A$ million)	2.9	6.0	1.2	0.0	0.8	10.9
Occupancy Rate	100.0%	97.3%	100.0%	100.0%(2)	0.0%	95.2%
Rental Guarantee	–	For 9 months (2-6 Bishop Drive)	–	–	For 18 months	–
Purchase Price (A$ million)(5)	51.5	101.0	17.6	63.0	13.5	246.6
Premium of Purchase Price over Valuation (%)	Colliers: 0.4 Savills: 0.0	Colliers: 0.0 Savills: 1.0	Colliers: 0.6 Savills: 0.0	Colliers: 1.9 Savills: 0.0	Colliers: 0.0 Savills: 0.0	–
Valuation by Colliers (A$ million) (as at 1 October 2020)	51.3	101.0	17.5	61.8	13.5	245.1
Valuation by Savills (A$ million) (as at 1 October 2020)	51.5	100.0	17.6	63.0	13.5	245.6
Mode of Acquisition	Indirect Acquisition	Indirect Acquisition	Direct Acquisition	Direct Acquisition	Indirect Acquisition	–

Notes:

(1) Based on a 100% interest in the Heron Property and the valuation is done on the basis that the Heron Property is completed.

(2) Starting from November 2021.

(3) NPI yield is calculated based on the NPI, net of property management fee of 1.8% for each property, divided by the purchase price of the respective property.

(4) NPI yield excludes Heron Property as it is under construction.

(5) Based on the higher of the two independent market valuations of the properties by Colliers and Savills.

2.3 Details of the Heron Property

2.3.1 Structure of the Heron Property acquisition

The Heron Property is currently under development and the initial practical completion of its construction is expected to be in November 2021. Completion of the acquisition of the Heron Property would take place 10 business days after the initial practical completion of the Heron Property and the lease to Teys Australia Pty Ltd ("**Teys Australia**") will commence the day immediately following the date of initial practical completion of the Heron Property.

Pursuant to the Heron Building Contract, ALOG has paid 5% of the purchase price of the Heron Property amounting to approximately A$3.2 million (approximately S$3.1 million based on the actual exchange rate of S$1.00 = A$1.0241) by way of deposit and will pay the balance 95% amounting to A$59.8 million (approximately S$58.5 million based on an illustrative exchange rate of S$1.00 = A$1.0225) upon completion of the acquisition of the Heron Property. (See paragraph 3.5 below for the principal terms of the Heron Building Contract.)

2.3.2 Rationale for acquisition structure

The acquisition of the Heron Property is structured in this manner to reduce the development risk of the Heron Property, so that ALOG does not take on any development risk. In addition, there is no leasing risk as the Heron Property will be 100% leased to Teys Australia[1] on an initial 20-year lease term commencing from November 2021.

In this respect, the Manager has received a waiver from MAS of the requirement under paragraph 5.4(b)(ii) of the Property Funds Appendix, which requires ALOG to acquire the Heron Property within six months of the date of Unitholders' approval in relation to the acquisition of the Heron Property as an interested party transaction.

2.4 Description of the Australia Funds

2.4.1 Structure of the Australia Funds

Following completion of the Proposed Fund Investments:

(i) the LAIV Trustee (in its capacity as trustee of LOGOS Australia Investment Venture Holding Trust) would hold the balance 50.5% of the New LAIVS Fund (see paragraph 4.8 below for further information on the New LAIVS Fund Unitholders' Agreement (as defined herein) to be entered in between the ALOG-LAIV Trustee and the LAIV Trustee); and

(ii) the LAIV New Subtrust Trustee (in its capacity as the trustee of LAIV New Subtrust) would hold 54.6% of the OP Fund and Perpetual Corporate Trust Limited (in its capacity as trustee of Oxford Property Holding Trust) would hold the balance 5.4% of OP LAIVS Fund (see paragraph 4.9 below for further information on the OP Fund Unitholders' Agreement (as defined herein) to be entered in between the ALOG OPAT Trustee and the abovementioned unitholders).

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1 For the avoidance of doubt, Teys Australia is an unrelated party of ALOG.

The following sets out the key terms of the New LAIVS Fund:

Key Terms of the New LAIVS Fund	
New LAIVS Fund Investment Manager	LOGOS Investment Management Pty Limited (an indirect wholly-owned subsidiary of LOGOS)
Fees payable to the New LAIVS Fund Investment Manager[1]	• **Investment management fee:** 0.45% of gross asset value per annum, payable quarterly to the New LAIVS Fund Investment Manager commencing from day one of any investment/ project • **Leasing fee:** For any lease (with a lease term of two years or more) exclusively sourced by the New LAIVS Fund Investment Manager (or its subsidiaries or related bodies corporate): — 12.0% (6.0% for renewals or extensions by existing tenants) of the first year's gross rent for leases of less than three years — 13.0% (6.5% for renewals or extensions by existing tenants) of the first year's gross rent for leases of three years or more and less than five years — 14.0% (7.0% for renewals or extensions by existing tenants) of the first year's gross rent for leases of five years or more + 0.5% of the first year's gross rent for each year or part thereof greater than five years

1 The New LAIVS Fund Manager will waive a portion of its fees if the fees payable on the theoretical basis that ALOG is holding the assets directly are less than the actual fees payable. The investment in the Australia Funds, which hold the Australia Fund Properties, is treated as "real estate-related assets" for the purpose of the Property Fund Appendix. In the event that the theoretical amount of management fees, which represent the fees payable by ALOG assuming that the Australia Fund Properties were instead treated as "real estate" for the purpose of the Property Fund Appendix, is less than the actual amount of management fees payable by ALOG in a financial year, the New LAIVS Fund Investment Manager will waive a portion of its fees equal to the difference between the actual fees and the theoretical amount of management fees payable if the Australia Fund Properties were instead treated as "real estate". This waiver is so that ALOG does not pay more than what would be payable if ALOG holds the Australia Fund Properties as "real estate" instead of "real estate-related assets" for the purpose of the Property Fund Appendix.

Key Terms of the New LAIVS Fund	
	• **Sales transaction fee:** 0.50% of the sales price, payable on completion of such sale (but in the event that a third party sale agent is engaged to sell the property, the New LAIVS Fund Investment Manager will not be entitled to a sales transaction fee) • **Additional fees (for additional services e.g. property management services which are separate from leasing fees):** At market rates and subject to approval of unitholders of the New LAIVS Fund The Manager wishes to inform Unitholders that the New LAIVS Fund Investment Manager is an interested person of ALOG, and ALOG is managed by a related corporation of the New LAIVS Fund Investment Manager. The above-mentioned fees are less than what is typically currently charged by LOGOS Investment Management Pty Limited for newly established third party funds managed by it. It should also be noted that the above-mentioned set of fees does not include any acquisition fee as the New LAIVS Fund is a close end fund and acquisition fees are not relevant for this fund.
Fund Duration	Long-term vehicle with a regular, mandatory liquidity review[1] period after the first five years (subject to extension in accordance with the fund documents) and each two years thereafter.
Leverage Ratio	Target ratio of 50% with a maximum of 55%
Right of first offer over assets	Pursuant to a liquidity process requested by both unitholders of the New LAIVS Fund The New LAIVS Fund Investment Manager (and its affiliates) or any vehicle owned or managed by LOGOS (and its affiliates) will have a right-of-first-offer over the assets of the New LAIVS Fund. Pursuant to a liquidity process requested by one but not both of the unitholders of the New LAIVS Fund • The non-transferring unitholder will have a period of 60 days from the date of the request made by the transferring unitholder to indicate its intention whether to accept the offer of units made by the transferring unitholder on the terms set out by the transferring unitholder; if the non-transferring unitholder rejects the offer, the New LAIVS Fund Investment Manager may procure a qualifying third party to accept the offer on the same terms;

1 It is market practice that funds are structured with a mechanism under which investors may seek liquidity after a set period of time. While the New LAIVS Fund is long term in nature, there is a liquidity mechanism in the New LAIVS Fund Investment Management Agreement. Under the liquidity mechanism, the LAIVS Fund Investment Manager must present a report outlining divestment options to the unitholders on a set date (liquidity alternatives report). The unitholders must review the liquidity alternatives report and vote on whether they wish to seek liquidity for their interests or remain invested.

<table>
<tr><th colspan="2">Key Terms of the New LAIVS Fund</th></tr>
<tr><td></td><td>• if a qualifying third party does not accept the offer, a vehicle owned or managed by LOGOS (and its affiliates) will have a right-of-first-offer over the Australia Fund Properties of the New LAIVS Fund, and if such right-of-first-offer is not accepted or is not exercised, the New LAIVS Fund Investment Manager must commence an open-market process by selling such asset to obtain relevant level of liquidity.

<u>Other than pursuant to a liquidity process</u>

ALOG will have a right-of-first-offer over any property proposed to be divested by the New LAIVS Fund (other than as part of liquidity process)

• if ALOG does not exercise its right-of-first-offer, or its right-of-first-offer is not approved by the LAIV Trustee (being a unitholder of the New LAIVS Fund), a vehicle owned or managed by LOGOS (and its affiliates) will have a right-of-first-offer over such asset;

• if the right-of-first-offer of the vehicle owned or managed by LOGOS (and its affiliates) is not accepted by the LAIV Trustee (being a unitholder of the New LAIVS Fund) or is not exercised, the New LAIVS Fund Investment Manager will dispose of the Australia Fund Property of the New LAIVS Fund to a third party.</td></tr>
<tr><td>Transfer Rights</td><td>Unitholders will have pre-emptive rights over the other unitholder’s entire interest in the event of (i) a unitholder wishing to sell its interest (directly or indirectly) or (ii) the default of a unitholder.</td></tr>
</table>

(See paragraph 4.8 below on the principal terms of the New LAIVS Fund Unitholders’ Agreement.)

The following sets out the key terms of the OP Fund:

Key Terms of the OP Fund	
OP Fund Investment Manager	LOGOS Investment Management Pty Limited (an indirect wholly-owned subsidiary of LOGOS)
Fees payable to the OP Fund Investment manager[1]	• **Investment management fee:** 0.45% of gross asset value per annum, payable quarterly to the OP Fund Investment Manager commencing from day one of any investment/ project • **Leasing fee:** For any lease (with a lease term of two years or more) exclusively sourced by the OP Fund Investment Manager: — 12.0% (6.0% for renewals or extensions for existing tenants) of the first year's gross rent for leases of less than three years — 13.0% (6.5% for renewals or extensions for existing tenants) of the first year's gross rent for leases of three years or more and less than five years — 14.0% (7.0% for renewals or extension for existing tenants) of the first year's gross rent for leases of five years or more + 0.5% of the first year's gross rent for each year or part thereof greater than five years • **Sales transaction fee:** 0.50% of the sales price, payable on completion of such sale (but in the event that a third party sale agent is engaged to sell the property, the OP Fund Investment Manager will not be entitled to a sales transaction fee) • **Additional fees (for additional services e.g. property management which are separate from leasing fees):** At market rates and subject to approval of unitholders of the OP Fund

1 The OP Fund Manager will waive a portion of its fees if the fees payable on the theoretical basis that ALOG is holding the assets directly are less than the actual fees payable. The investment in the Australia Funds, which hold the Australia Fund Properties, is treated as "real estate-related assets" for the purpose of the Property Fund Appendix. In the event that the theoretical amount of management fees, which represent the fees payable by ALOG assuming that the Australia Fund Properties were instead treated as "real estate" for the purpose of the Property Fund Appendix, is less than the actual amount of management fees payable by ALOG in a financial year, the OP Fund Investment Manager will waive a portion of its fees equal to the difference between the actual fees and the theoretical amount of management fees payable if the Australia Fund Properties were instead treated as "real estate". This waiver is so that ALOG does not pay more than what would be payable if ALOG holds the Australia Fund Properties as "real estate" instead of "real estate-related assets" for the purpose of the Property Fund Appendix.

Key Terms of the OP Fund	
	The Manager wishes to inform Unitholders that, given that the OP Fund Investment Manager is an interested person of ALOG, and ALOG is managed by a related corporation of the OP Fund Investment Manager. The above-mentioned fees are less than what is typically currently charged by LOGOS Investment Management Pty Limited for newly established third party funds managed by it. It should also be noted that the above-mentioned set of fees does not include any acquisition fee as the OP Fund is a closed end fund and acquisition fees are not relevant for this fund.
Fund Duration	Long-term vehicle with a regular, mandatory liquidity review[1] period after the first five years (subject to extension in accordance with the fund documents) and each two years thereafter.
Leverage Ratio	Target ratio of 50% with a maximum of 55%
Right of first offer over assets	<u>Pursuant to a liquidity process requested by all unitholders of the OP Fund</u> The OP Fund Investment Manager (and its affiliates) or any vehicle owned or managed by LOGOS (and its affiliates) will have a right-of-first-offer over the assets of the OP Fund. <u>Pursuant to a liquidity process requested by one but not both of the unitholders of the OP Fund</u> • The non-transferring unitholder will have a period of 60 days from the date of the request made by the transferring unitholder to indicate its intention whether to accept the offer made by the non-transferring unitholder on the terms set out by the transferring unitholder; if the non-transferring unitholder rejects the offer, the OP Fund Investment Manager may procure a qualifying third party to accept the offer on the same terms; if a qualifying third party does not accept the offer, a vehicle owned or managed by LOGOS (and its affiliates) will have a right-of-first-offer over the Australia Fund Property of the OP Fund, and if such right-of-first-offer is not accepted or is not exercised, the OP Fund Investment Manager must commence an open-market process by selling such asset to obtain relevant level of liquidity.

1 It is market practice that funds are structured with a mechanism under which investors may seek liquidity after a set period of time. While the OP Fund is long term in nature, there is a liquidity mechanism in the OP Fund Investment Management Agreement. Under the liquidity mechanism, the OP Fund Investment Manager must present a report outlining divestment options to the unitholders on a set date (liquidity alternatives report). The unitholders must review the liquidity alternatives report and vote on whether they wish to seek liquidity for their interests or remain invested.

Key Terms of the OP Fund	
	Other than pursuant to a liquidity process ALOG will have a right-of-first-offer over any property proposed to be divested by the OP Fund (other than as part of liquidity process) • If ALOG does not exercise its right-of-first-offer, or its right-of-first-offer is not approved by the LAIV New Subtrust Trustee (being a unitholder of the OP Fund), a vehicle owned or managed by LOGOS (and its affiliates) will have a right-of-first-offer over such asset; • If right-of-first-offer of the vehicle owned or managed by LOGOS (and its affiliates) is not approved by the LAIV New Subtrust Trustee (being a unitholder of the OP Fund) or is not exercised, the OP Fund Investment Manager will dispose of the Australia Fund Property of the OP Fund to a third party on terms and price that are no more favourable to the third party.
Transfer Rights	Unitholders will have pre-emptive rights over the other unitholder's interest in the event of (i) a unitholder wishing to sell its interest or (ii) the default of a unitholder. In accordance with the relevant fund documents for the LAIV New Subtrust (being a unitholder in the OP Fund), if LOGOS wishes to sell its stake in the LAIV New Subtrust, LOGOS must offer its stake to ALOG.

(See paragraph 4.9 below on the principal terms of the OP Fund Unitholders' Agreement.)

Unitholders should note that by approving the Proposed Fund Investments, they are also approving the fees payable to the New LAIVS Fund Investment Manager and the OP Fund Investment Manager, as interested person transactions. (See paragraph 13.1 below for the IFA's opinion on such fees payable.) The Manager is of the view that the structure of the Australia Funds are consistent with the typical structures of third party Australian property funds.

2.4.2 Description of the Australia Fund Properties

The Australia Fund Properties comprise five logistics properties in New South Wales and Victoria, Australia, with a total land area of 661,210 sqm, an overall occupancy rate of 100%[1] and a WALE of 12.4 years as at 30 June 2020.

1 Inclusive of Allied Seafreight which has signed a Heads of Agreement.

The table below sets out a summary of selected information on the Australia Fund Properties (on a 100% basis) as at 30 June 2020, unless otherwise stated.

	69 Sargents Road, Minchinbury	34-58 Marshall Court, Altona	11-14 John Morphett Place, Erskine Park	27-43 Toll Drive, Altona North	1 Hume Road, Laverton North	Total
State	New South Wales	Victoria	New South Wales	Victoria	Victoria	–
Fund	New LAIVS Fund				OP Fund	–
Asset Type	Distribution Centre	Distribution Centre	Distribution Centre	Distribution Centre	Cold Storage	–
Land Area (sqm)	214,500	82,960	37,030	96,820	229,900	661,210
Land Tenure	Leasehold (51.8 years remaining)	Freehold	Freehold	Freehold	Freehold	–
WALE by NLA (years)	6.1	4.2	10.2	10.4	20.6	12.4
NPI Yield[(1)] (%)	5.0	5.1	4.3	4.3	4.8	4.9
NPI (A$ million)	14.9	3.7	2.3	2.2	16.1	39.2
Occupancy Rate	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Rental Guarantee	–	–	–	–	–	–
Valuation by Colliers (A$ million) (as at 1 October 2020)	290.0	70.6	52.5	50.2	332.0	795.3
Valuation by CBRE (A$ million) (as at 1 October 2020)	290.0	n/a	52.5	n/a	n/a	n/a
Valuation by Savills (A$ million) (as at 1 October 2020)	n/a	70.6	n/a	50.2	330.0	n/a
Appraised Value (A$ million as at 1 October 2020)[(2)]	290.0	70.6	52.5	50.2	332.0	795.3

Notes:

(1) NPI yield is calculated based on the NPI, net of property management fee of 1.8% of each property, divided by the purchase price of the respective property.

(2) The appraised value of the Australia Fund Properties is derived based on the higher of the two independent valuations of the Australia Fund Properties by Colliers, CBRE and Savills.

2.5 Total Acquisition Outlay

The Total Acquisition Outlay is estimated to be S$441.2 million (including 100% of the purchase price of the Heron Property) and S$381.7 million (including only the 5% deposit paid for the Heron Property[1]), comprising:

(i) the Aggregate Consideration[2] of approximately S$404.4 million (including 100% of the purchase price of the Heron Property) and S$345.8 million (including only the 5% deposit paid for the Heron Property);

(ii) the Acquisition Fee[3] of approximately S$5.9 million (including the acquisition fee for the Heron Property) and S$5.3 million (excluding the acquisition fee for the Heron Property[4]) payable in Units to the Manager[5]; and

(iii) other costs including stamp duty, the estimated professional and other fees and expenses[6] of approximately S$30.9 million (including 100% of the purchase price of the Heron Property) and S$30.6 million (including only the 5% deposit paid for the Heron Property) incurred or to be incurred by ALOG in connection with the Proposed Acquisitions and Fund Investments.

2.6 Aggregate Consideration and Valuation

The Aggregate Consideration payable for the Proposed Acquisitions and Fund Investments is approximately S$404.4 million (including 100% of the purchase price of the Heron Property) and S$345.8 million (including only the 5% deposit paid for the Heron Property[1]) being the aggregate of:

(i) the New Australia Properties Purchase Price[7] of approximately S$225.9 million (including 100% of the purchase price of the Heron Property) and S$167.3 million (including only the 5% deposit paid for the Heron Property); and

---

1 Only 5% of the purchase price of the Heron Property amounting to approximately A$3.2 million (approximately S$3.1 million based on the actual exchange rate of S$1.00 = A$1.0241) has been paid by way of deposit and the balance 95% amounting to A$59.8 million (approximately S$58.5 million based on an illustrative exchange rate of S$1.00 = A$1.0225) will be paid upon completion of the acquisition of the Heron Property.

2 The Aggregate Consideration, which includes the New Australia Properties Purchase Price, will be net of tenant incentives reimbursed by the LP Sellers and the Larapinta Vendor as the amount of tenant incentives will be deducted from the consideration payable for the New Australia Properties.

3 For the avoidance of doubt, the Acquisition Fee of S$5.9 million (including the acquisition fee for the Heron Property) and S$5.3 million (excluding the acquisition fee for the Heron Property) is not higher than the acquisition fee that would be payable on the theoretical basis that the properties are acquired by ALOG directly as "real estate" for the purpose of the Property Funds Appendix instead of as "real estate-related assets" through investment in the Australia Funds.

4 The acquisition fee in relation to the Heron Property will only be payable to the Manager upon completion of the acquisition of the Heron Property, which will take place 10 business days after initial practical completion, which is currently expected to be in November 2021.

5 As the Proposed Acquisition will constituted an "interested party transaction" under the Property Funds Appendix, the acquisition fee shall be payable in Units which shall not be sold one year from the date of issuance in accordance with the Property Funds Appendix.

6 Such fees and expenses include due diligence costs, equity fund raising costs, debt financing costs and acquisition costs such as legal expenses, expenses relating to the appointment of the IFA and other professional costs.

7 The New Australia Properties Purchase Price will be net of outstanding tenant incentives reimbursed by the LP Sellers and the Larapinta Vendor as the amount of tenant incentives will be deducted from the consideration payable for the New Australia Properties.

(ii) the Fund Investment Amount of approximately S$178.5 million[1] in respect of the Proposed Fund Investments.

The New Australia Properties Purchase Price was arrived at on a willing-buyer and willing-seller basis after taking into account the New Australia Properties Appraised Value.

Valuation of the New Australia Properties

The Trustee has commissioned an independent valuer, Colliers, and the Manager has commissioned an independent valuer, Savills, to value the New Australia Properties. The valuations of the New Australia Properties as at 1 October 2020 are set out below.

	Colliers		**Savills**	
	A$ million	**S$ million**	**A$ million**	**S$ million**
With 2-6 Bishop Drive Rental Guarantee and the Larapinta Rental Guarantee	245.1	239.7	245.6	240.2
Without 2-6 Bishop Drive Rental Guarantee and the Larapinta Rental Guarantee	242.6	237.3	244.6	239.2

(See paragraphs 3.3 and 4.5 of the Letter to Unitholders for further details of the 2-6 Bishop Drive Rental Guarantee and the Larapinta Rental Guarantee.)

In arriving at the market value, the New Australia Properties Independent Valuers relied on the capitalisation approach and discounted cash flow analysis methods.

Valuation of the Australia Fund Properties

The New LAIVS Fund Investment Manager has obtained an independent valuation of the properties held by the New LAIVS Fund from Savills (in respect of the properties located in Victoria) and CBRE (in respect of the properties located in New South Wales), which are in aggregate valued at A$463.3 million (approximately S$453.1 million) as at 1 October 2020. The OP Fund Investment Manager has obtained an independent valuation of the property held by the OP Fund from Savills, which is valued at A$330.0 million (approximately S$322.7 million) as at 1 October 2020.

The Trustee has separately obtained an independent valuation of the Australia Fund Properties from Colliers, which are in aggregate valued at A$795.3 million (approximately S$777.8 million) as at 1 October 2020. The properties held by the New LAIVS Fund are in aggregate valued at A$463.3 million (approximately S$453.1 million) as at 1 October 2020 and the property held by the OP Fund is valued at A$332.0 million (approximately S$324.7 million) as at 1 October 2020.

In arriving at the market value, the Australia Fund Independent Valuers relied on the capitalisation approach and discounted cash flow analysis methods.

(See **Appendix A** of this Circular for further details regarding the valuations of the New Australia Properties and Australia Fund Properties.)

1 The Fund Investment Amount will be net of tenant incentives reimbursed by the Fund Vendors as the amount of tenant incentives will be deducted from the consideration payable for the Proposed Fund Investments.

2.7 Method of Financing

The Manager intends to finance the Total Acquisition Outlay (save for the Acquisition Fee) with (i) the proceeds from the Pre-EGM Placement, (ii) the proceeds from the Equity Fund Raising and (iii) external bank borrowings.

The Manager has raised approximately S$50.0 million from the Pre-EGM Placement at an issue price of S$0.5525 per new Unit, details of which were announced on 2 November 2020 and such New Units were listed on 11 November 2020. In the event ALOG does not proceed with the Proposed Acquisitions and Fund Investments, the proceeds from the Pre-EGM Placement shall be re-deployed to fund ongoing as well as future investments and/or to pare down debts. The issue of New Units under the Pre-EGM Placement relied on the general mandate that was given by Unitholders to the Manager, pursuant to an ordinary resolution obtained at the AGM held on 3 June 2020, to issue, among others, new Units (whether by way of rights, bonus or otherwise) up to a number not exceeding fifty per cent (50.0%) of the total number of issued Units as at the date the general mandate was passed, of which up to twenty per cent (20.0%) may be issued other than on a *pro rata* basis to Unitholders.

2.8 Interested Person Transaction and Interested Party Transaction

2.8.1 Proposed LP Property Acquisition

The LP Sellers are funds indirectly managed by LOGOS, which is in turn a controlling shareholder of the Manager.

As such, the LP Property Acquisition between the LP Sellers (being funds managed indirectly by a controlling shareholder of the Manager) and ALOG will constitute an "interested person transaction" as defined under Chapter 9 of the Listing Manual and an "interested party transaction" as defined under the Property Funds Appendix.

2.8.2 Larapinta Property Acquisition

The Larapinta Vendor is a fund indirectly managed by LOGOS. As such, the Larapinta Property Acquisition between the Larapinta Vendor (being a fund indirectly managed by a controlling shareholder of the Manager) and ALOG will constitute an "interested person transaction" as defined under Chapter 9 of the Listing Manual and an "interested party transaction" as defined under the Property Funds Appendix.

2.8.3 Proposed Fund Investments

The New LAIVS Fund and the OP Fund are funds indirectly managed by LOGOS. As such, the Proposed Fund Investments (being an investment in funds indirectly managed by a controlling shareholder of the Manager) will constitute an "interested person transaction" as defined under Chapter 9 of the Listing Manual and an "interested party transaction" as defined under the Property Funds Appendix.

(See paragraph 10.3.1 below for further details on the requirement of Unitholders' approval for the Proposed Acquisitions and Fund Investments.)

3. RESOLUTION 1: THE LP PROPERTY ACQUISITION, AS AN INTERESTED PERSON TRANSACTION

3.1 Structure of the LP Property Acquisition

In connection with the LP Property Acquisition, ALOG had on 26 October 2020, through the LAIP Trustee and the Peregrine QLD Trustee, entered into the LP Sale and Purchase Agreement with the LP Bishop Holding Trustee and the LP Bishop Operating Trustee to:

(i) indirectly acquire two logistics properties located at 1-5 & 2-6 Bishop Drive, Port of Brisbane and 8 Curlew Street, Port of Brisbane, via an acquisition of 100.0% interest in each of the property holding trusts, being LP Bishop Asset Trust and LP Curlew Asset Trust, respectively. (See paragraph 3.3 below for details of the 2-6 Bishop Drive Rental Guarantee); and

(ii) directly acquire a third logistics property, being the Peregrine Property, by executing the Peregrine Building Contract[1] with the LP Bishop Operating Trustee in accordance with the terms of the LP Sale and Purchase Agreement (see paragraph 3.4 below for the principal terms of the Peregrine Building Contract).

At the same time, ALOG, through the Heron QLD Trustee, entered into the Heron Building Contract with the LP Heron Asset Trustee to directly acquire a fourth logistics property in Australia, being the Heron Property.

Pursuant to the Heron Building Contract, ALOG has paid 5% of the purchase price of the Heron Property amounting to approximately A$3.2 million (approximately S$3.1 million based on the actual exchange rate of S$1.00 = A$1.0241) by way of deposit and will pay the balance 95% amounting to A$59.8 million (approximately S$58.5 million based on an illustrative exchange rate of S$1.00 = A$1.0225) upon completion of the acquisition of the Heron Property. (See paragraph 3.5 below for the principal terms of the Heron Building Contract.)

3.2 Principal Terms of the LP Sale and Purchase Agreement

The principal terms of the LP Sale and Purchase Agreement include, among others, the following:

(i) a deposit of approximately A$4.5 million and A$2.6 million amounting to 5% of the purchase price of (a) the units in LP Bishop Asset Trust and LP Curlew Asset Trust and (b) the Peregrine Property, respectively, to the purchasers' solicitors (being the deposit holder) upon execution of the agreement to be held in escrow until completion where upon the deposit holder shall pay the deposit to the person entitled to it and the balance of the respective purchase price shall be paid on completion;

(ii) the LP Sale and Purchase Agreement is subject to conditions precedent including but not limited to:

(a) the Treasurer of the Commonwealth of Australia (or his delegate) provides written notice that there are no objections to the LP Property Acquisition under the Foreign Acquisitions and Takeovers Act 1975 ("**FATA**") either without condition, with standard tax conditions or on terms acceptable to the purchaser acting reasonably, or becomes precluded from making an order in relation to the LP

1 The Peregine Building Contract is required as the Peregrine Property involves new construction under a condition of the executed lease with the tenant, pursuant to which ALOG would build an additional hardstand or warehouse and charge additional rental payable by the tenants that would enhance the rental yield.

Property Acquisition under the FATA, or if an interim order is made under the FATA in respect of the LP Property Acquisition (other than for the Heron Property which is dealt with separately under the Heron Building Contract), the subsequent period for making a final order prohibiting such acquisition elapses without a final order being made;

(b) all necessary consents required under the leases to the transactions contemplated by the LP Sale and Purchase Agreement and the Peregrine Building Contract;

(c) ALOG having obtained the approval of Unitholders for the LP Property Acquisition (save for the Heron Property);

(d) the buyers procuring a warranty and indemnity insurance policy on substantially the terms set out in the draft policy referred to in the LP Sale and Purchase Agreement; and

(e) ALOG completing its fund raising (comprising the Pre-EGM Placement, the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance) and receiving proceeds of at least S$165.0 million from the fund raising;

(iii) (in respect of the Peregrine Property) simultaneous completion with settlement pursuant to the Peregrine Building Contract;

(iv) termination of the LP Sale and Purchase Agreement by the relevant seller or buyer (as the case may be) if the Peregrine Building Contract or the Heron Building Contract is terminated due to a breach by the relevant buyer or seller (as the case may be) before completion;

(v) a break fee of A$50,000 payable by the relevant buyer to each of the respective sellers in the event of the termination of the LP Sale and Purchase Agreement due to a failure to satisfy (or waive) the conditions set out in (ii)(c) to (e) above; and

(vi) a rental guarantee provided by the LP Bishop Holding Trustee in favour of the purchaser of the property located at 2-6 Bishop Drive for a period of nine months after the completion date.

3.3 Rental Guarantee for 2-6 Bishop Drive

3.3.1 Terms of the Rental Guarantee

Pursuant to the LP Sale and Purchase Agreement, the LP Bishop Holding Trustee (as vendor) shall provide income guarantee up to an amount of A$0.3 million (approximately S$0.3 million) (the "**2-6 Bishop Drive Rental Guarantee Amount**"), equivalent to nine months[1] of market rental income, in relation to a whole or a part of the property at 2-6 Bishop Drive, a development asset that is under construction, that is vacant at the date of the LP Sale and Purchase Agreement to the LAIP Trustee (as purchaser) (the "**2-6 Bishop Drive Income**

1 The rental guarantee of A$120 psm plus outgoings is in line with market and the nine-month guarantee period ties in with the expiry of the PortGate Logistics lease, which expires in nine months. The rental guarantee is in respect of a space in the same area as the space which Portgate currently occupies. With a larger floor plate in the combined area, the lease would be more attractive to potential tenants and this would allow the Manager to better renegotiate the PortGate Logistics lease.

Guarantee") for the period commencing from the completion date and ending nine months after the completion date (the "**2-6 Bishop Drive Rental Guarantee Period**").

The LP Bishop Holding Trustee (as vendor) will, immediately following completion, pay the 2-6 Bishop Drive Rental Guarantee Amount to the LAIP Trustees' solicitors (as deposit holder), who will, with the LP Bishop Holding Trustee's consent for the duration of the 2-6 Bishop Drive Rental Guarantee Period, pay the LAIP Trustee (as purchaser) (a) the 2-6 Bishop Drive Rental Guarantee Amount in equal monthly instalments until the earlier of the whole of the 2-6 Bishop Drive Rental Guarantee Amount is paid out or a lease of the whole of the part of the property located at 2-6 Bishop Drive commences prior to the end of the 2-6 Bishop Drive Rental Guarantee Period (the ("**2-6 Bishop Drive New Lease**"), (b) if a 2-6 Bishop Drive New Lease commences, any shortfall between the monthly instalments of the 2-6 Bishop Drive Rental Guarantee Amount and the monthly rent payable under the 2-6 Bishop Drive New Lease for the period on and from the commencement date of that lease to the end of the 2-6 Bishop Drive Rental Guarantee Period (calculated on a daily basis) (the "**2-6 Bishop New Lease Period**") or (c) if the lease of the whole of the part of 2-6 Bishop Drive is vacant does not commence prior to the end of the 2-6 Bishop Drive Rental Guarantee Period, the balance of the 2-6 Bishop Drive Rental Guarantee Amount (plus any interest accrued thereon).

The 2-6 Bishop Drive Rental Guarantee Amount is sufficient to cover the market income expected to be derived by 2-6 Bishop Drive to be paid by a tenant over the 2-6 Bishop Drive Rental Guarantee Period.

3.3.2 Safeguards

As a safeguard against the LP Bishop Holding Trustee's ability to pay the 2-6 Bishop Drive Rental Guarantee, the LP Bishop Holding Trustee will, immediately following completion, pay the 2-6 Bishop Drive Rental Guarantee Amount to the LAIP Trustee's solicitors (as deposit holder) to be held in escrow.

Any amount not withdrawn will be refunded to the LP Bishop Holding Trustee (as vendor) after the 2-6 Bishop Drive Rental Guarantee Period.

3.3.3 Independent Valuers' Opinion

The Independent Valuer is of the opinion that the 2-6 Bishop Drive Rental Guarantee is in line with market as the 2-6 Bishop Drive Rental Guarantee Amount is sufficient to cover monthly gross income payable by a tenant over the 2-6 Bishop Drive Rental Guarantee Period.

3.3.4 Independent Directors' Opinion

The Independent Directors are of the view that the 2-6 Bishop Drive Rental Guarantee is on normal commercial terms and is not prejudicial to the interests of ALOG and its minority Unitholders as the 2-6 Bishop Drive Rental Guarantee Amount is sufficient to cover monthly gross income payable by a tenant over the 2-6 Bishop Drive Rental Guarantee Period.

3.4 Principal Terms of the Peregrine Building Contract

The principal terms of the Peregrine Building Contract include, among others, the following:

(i) a deposit of approximately A$0.9 million amounting to 5% of the purchase price of the Peregrine Property to the purchasers' solicitors (as deposit holder) upon execution of the agreement to be held in escrow until completion where upon the deposit holder shall pay the deposit to the person entitled to it and the balance of the respective purchase price shall be paid on completion;

(ii) the Peregrine Building Contract is subject to conditions precedents including but not limited to:

  (a) all the conditions precedent to the LP Sale and Purchase Agreement being satisfied or waived; and

  (b) the completion of the sale and purchase of units in LP Bishop Asset Trust and LP Curlew Asset Trust pursuant to the LP Sale and Purchase Agreement;

(iii) entry into a deed by the purchaser as landlord with the existing tenant of the Peregrine Property, ACFS Port Logistics Pty Ltd in respect of an additional lease area at the Peregrine Property, as tenant;

(iv) contemporaneous completion of the LP Sale and Purchase Agreement with completion pursuant to the Peregrine Building Contract; and

(v) automatic termination of the Peregrine Building Contract if the LP Sale and Purchase Agreement or the Heron Building Contract is terminated before completion.

3.5 Principal Terms of the Heron Building Contract

The principal terms of the Heron Building Contract include, among others, the following:

(i) a deposit of approximately A$3.2 million amounting to 5% of the purchase price of the Heron Property to the purchasers' solicitors (as deposit holders) upon execution of the agreement to be held in escrow until completion where upon the deposit holder shall pay the deposit to the person entitled to it and the balance of the respective purchase price shall be paid on completion;

(ii) the Heron Building Contract is subject to conditions precedent including but not limited to:

  (a) the Treasurer of the Commonwealth of Australia (or his delegate) provides written notice that there are no objections to the part of the LP Property Acquisition effected by way of the Heron Building Contract under the FATA either without condition, with standard tax conditions or on terms acceptable to the purchaser acting reasonably, or becomes precluded from making an order in relation to the Heron Building Contract under the FATA, or if an interim order is made under the FATA in respect of the Heron Building Contract, the subsequent period for making a final order prohibiting such acquisition elapses without a final order being made;

  (b) all necessary consents required under the lease to the transaction contemplated by the Heron Contract having been obtained;

(c) ALOG having obtained the approval of Unitholders for the acquisition of the Heron Property;

(d) the buyers procuring a warranty and indemnity insurance policy on substantially the terms set out in the draft policy referred to in the Heron Building Contract;

(e) the completion of the sale and purchase of units in LP Bishop Asset Trust and LP Curlew Asset Trust pursuant to the LP Sale and Purchase Agreement and completion of the sale and purchase of the Peregrine property pursuant to the Peregrine Building Contract;

(f) completion of works under an agreement for lease with Teys Australia to the stage of 'Initial Practical Completion';

(g) the proposed sub-lease between the purchaser (as sublessor) and Teys Australia (as sublessee) being completed;

(h) the term of the proposed sub-lease between The Trust Company (Australia) Limited (as sublessor) and Teys Australia (as sublessee) commencing;

(i) Teys Australia producing a bank guarantee in favour of the purchaser if Teys Australia agrees to do that, and otherwise Teys Australia producing a bank guarantee in favour of the vendor who will then hold it for the purchaser's benefit until a replacement bank guarantee for the purchaser is arranged; and

(iii) automatic termination of the Heron Building Contract if the LP Sale and Purchase Agreement or the Peregrine Building Contract is terminated before completion.

3.6 Investment Management Agreements and Property Management Agreements in relation to LP Properties

In relation to the LP Properties, ALOG will indirectly[1] enter into an extension letter to the existing investment management agreement for the provision of investment management services in relation to the LP Properties. (See paragraph 5.1 below for further information on the terms of the investment management agreement.)

Further, in relation to the LP Properties, the Manager will enter into property management agreements with the Property Manager (as defined herein) to provide property management services for the LP Properties. (See paragraph 5.2 below for further information on the terms of the property management agreements.)

As the Property Manager is a wholly-owned subsidiary of LOGOS (being a "controlling Unitholder" and a "controlling shareholder" of the Manager), for the purposes of Chapter 9 of the Listing Manual, the Property Manager (being a subsidiary of a "controlling Unitholder" and a "controlling shareholder" of the Manager) is (for the purposes of the Listing Manual) an "interested person" of ALOG.

By approving the LP Property Acquisition, Unitholders will be deemed to have approved (i) the LP Sale and Purchase Agreement, (ii) the Peregrine Building Contract, (iii) the Heron Building Contract, (iv) the investment management agreement and property management agreements in relation to the LP Properties and (v) all documents required to be executed or assigned by the parties in order to give effect to the LP Property Acquisition.

1 Through the LAIP Trustee, the Peregrine QLD Trustee and the Heron QLD Trustee.

For the avoidance of doubt, Resolution 1 and the other Resolutions are not inter-conditional. In the event that any of Resolution 2, Resolution 3, Resolution 4, Resolution 5 and Resolution 6 is not passed at the EGM, the Manager may still proceed with the LP Property Acquisition if Resolution 1 is passed.

4. RESOLUTION 2: THE PROPOSED LARAPINTA PROPERTY ACQUISITION AND FUND INVESTMENTS, AS INTERESTED PERSON TRANSACTIONS

To facilitate the Proposed Larapinta Property Acquisition and Fund Investments, ALOG, through the LAIP Trustee, ALOG LAIV Trustee and ALOG OPAT Trustee, had on 26 October 2020, entered into the Implementation Deed with, among others, the Larapinta Vendor and the Fund Vendors to agree on the implementation of certain transaction steps and the key rights and obligations of the parties in relation to the Proposed Larapinta Property Acquisition and Fund Investments.

4.1 Structure of the Larapinta Property Acquisition

In accordance with the Implementation Deed, ALOG will, through the LAIP Trustee, enter into the Larapinta Unit Sale and Purchase Agreement with the Larapinta Vendor to indirectly acquire the Larapinta Property via an acquisition of a 100.0% interest in Larapinta Property Asset Trust.

4.2 Structure of the Proposed Fund Investments

In accordance with the Implementation Deed, ALOG will, through ALOG LAIV Trustee and ALOG OPAT Trustee, enter into the New LAIVS Fund Unit Sale and Purchase Agreement and OP Unit Sale and Purchase Agreement with the Fund Vendors to invest in a 49.5% interest in the New LAIVS Fund and a 40.0% interest in the OP Fund, respectively. On completion of the Proposed Fund Investments, the Trustee will acquire an indirect interest in the Australia Fund Properties.

The Fund Investment Amount of approximately S$178.5 million is calculated based on:

(i) 49.5% of the NAV[1] of the New LAIVS Fund (amounting to S$228.3 million), which takes into account the valuation of the Australia Fund Properties held by the New LAIVS Fund amounting to approximately S$453.1 million (approximately A$463.3 million) and the liabilities of the New LAIVS Fund; and

(ii) 40.0% of the NAV[1] of the OP Fund (amounting to S$163.8 million), which takes into account the valuation of the Australia Fund Property held by the OP Fund amounting to approximately S$322.7 million (approximately A$330.0 million) and the liabilities of the OP Fund.

(See paragraph 2.6 of the Letter to Unitholders for further information on the valuation of the Australia Fund Properties and **Appendix A** of the Circular for the breakdown of the valuation of each Australia Fund Property.)

The investments in the New LAIVS Fund and the OP Fund would be classified as an investment in real estate-related assets under the Property Funds Appendix. The Property Funds Appendix defines "real estate-related assets" to mean listed or unlisted debt securities and listed shares of or issued by property corporations, mortgage-backed securities, other property funds, and assets incidental to the ownership of real estate (e.g. furniture). The New LAIVS Fund and the OP Fund would be considered as property funds.

1 Based on the estimated NAV as at the date of completion of the Proposed Fund Investments.

Under Paragraph 7 of the Property Funds Appendix, ALOG must invest at least 75.0% of its deposited property in income-producing real estate with the remaining permitted to be invested in real estate-related assets up to a maximum of 25.0% of the deposited properties.

Based on the Existing Portfolio, 100.0% of ALOG's total deposited property is considered income-producing as at 30 June 2020. Following completion of the Proposed Acquisitions and Fund Investments, 89.0% of ALOG's total deposited property will be considered income-producing. Accordingly, ALOG will continue to comply with Paragraph 7 of the Property Funds Appendix.

4.2.1 Other Unitholders of the Australia Funds

Following completion of the Proposed Fund Investments, the LAIV Trustee (in its capacity as trustee of LOGOS Australia Investment Venture Holding Trust) would hold the balance 50.5% of the New LAIVS Fund. ALOG will, through the ALOG LAIV Trustee, enter into a unitholders' agreements with the abovementioned unitholder to regulate the rights and obligations in relation to their units in the New LAIVS Fund, and to record the agreements made between them in respect of the affairs of the New LAIVS Fund (the "**New LAIVS Fund Unitholders' Agreement**").

Following completion of the Proposed Fund Investments, the LAIV New Subtrust Trustee (in its capacity as the trustee of LAIV New Subtrust) would hold 54.6% of the OP Fund and Perpetual Corporate Trust Limited (in its capacity as trustee of Oxford Property Holding Trust) would hold the balance 5.4% of the OP Fund. ALOG will, through ALOG OPAT Trustee, enter into a unitholders' agreements with the abovementioned unitholders to regulate the rights and obligations in relation to their units in the OP Fund, and to record the agreements made between them in respect of the affairs of the OP Fund (the "**OP Fund Unitholders' Agreement**").

LOGOS Australia Investment Venture Holding Trust, LAIV New Subtrust and Oxford Property Holding Trust are funds indirectly managed by LOGOS[1], which is a controlling shareholder of the Manager.

4.3 Principal Terms of the Implementation Deed

The principal terms of the Implementation Deed include, among others, the following:

(i) deposits of 5% of the respective purchase prices for each of Larapinta Property Asset Trust, the New LAIVS Fund and the OP Fund (of approximately A$0.6 million, A$5.8 million and A$3.3 million respectively) to be paid to an escrow agent within three business days from the date of execution of the agreement to be held in escrow until completion of the Larapinta Unit Sale and Purchase Agreement, the New LAIVS Fund Unit Sale and Purchase Agreement and the OP Fund Unit Sale and Purchase Agreement respectively, whereupon the deposit holder shall pay the deposit, and the balance of the respective purchase prices shall be paid, to the person entitled to it;

1 These funds (being, LOGOS Australia Investment Venture Holding Trust, LAIV New Subtrust and Oxford Property Holding Trust) are indirectly owned by Ivanhoé Cambridge Inc., which in turn indirectly holds 16.2% of the shares in LOGOS (being a controlling shareholder of the Manager). While Ivanhoé Cambridge Inc. is not considered an associate of the Manager for the purposes of the Listing Manual and Property Funds Appendix, the funds are managed by an interested person.

(ii) the conditions precedent to the transaction steps in relation to the Proposed Larapinta Property Acquisition and Fund Investments include, among others, the following:

(a) the Treasurer of the Commonwealth of Australia (or his delegate) provides written notice that there are no objections under FATA to the Proposed Larapinta Property Acquisition and Fund Investments either on an unconditional basis or subject to conditions acceptable to Cache Logistics Trust Australia acting reasonably, or becomes precluded by passage of time from making any order or decision under the FATA in respect of the Proposed Larapinta Property Acquisitions and Fund Investments;

(b) ALOG having obtained the approval of Unitholders for the Proposed Larapinta Property Acquisition and Fund Investments;

(c) the conditions precedent to drawdown in corporate debt facilities of not less than S$250.0 million (in aggregate) for the purpose of funding the Proposed Larapinta Property Acquisition and Fund Investments have been satisfied (other than those that may only be satisfied at completion);

(d) ALOG completing the fund raising (comprising the Pre-EGM Placement, the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance) to raise aggregate proceeds of at least $165.0 million consistent with the terms of the Ivanhoé Subscription Agreement and the LOGOS Subscription Agreement (each as defined herein); and

(e) a break fee of A$400,000 (in total) payable by the purchasers to the Larapinta Vendor and the Fund Vendors in the event of termination of the Implementation Deed due to a failure to satisfy (or waive) the conditions set out in 4.3(ii)(b) to (d) above.

4.4 Principal Terms of the Larapinta Unit Sale and Purchase Agreement

In accordance with the Implementation Deed, ALOG will, through the LAIP Trustee, enter into the Larapinta Unit Sale and Purchase Agreement with the Larapinta Vendor to indirectly acquire the Larapinta Property via an investment in a 100.0% interest in Larapinta Property Asset Trust.

The principal terms of the Larapinta Unit Sale and Purchase Agreement include, among others, the following:

(i) the 5% deposit paid under the Implementation Deed is released to the relevant Fund Vendor at completion;

(ii) a retention sum of 5% of the purchase price to be held in escrow, as security for any warranty claims against the relevant Fund Vendor, and released to the relevant Fund Vendor 12 months after completion; and

(iii) completion of the Larapinta Property Acquisition must not occur unless and until each of the conditions precedent in the Implementation Deed have been satisfied or waived in accordance with its terms.

4.5 Rental Guarantee for the Larapinta Property

4.5.1 Terms of the Rental Guarantee

Pursuant to the Larapinta Unit Sale and Purchase Agreement, the Larapinta Vendor shall provide rental guarantee up to an amount of A$1.2 million (approximately S$1.2 million) (the "**Larapinta Rental Guarantee Amount**") equivalent to 18 months of the retail income[1], in relation to a whole or a part of the Larapinta Property that is vacant at the date of the Larapinta Unit Sale and Purchase Agreement to the LAIP Trustee (as purchaser) (the "**Larapinta Rental Guarantee**") for the period commencing from the completion date and ending 18 months after the completion date (the "**Larapinta Rental Guarantee Period**").

The Larapinta Rental Guarantee Amount is sufficient to cover the market income expected to be derived by the Larapinta Property to be paid by a tenant over the Larapinta Rental Guarantee Period.

4.5.2 Safeguards

As a safeguard against the Larapinta Vendor's ability to pay the Larapinta Rental Guarantee for the Larapinta Property, the Larapinta Vendor will, immediately following completion, pay the Larapinta Rental Guarantee Amount to the LAIP Trustee's solicitors (as deposit holder) to be held in escrow.

4.5.3 Independent Valuers' Opinion

The Independent Valuer is of the opinion that the Larapinta Rental Guarantee is in line with market as the Larapinta Rental Guarantee Amount is sufficient to cover monthly gross income payable by a tenant over the Larapinta Rental Guarantee Period.

4.5.4 Independent Directors' Opinion

The Independent Directors are of the view that the Larapinta Rental Guarantee is on normal commercial terms and is not prejudicial to the interests of ALOG and its minority Unitholders as the Larapinta Rental Guarantee Amount is sufficient to cover monthly gross income payable by a tenant over the Larapinta Rental Guarantee Period.

4.6 Principal Terms of the New LAIVS Unit Sale and Purchase Agreement

In accordance with the Implementation Deed, ALOG will, through the ALOG LAIV Trustee, enter into the New LAIVS Fund Unit Sale and Purchase Agreement with the LAIV Trustee to invest in a 49.5% interest in the New LAIVS Fund.

1 The rental guarantee of equivalent to 18 months of market rental income is in line with market. The Larapinta Property is a relatively new building (completed two years ago) with good specifications. The rental guarantee has been negotiated with the Larapinta Vendor in a way to give the Manager sufficient time to secure a lease to occupy 100% of the property. It should be noted that the rental guarantee will fall away where the underlying tenancy is secured and the rental terms are not worse off than the terms of the rental guarantee.

The principal terms of the New LAIVS Fund Unit Sale and Purchase Agreement include, among others, the following:

(i) the 5% deposit paid under the Implementation Deed is released to the LAIV Trustee at completion;

(ii) a retention sum of 5% of the purchase price to be held in escrow, as security for any warranty claims against the LAIV Trustee, and released to the LAIV Trustee 12 months after completion; and

(iii) completion of the investment in a 49.5% interest in the New LAIVS Fund must not occur unless and until each of the conditions precedent in the Implementation Deed have been satisfied or waived in accordance with its terms.

4.7 Principal Terms of the OP Fund Unit Sale and Purchase Agreement

In accordance with the Implementation Deed, ALOG will, through ALOG OPAT Trustee, enter into the OP Fund Unit Sale and Purchase Agreement with the LAIV New Subtrust Trustee to invest in a 40.0% interest in the OP Fund.

The principal terms of the OP Fund Unit Sale and Purchase Agreement in relation to the OP Fund include, among others, the following:

(i) the 5% deposit paid under the Implementation Deed is released to the LAIV New Subtrust Trustee at completion;

(ii) a retention sum of 5% of the purchase price to be held in escrow, as security for any warranty claims against the LAIV New Subtrust Trustee, and released to the LAIV New Subtrust Trustee 12 months after completion; and

(iii) completion of the investment in a 40.0% interest in the OP Fund must not occur unless and until each of the conditions precedent in the Implementation Deed have been satisfied or waived in accordance with its terms.

4.8 Principal terms of the New LAIVS Fund Unitholders' Agreement

The principal terms of the New LAIVS Fund Unitholders' Agreement include, among others, the following:

(i) there is a pre-emptive right-of-first-offer over the New LAIVS Fund's interest in an Australia Fund Property in favour of the ALOG LAIV Trustee if the New LAIVS Fund chooses to dispose (whether directly or indirectly) of its interest in a property and if such right-of-first-offer is not exercised or accepted, then a right-of-first-offer will arise in favour of an entity within the LOGOS Group or any entity that is under the management of a member of the LOGOS Group, and if the vehicle owned or managed by LOGOS (and its affiliates) chooses not to exercise its right-of-first-offer, or its right-of-first offer is rejected, then the New LAIVS Fund Investment Manager will dispose of the Australia Fund Property to a third party on terms and price that are no more favourable to the third party;

(ii) there is a pre-emptive right-of-first-offer in favour of a vehicle owned or managed by LOGOS (and its affiliates) if (a) all unitholders of the New LAIVS Fund's approve an exit strategy for the New LAIVS Fund and (b) the New LAIVS Fund Investment Manager is a member of the LOGOS Group;

(iii) there is a pre-emptive right-of-first-offer in favour of the other unitholders of the New LAIVS Fund if (a) one or more existing unitholder(s) of the New LAIVS Fund decides to sell its or their unitholdings in the New LAIVS Fund (directly or indirectly) or (b) one or more existing unitholder(s) of the New LAIVS Fund commits a material breach of the New LAIVS Fund Unitholders' Agreement[1]; and

(iv) arrangements between the unitholders of the New LAIVS Fund in respect of the affairs of the New LAIVS Fund, including approval rights for certain matters in respect of the New LAIVS Fund that are reserved for unitholders' approval[2].

4.9 Principal terms of the OP Fund Unitholders' Agreement

The principal terms of the OP Fund Unitholders' Agreement include, among others, the following:

(i) if there is a proposed issuance of new units in the OP Fund that will change the percentage unitholding of existing unitholders of the OP Fund, the OP Trustee must first offer existing unitholders the right to subscribe for such percentage of the new units to be issued corresponding to their existing percentage unitholding in the OP Fund;

(ii) there is a pre-emptive right-of-first-offer over the OP Fund's interest in the Australia Fund Property in favour of ALOG OPAT Trustee if the OP Fund chooses to dispose of its interest in the Australia Fund Property and such right-of-first-offer is not exercised, or accepted, then a right-of-first-offer will arise in favour of an entity within the LOGOS Group or any entity that is under the management of a member of the LOGOS Group, and if the vehicle owned or managed by LOGOS (and its affiliates) chooses not to exercise its right-of-first-offer, or its right-of-first offer is rejected, then the OP Fund Investment Manager will dispose of the Australia Fund Property to a third party on terms and price that are no more favourable to the third party;

(iii) there is a pre-emptive right-of-first-offer in favour of a vehicle owned or managed by LOGOS (and its affiliates) if (a) all unitholders of the OP Fund approve an exit strategy for the OP Fund and (b) the OP Fund Investment Manager is a member of the LOGOS Group;

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1 A material breach by a unitholder includes but is not limited to the unitholder's failure to provide equity capital under a funding notice where funding by way of additional equity contributions from unitholders has been approved unanimously by unitholders, or where unitholders do not comply with provisions on restrictions on disposal of units in the fund.

2 Certain matters, including but not limited to, the acquisition of an investment, matters relating to distribution policy and winding-up of the fund.

(iv) there is a pre-emptive right-of-first-offer in favour of the other unitholders of the OP Fund if (a) one or more existing unitholder(s) of the OP Fund decides to sell its or their unitholdings in the OP Fund (directly or indirectly) or (b) one or more existing unitholder(s) of the OP Fund commits a material breach of the OP Fund Unitholders' Agreement[1]; and

(v) arrangements between the unitholders of the OP Fund in respect of the affairs of the OP Fund, including approval rights for certain matters in respect of the OP Fund that are reserved for unitholders' approval[2].

4.10 Principal terms of the Fund Investment Management Agreement in relation to the New LAIVS Fund

In relation to the Proposed Fund Investments, The Trustee Company Limited (in its capacity as trustee of the New LAIVS Fund) will enter into an investment management agreement with the New LAIVS Fund Investment Manager for the provision of investment management services in relation to the New LAIVS Fund (the "**New LAIVS Fund Investment Management Agreement**").

The principal terms of the New LAIVS Fund Investment Management Agreement include, among others, the following:

(i) an investment management fee paid quarterly amounting to 0.45% per annum of the total of the aggregate of the stabilised asset gross asset value of all stabilised assets and the non-stabilised asset gross asset value of all non-stabilised assets of the New LAIVS Fund for the quarter;

(ii) a leasing fee of 12.0%-14.0% of the first year's gross rent (exclusive of GST) (see paragraph 2.4.1 above for further detail regarding the leasing fee in respect of the New LAIVS Fund); and

(iii) a sales transaction fee of 0.5% of the divestment price in respect of the divestment by the New LAIVS Fund of an Australia Fund Property.

(See paragraph 13.1 below for the IFA's opinion on the fees payable under the New LAIVS Fund Investment Management Agreement.)

4.11 Principal terms of the Fund Investment Management Agreement in relation to the OP Fund

In relation to the Proposed Fund Investments, Perpetual Trustee Company Limited (in its capacity as trustee of the OP Fund) will enter into an investment management agreement with the OP Fund Investment Manager for the provision of investment management services in relation to the OP Fund (the "**OP Fund Investment Management Agreement**").

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1 A material breach by a unitholder includes but is not limited to the unitholder's failure to provide equity capital under a funding notice where funding by way of additional equity contributions from unitholders has been approved unanimously by unitholders, or where unitholders do not comply with provisions on restrictions on disposal of units in the fund.

2 Certain matters, including but not limited to, the acquisition of an investment, matters relating to distribution policy and winding-up of the fund.

The principal terms of the OP Investment Management Agreement include, among others, the following:

(i) an investment management fee paid quarterly amounting to 0.45% per annum of the total of the aggregate of the stabilised asset gross asset value of all stabilised assets and the non-stabilised asset gross asset value of all non-stabilised assets of the OP Fund for the quarter;

(ii) a leasing fee of 12.0%-14.0% of the first year's gross rent (exclusive of GST) (see paragraph 2.4.1 above for further detail regarding the leasing fee in respect of the New LAIVS Fund); and

(iii) a sales transaction fee of 0.5% of the divestment price in respect of the divestment by the OP Fund of the Australia Fund Property.

(See paragraph 13.1 below for the IFA's opinion on the fees payable under the OP Fund Investment Management Agreement.)

4.12 Investment Management Agreement and Property Management Agreement in relation to the Larapinta Property

In relation to the Larapinta Property, ALOG will indirectly[1] enter into an extension letter to the existing investment management agreement for the provision of investment management services in relation to the Larapinta Property. (See paragraph 5.1 below for further information on the terms of the investment management agreement.)

Further, in relation to the Larapinta Property, the Manager will enter into the Property Management Agreement with the Property Manager to provide property management services for the Larapinta Property. (See paragraph 5.2 below for further information on the Property Management Agreement.)

As the Property Manager is a wholly-owned subsidiary of LOGOS (being a "controlling Unitholder" and a "controlling shareholder" of the Manager), for the purposes of Chapter 9 of the Listing Manual, the Property Manager (being a subsidiary of a "controlling Unitholder" and a "controlling shareholder" of the Manager) is (for the purposes of the Listing Manual) an "interested person" of ALOG.

By approving the Proposed Larapinta Property Acquisition and Fund Investments, Unitholders will be deemed to have approved (i) the fees payable to the New LAIVS Fund Investment Manager and the OP Fund Investment Manager under the New LAIVS Fund Investment Management Agreement and the OP Fund Investment Management Agreement, respectively, as interested person transactions, (ii) the Implementation Deed, (iii) the Larapinta Unit Sale and Purchase Agreement, (iv) the New LAIVS Fund Unit Sale and Purchase Agreement, (v) the OP Fund Unit Sale and Purchase Agreement, (vi) the New LAIVS Fund Unitholders' Agreement, (vii) the OP Fund Unitholders' Agreement, (viii) New LAIVS Fund Investment Management Agreement, (ix) the OP Fund Investment Management Agreement, (x) the investment management agreement and property management agreement in relation to the Larapinta Property and (xi) all documents required to be executed or assigned by the parties in order to give effect to the Proposed Larapinta Property Acquisition and Fund Investments.

1 Through the LAIP Trustee.

Unitholders should note that Resolution 2, Resolution 3, Resolution 4 and Resolution 5 are inter-conditional. In the event that any of Resolution 3, Resolution 4 and Resolution 5 is not passed, the Manager will not proceed with the Proposed Larapinta Property Acquisition and Fund Investments.

5. OTHER AGREEMENTS IN RELATION TO THE NEW AUSTRALIA PROPERTIES

5.1 Investment Management Agreements

In relation to the New Australia Properties, ALOG will indirectly[1] enter into an extension letter to the existing investment management agreement[2] for the provision of investment management services in relation to the New Australia Properties.

The principal terms of the investment management agreement in relation to the New Australia Properties include, among others, a management fee of A$29,500 per entity holding each of the New Australia Properties payable to the investment manager in respect of management services.

In approving the LP Property Acquisition and Larapinta Property Acquisition, Unitholders are deemed to have approved the investment management agreements in relation to the New Australia Properties.

5.2 Property Management Agreements

Under the terms of the property management agreements to be entered into between the Manager and ARA LOGOS Property Management Pte. Ltd. (formerly known as Cache Property Management Pte. Ltd.) (the "**Property Manager**", and the property management agreements, the "**Property Management Agreements**", each the "**Property Management Agreement**"), the Property Manager will provide property management services for the New Australia Properties.

The services provided by the Property Manager for the relevant New Australia Property under its management include the following:

(i) property management services for the relevant New Australia Property, including (a) establishing operating budgets and annual plans for the operation, management, marketing and maintenance of the relevant New Australia Property, (b) operating and maintaining the relevant New Australia Property in accordance with such operating budgets and annual plans (and revisions thereof), (c) coordinating, reviewing and maintaining at all times certain insurance coverage with the assistance of insurance advisers, and (d) maintaining books of accounts and records in respect of the operation of the relevant New Australia Property; and

(ii) lease management services, including (a) recommending leasing strategy and negotiating leases, licenses and concessions, (b) supervising and controlling all collections and receipts, payments and expenditure relating to the New Australia Property, and (c) lease administration.

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1 Through the LAIP Trustee, the Peregrine QLD Trustee and the Heron QLD Trustee.

2 Existing investment management agreement dated 29 June 2020 (effective from 1 July 2020) between, among others, The Trust Company (Australia) Limited (as trustee for Cache Logistics Trust Australia, a sub trust of LOGOS) and LOGOS REIT Investment Management Pty Ltd (as the investment manager of the New Australia Properties).

The Property Manager is entitled under the Property Management Agreements to a property and lease management fee of 2.0% per annum of net rental income of each New Australia Property. (See paragraph 13.1 below on the IFA's opinion on such fees payable.)

The Manager may terminate the appointment of the relevant Property Manager by giving written notice.

As the Property Manager is a wholly-owned subsidiary of LOGOS (being a "controlling Unitholder" and a "controlling shareholder" of the Manager), for the purposes of Chapter 9 of the Listing Manual, the Property Manager (being a subsidiary of a "controlling Unitholder" and a "controlling shareholder" of the Manager) is (for the purposes of the Listing Manual) an "interested person" of ALOG.

In approving the LP Property Acquisition and Larapinta Property Acquisition, Unitholders are deemed to have approved the Property Management Agreements.

6. RATIONALE FOR AND KEY BENEFITS OF THE PROPOSED ACQUISITIONS AND FUND INVESTMENTS

6.1 Maiden acquisition since rebranding as ARA LOGOS Logistics Trust

On 5 March 2020, ARA and the Manager announced the completion of ARA's acquisition of a majority stake in LOGOS, and the completion of the transfer of its holdings in the Manager and its unitholding in Cache Logistics Trust to LOGOS. Subsequently, Cache Logistics Trust was rebranded as ARA LOGOS Logistics Trust, signifying the commitment from ARA and LOGOS to grow ALOG and further alignment of interests with ALOG's Unitholders.

With the completion of the transaction, LOGOS operates as ARA's exclusive platform for logistics assets, as well as a strong integrated logistics real estate sponsor for ALOG's long-term growth.

The Proposed Acquisitions and Fund Investments represent ALOG's maiden acquisition approximately six months after its rebranding as ARA LOGOS Logistics Trust in April 2020, and the disciplined execution of ALOG's Portfolio Rebalancing and Growth Strategy.

The Proposed Acquisitions and Fund Investments also demonstrate the symbiotic and beneficial relationship with LOGOS, and ALOG's ability to leverage on LOGOS' network for pipeline opportunities for a clear growth trajectory.

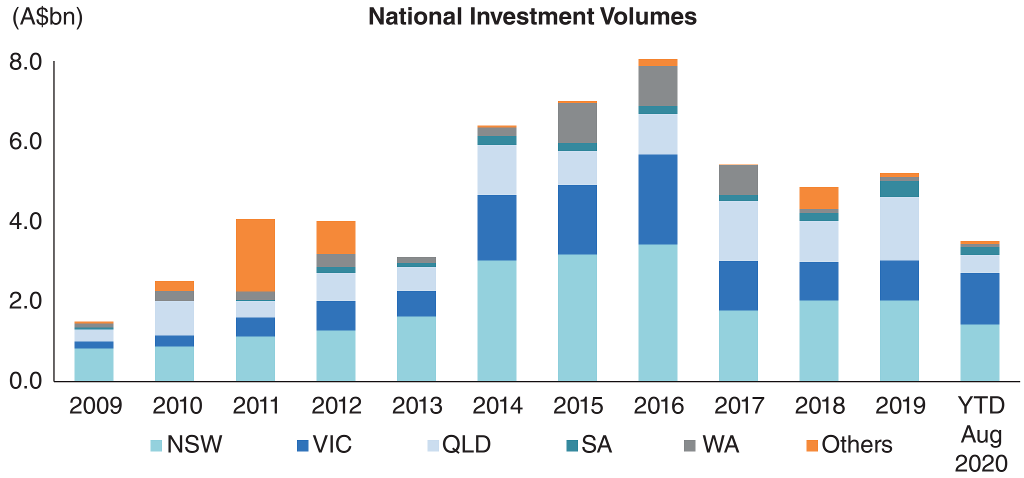
By leveraging on LOGOS' integrated logistics real estate platform, ALOG can confidently grow its strategic presence in Australia, a key market for ALOG.

6.2 Deepens strategic presence in Australia's attractive logistics market

The outlook for Australia's industrial market remains stable over the long term, underpinned by the fundamental role of logistics in keeping basic day-to-day necessities of Australians in supply, unprecedented infrastructure investment and growth in defensive downstream industries.

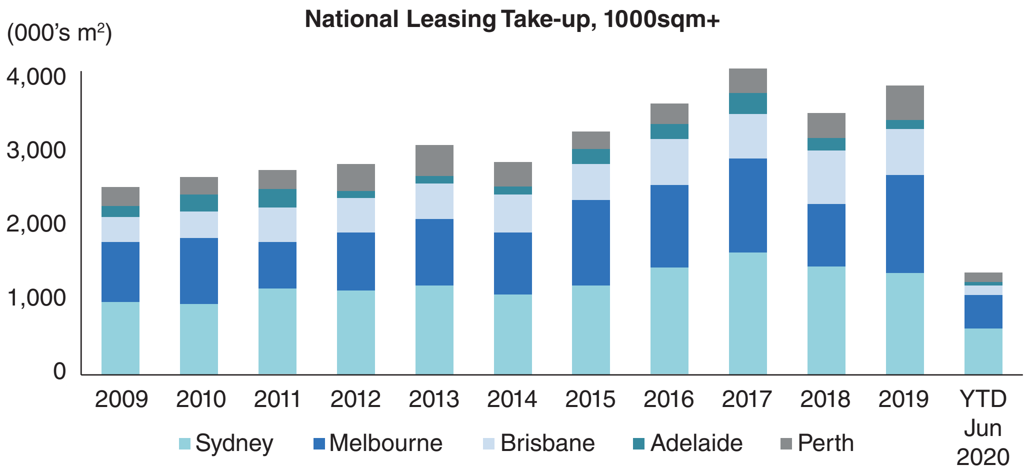
6.2.1 Both investment and occupier markets are well placed to ride out short-term uncertainty

Based on the report prepared by the Independent Market Research Consultant in relation to the Proposed Acquisitions and Fund Investments (the "**Independent Market Research Report**"), despite broader economic headwinds, industrial and logistics investment volumes for the year-to-date ("**YTD**") ending August 2020 have exceeded A$3.5 billion for transactions priced above A$10 million. 83% of these transactions were during the COVID-19 period since mid-March 2020. Demand for prime core assets in the investment market is expected to remain robust as institutional investors favour income security. Private investors have become more active for core plus and secondary assets, particularly along the East Coast.



Source: Independent Market Research Report

In the occupier market, while enquiry levels remain healthy in most markets, demand has shifted towards defensive occupiers including food and beverage retailers, e-commerce groups (including fast moving consumer goods), transport and logistics providers, data centres and cold storage occupiers. These occupiers have accounted for approximately 75% of leasing volumes in the six months ending 30 June 2020. As at Q2 2020, almost 1.5 million sqm has been leased nationally, with Sydney accounting for 46% of the total, followed by Melbourne at 33%. Leasing volumes in Sydney were significantly boosted by Amazon's announcement that it will occupy 200,000 sqm at Goodman's Oakdale West estate in Western Sydney.



Source: Independent Market Research Report

6.2.2 Vacancy rate remains low across key Australian markets

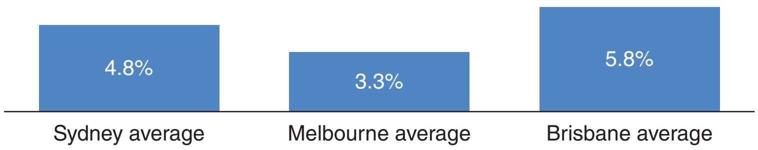
Based on the Independent Market Research Report, as at June 2020, the average industrial vacancy rates across key markets in Australia remain low at below 6%:

- As at June 2020, the industrial vacancy rate across Sydney measures 4.8% (for facilities sized 5,000 sqm and above), with just 842,484 sqm available for lease. In the Outer West and North West submarkets where two of the Australia Fund Properties are located, the vacancy rates are low at 3.8% and 3.7% respectively.

- As at June 2020, Melbourne's industrial vacancy rate measures 3.3% (for facilities sized 5,000 sqm and above), with just over 780,000 sqm available for lease. The vacancy rate In the West submarket, where three of the Australia Fund Properties are located, is at 2.4%. By grade, reflective of tenant demand, the prime grade vacancy rate across Melbourne is lower at 1.4% while for the secondary market, the vacancy rate measures 4.9%.

- As at June 2020, the Brisbane industrial vacancy rate measures 5.8% (for facilities sized 3,000 sqm and above). In the Trade Coast West and South submarkets where the New Australia Properties and the Larapinta Property are located, the vacancy rates are 5.4% and 5.8% respectively. The drive for consolidation and operational efficiencies continues to underpin a clear tenant preference for prime stock with the vacancy rate in Brisbane's prime market significantly lower at 2.2%.

Industrial Vacancy Rates as at 30 June 2020



Vacancy rates as at 30 June 2020 in sub-markets where the New Australia Properties and Australia Fund Properties are located

Sydney

- Outer West: 3.8%
- North West: 3.7%

Melbourne

- West: 2.4%

Brisbane

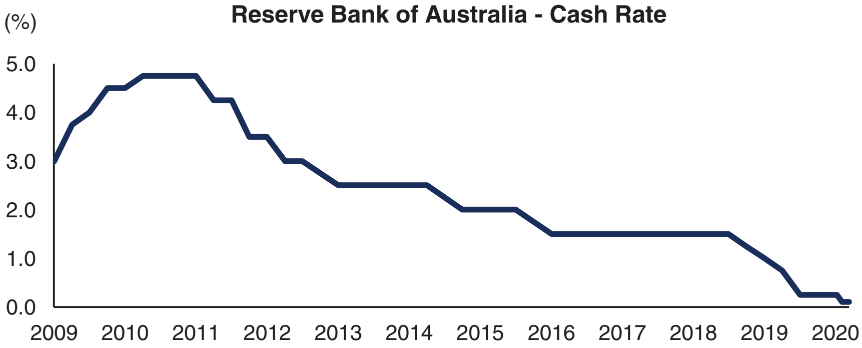
- Trade Coast: 5.4%
  South: 5.8%

Source: Independent Market Research Report

6.2.3 Timely expansion supported by favourable low interest rate environment

On 19 March 2020, the Reserve Bank of Australia ("**RBA**") cut the cash rate to 0.25% as part of the plan to help drive economic growth post COVID-19. This is over and above the 25-basis point cut at the beginning of March, and this cut was held through to October 2020.

On 3 November 2020, the RBA further cut the cash rate to 0.10%, to support job creation and recovery of the Australian economy from COVID-19. The RBA has also implemented further quantitative easing measures with a reduced target yield of around 0.10% on the 3-year bond. The RBA has indicated in its most recent meeting in December 2020 that it is not expecting the cash rate to increase for at least three years.

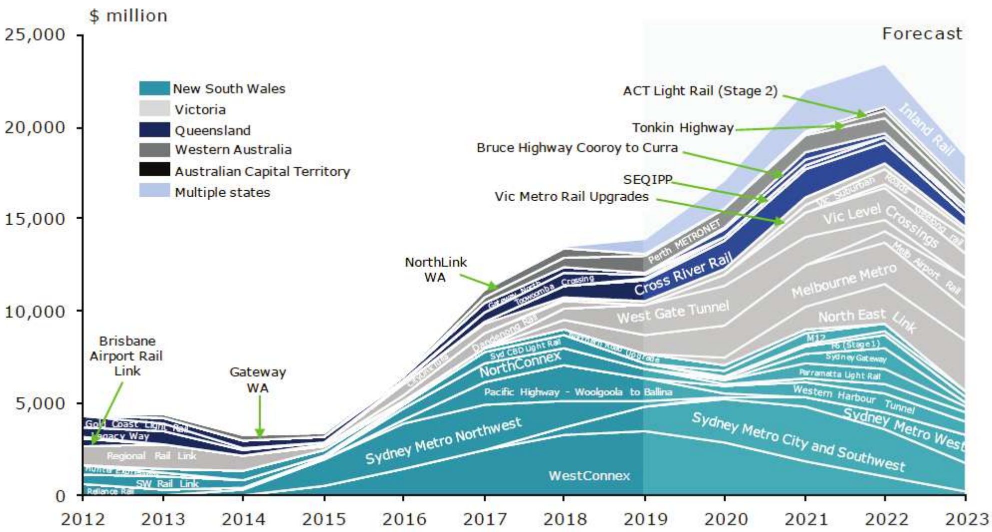


The Proposed Acquisitions and Fund Investments therefore present a timely expansion supported by a favourable low interest rate environment.

6.2.4 Unprecedented A$133 billion of investment in transport infrastructure projects

Based on the Independent Market Research Report, it is estimated that A$133 billion worth of transport infrastructure projects is under construction and committed, 65% of which is scheduled for completion in the next three to five years. In particular, approximately A$74 billion is attributable to transport infrastructure projects in the sub-markets where the New Australia Properties and Australia Fund Properties are located. These infrastructure projects are expected to benefit the local industrial markets by improving transport connectivity.

Major Road and Rail Projects in Australia



Source: Deloitte Access Economics

Sydney, NSW	Melbourne, VIC	Brisbane, QLD
▪ 2020: A$3.0bn NorthConnex ▪ 2023: A$16.8bn WestConnex ▪ 2025: A$1.9bn Moorebank Intermodal Terminal ▪ 2026: A$5.3bn Western Sydney Airport ▪ 2026: A$1.8bn M12 Motorway ▪ 2028+: Outer Sydney Orbital	▪ 2022: A$6.7bn West Gate Tunnel ▪ 2025: A$8.3bn Level Crossing Removal ▪ 2025: A$2.2bn Suburban Roads Upgrading ▪ 2028: A$10.0bn Melbourne Airport Link	▪ 2020: A$1.3bn Brisbane Airport new runway ▪ 2020: A$0.7bn Kingsford Smith Drive ▪ 2020: A$0.2bn Cruise terminal ▪ 2024: A$5.4bn Cross River Rail ▪ 2025: A$0.5bn Port of Brisbane ▪ 2028: A$10.0bn Inland Rail

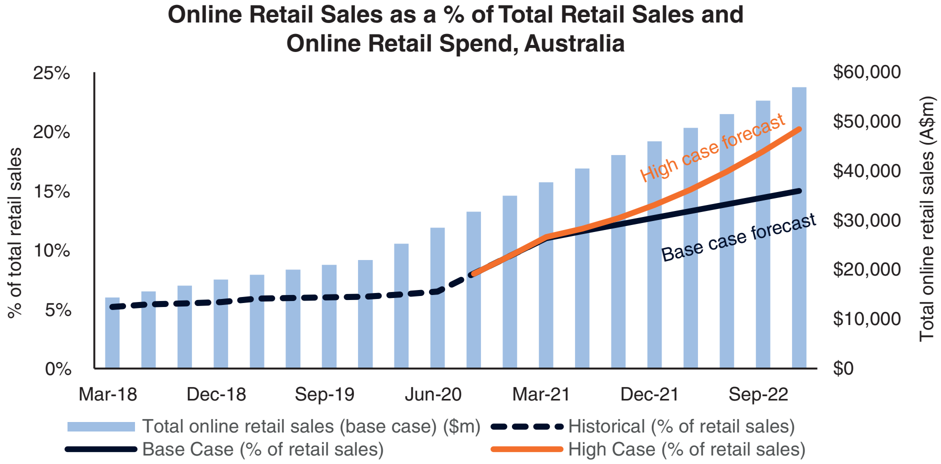
Source: Independent Market Research Report

6.2.5 Strong growth in defensive downstream industries to drive Australia's logistics real estate market

Based on the Independent Market Research Report, COVID-19 is expected to pave the way to a significant structural and cultural shift in the way consumers buy their goods, many of which have not shopped via online platforms before. In the long term, these buying habits are expected to be permanent as consumers become accustomed to the simplicity of online shopping. As a result, COVID-19 is expected to accelerate the growth of online retail.

The recent growth of online retail has led to increased investment by traditional retailers into e-commerce channels, and increased warehouse demand.

As consumers increasingly embrace online shopping platforms, online retail is expected to gain further market share from the traditional retail sector. Total online retail spend is expected to reach approximately A$58 billion by the end of 2022, which would translate into additional warehouse demand of 3.6 million sqm.



Source: Independent Market Research Report

The Independent Market Research Report also projects an increase in demand for cold storage facilities in Australia, with online grocery sales being one of the key drivers.

Despite robust demand, Australia's per capita cold chain stock measured just 0.1 cubic metre ("**m^3**") in 2018, far behind other developed markets (U.S.: 0.5 m^3;

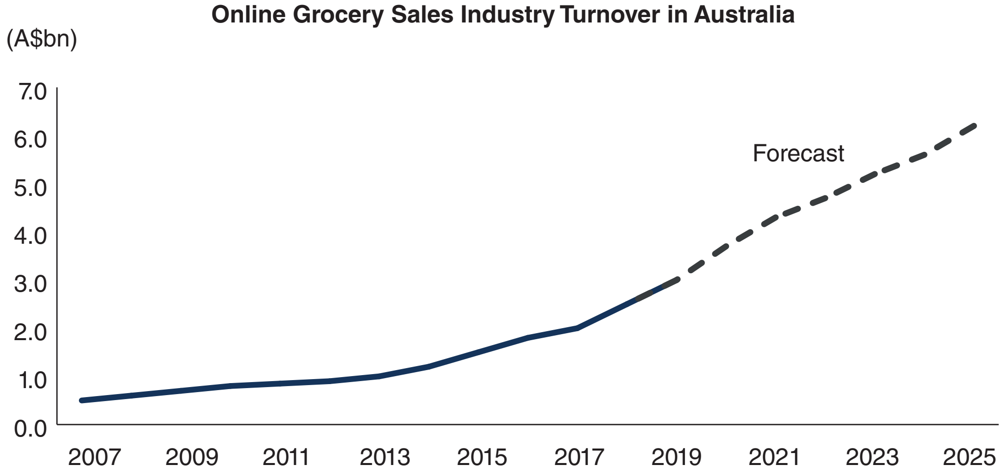
New Zealand: 0.5 m^3; Japan: 0.3 m^3). This shortage coupled with high levels of forecast demand have urged retailers and logistics property developers to accelerate investment in cold storage facilities and warehouses close to consumers.

The online grocery sector has grown by 22% per annum over the past five years with Australians currently spending approximately A$3.3 billion on online groceries. By 2025, online grocery sales industry turnover in Australia is expected to exceed A$6.0 billion.

Growth in online grocery sales will drive demand for frozen and refrigerated industrial space, as an estimated 64% of online grocery sales turnover is derived from goods which require frozen or refrigeration facilities.

Coupled with population growth, food consumption and rise of the Asia middle class, demand for cold storage warehouse space is set to increase at a significant rate.

Online Grocery Sales Industry Turnover in Australia



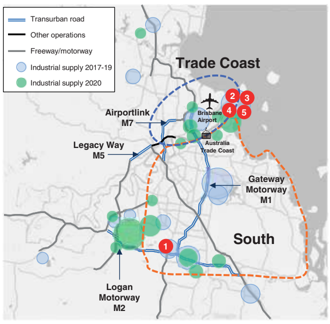
Source: Independent Market Research Report

6.3 New Property and Fund Portfolio comprises prime assets located in critical economic hubs

The New Property and Fund Portfolio comprises prime logistics assets strategically located in critical economic hubs which benefit from favourable trends and demand drivers in the logistics sector, including growth of e-commerce, cold storage and transport infrastructure investment.

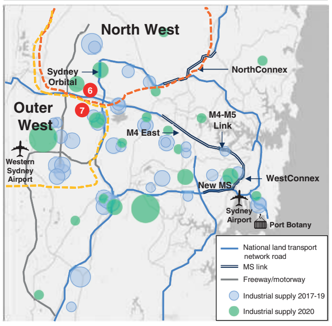
The following illustrates the geographical advantages of the New Property and Fund Portfolio.

Brisbane, Queensland



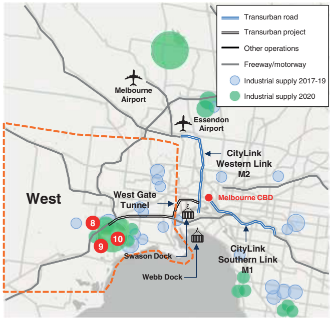
- **Trade Coast**
  - 4 assets strategically located in the Port of Brisbane, Queensland's largest multi-cargo port and Australia's third largest port
  - 6km from Brisbane CBD and Brisbane Airport
- **South**
  - Excellent access to the Port of Brisbane and Brisbane Airport via the Gateway Motorway and interstate transit routes to Sydney and Melbourne
  - Primary area for current and future industrial development in Brisbane

Sydney, New South Wales



- **North West and Outer West**
  - 37km from Sydney Airport, 42km from Port Botany and 37km from Sydney CBD
  - Connectivity to the M4 Motorway which provides access to both eastern and western suburbs, while the M7 Motorway provides access to key north/south suburbs
  - Assets in key industrial hubs enjoyed strong growth in recent years due to the submarkets' ability to cater towards 'big box' demand and new space requirements, versus lack of larger space availability in inner-city markets

Melbourne, Victoria



- **West**
  - Australia's largest industrial precinct with the largest industrial and logistics sites
  - 7-10km from ports, 17-20km from airports, and 12-16km from Melbourne CBD
  - Connectivity to the broader Melbourne metropolitan area and beyond via Princes Freeway, Kororoit Creek Road and Fitzgerald Road
  - Key infrastructure projects include the A$6.7bn West Gate Tunnel project and A$10.0bn Melbourne Airport Link project

Source: Independent Market Research Report.

Note:

(1) 47 Logistics Place, (2) 53 Peregrine Drive, (3) Corner Heron Drive and Curlew Street, (4) 8 Curlew Street, (5) 1-5 & 2-6 Bishop Drive,(6) 69 Sargents Road, (7) 11-14 John Morphett Place, (8) 1 Hume Road, (9) 34-58 Marshall Court, (10) 27-43 Toll Drive.

6.4 Good quality portfolio underpinned by reputable tenants

The Manager believes that the acquisition of the New Property and Fund Portfolio represents an opportunity to acquire a good quality portfolio, the key highlights of which include:

6.4.1 Freehold or long-dated ground leases with 39 to 51 years remaining

Five out of the 10 assets in the New Property and Fund Portfolio are freehold.

The five leasehold assets are 8 Curlew Street, 1-5 & 2-6 Bishop Drive, 53 Peregrine Drive, Corner Heron Drive and Curlew Street and 69 Sargents Road. As at 30 June 2020, the lease term remaining on the ground leases for these five leasehold assets ranges from approximately 39 to 51 years.

6.4.2 Long WALE (by NLA) of approximately 11.3 years[1]

As at 30 June 2020, the New Australia Properties' and Australia Fund Properties' WALE (by NLA) is approximately 11.3 years, which supports ALOG's long-term income resilience and cash flow visibility.

6.4.3 Strong tenant covenants with built-in annual rent reviews

The underlying tenant leases across the 10 assets in the New Property and Fund Portfolio contain clauses for annual rent reviews, which vary from fixed annual increment of 2.5% to 4.0% per annum, or are pegged to the consumer price index or increment in ground lease rent.

1 As at 30 June 2020, based on weighted average NLA of the New Australia Properties (including 100.0% interest in the Heron Property) and proportionate interest in Australia Fund Properties and does not include rental top-up or guarantees. If the Australia Fund Properties were excluded, WALE (by NLA) would have been 11.0 years. For avoidance of doubt, the Australia Fund Properties are not held by ALOG.

6.4.4 Blended NPI yield of 5.0%[1] and 97.0% occupancy[2] across the New Property and Fund Portfolio

The blended NPI yield of the New Property and Fund Portfolio, based on 100.0% interest in each of the New Australia Properties and Australia Fund Properties, is approximately 5.0%.

The weighted average occupancy rate (by NLA) across the New Property and Fund Portfolio, including ALOG's 100.0% interest in Heron and proportionate interest in the Australia Fund Properties, and excluding rental top-up or guarantees, is approximately 97.0%.

Rental guarantees in respect of vacancies for 47 Logistics Place and 2-6 Bishop Drive have been provided by the Larapinta Vendor and LP Sellers, respectively.

6.4.5 Exposure to new reputable tenants in the logistics and cold storage sectors

The tenant base of the New Property and Fund Portfolio as at 30 June 2020 (unless otherwise stated) includes quality tenants, such as Australian Container Freight Services (the largest privately owned container logistics operator in Australia moving over 1.2 million TEU annually), IPS Logistics (one of Australia's leading international logistics operators, supervising the warehousing, packing, shipment and delivery of a wide range of imported and exported products for various industry sectors), Teys Australia (a joint venture between the Teys family and the Cargill Company, and one of the largest wholesaling, meat processing and exporting companies in Australia) and Lineage Logistics (the world's largest temperature-controlled logistics provider by area). Other tenants of the New Property and Fund Portfolio include Agility Logistics, Visa Global Logistics, PortGate Logistics[3], Woolworths and Castrol.

None of the tenants of the New Property and Fund Portfolio are existing tenants of ALOG.

6.4.6 Visibility to future growth pipeline

Under the terms of the Heron Building Contract, ALOG will complete the acquisition of the Heron Property 10 business days after initial practical completion and commencement of the lease to Teys Australia, which is currently expected to be in November 2021.

In addition, ALOG will have a pre-emptive right over the balance 50.5% and 60.0% stakes in the New LAIVS Fund and OP Fund, respectively.

The Proposed Acquisitions and Fund Investments therefore provide ALOG and its investors with visibility to its future growth pipeline.

1 Based on 100% interest in the New Australia Properties and Australia Fund Properties. If the Heron Property and the Australia Fund Properties were excluded, blended NPI yield would have been 5.8%. For avoidance of doubt, the Australia Fund Properties are not held by ALOG.

2 As at 30 June 2020, based on weighted average NLA of New Australia Properties (including 100.0% interest in the Heron Property) and proportionate interest in Australia Fund Properties, and does not include rental top-up or guarantees. If the Australia Fund Properties were excluded, occupancy would have been 95.2%. For avoidance of doubt, the Australia Fund Properties are not held by ALOG.

3 The lease with PortGate Logistics had been executed but not yet commenced as at 30 June 2020.

6.4.7 Purpose-built property specifications

The New Property and Fund Portfolio includes purpose-built facilities which are constructed to address the specific functionality requirements and high-end specifications of the underlying tenants, as described below:

(i) 11-14 John Morphett Place is purpose-built for Visa Global Logistics, incorporating a 125 tonne capacity container-rated hardstand with the ability to accommodate 20 and 40-foot long containers stacked 5 levels high, 7 on-grade roller shutter doors with canopy coverage for all weather loading and drive through truck wash and filling bays;

(ii) 27-43 Toll Drive is a purpose-built container freight forwarding facility with a 125 tonne capacity container rated hardstand, 10.0 metre warehouse ceiling height, on-grade and recessed loading docks and additional surplus hardstand areas (concrete and gravel paved);

(iii) 47 Logistics Place (the Larapinta Property) has 13.7 metre eaves height, five container height roller doors, two hydraulic loading docks and LED lighting to the warehouse and office, as well as ESFR sprinkler system allowing for full-height racking in the facility;

(iv) 69 Sargents Road is purpose-built for Woolworths, with 40 metre ambient high bay, banana ripening room, and cold storage facilities including ambient warehouse and temperature-controlled area; and

(v) 1 Hume Road has extensive loading capabilities via on-grade and recessed loading docks, full truck drive around access, as well as a range of temperature-controlled features across the facility, including ambient, cold storage and freezer features.

These construction features enhance the assets' appeal to their end-users and improve tenant retention.

6.5 Deepens presence in the defensive cold storage sector

The New Property and Fund Portfolio includes two cold storage facilities, being the Heron Property and the property at 1 Hume Road.

(i) The Heron Property

The Heron Property is currently under development and the initial practical completion of construction of the facility is expected to be in November 2021. The facility is expected to be equipped with temperature-controlled warehouse and freezer. On completion, the Heron Property will be fully leased to Teys Australia on an initial 20-year lease term.

(ii) 1 Hume Road

1 Hume Road, which is held by the OP Fund, is fully committed to Lineage Logistics with a WALE of 20.6 years as at 30 June 2020. The facility has a diverse range of temperature-controlled features including ambient, cold storage and freezer features.

The Proposed Acquisitions and Fund Investments will enable ALOG to strategically deepen its presence in the defensive cold storage sector.

Please refer to paragraph 6.2.5 for details on the outlook for the cold storage sector in Australia and the expected positive impact on the Australia's logistics real estate market.

6.6 Transformational acquisition to propel ALOG into the next stage of growth

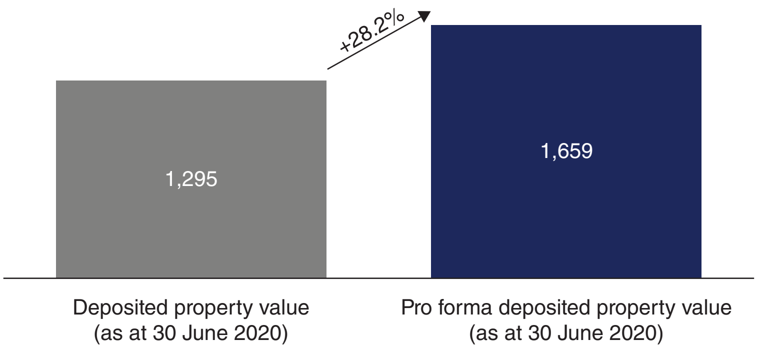
The Manager believes that the enhanced scale, resilience and portfolio diversification will be a catalyst to raise ALOG's profile in the investment community, potentially enhance the liquidity of the Units, and build up its institutional investor base, all of which will further improve access and ability to raise capital to support ALOG's long-term growth plans at lower cost of funds.

The Proposed Acquisitions and Fund Investments are expected to benefit Unitholders by enhancing the resilience and diversification of the Existing Portfolio through the following ways:

6.6.1 Increased portfolio size

The Proposed Acquisitions and Fund Investments will enhance ALOG's scale in its existing markets by increasing its deposited property value from approximately S$1,295 million, as at 30 June 2020, to approximately S$1,659 million[1], representing an increase of approximately 28.2%.

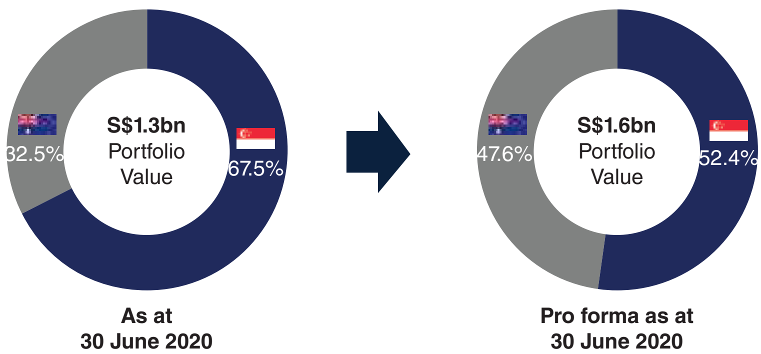
Deposited property value (S$m)



6.6.2 More balanced geographic exposure across Singapore and Australia markets

The Proposed Acquisitions and Fund Investments are expected to reduce ALOG's geographic concentration risk. The share of portfolio value attributable to assets based in Singapore is expected to decrease from approximately 67.5% of ALOG's portfolio value to 52.4% on a pro forma basis as at 30 June 2020.

Geographical diversification

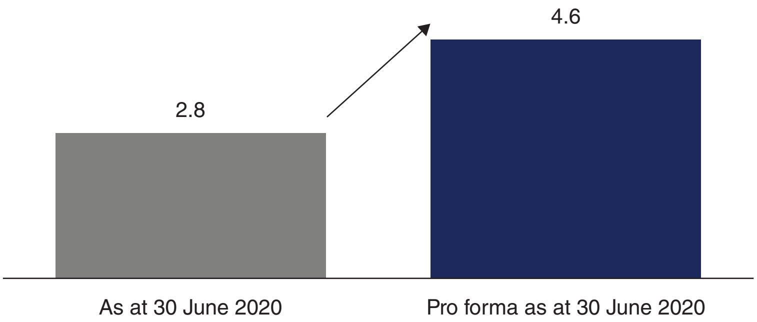


1 Includes 100% interest in the New Australia Properties (save in respect of the Heron Property, for which only the deposit amounting to 5% of the purchase price was included), 49.5% interest in New LAIVS Fund and 40.0% interest in OP Fund.

6.6.3 Increased portfolio WALE (by NLA)

WALE (by NLA) will improve from 2.8 years to 4.6 years[1] on a pro forma basis as at 30 June 2020.

Increased portfolio WALE (by NLA) (years)



6.6.4 Increased weighted average ground lease tenure (by NLA)

With the inclusion of the New Australia Properties, ALOG's total NLA is expected to increase from 811,695 sqm to 1,040,762 sqm. As the ground lease tenure of 53 Peregrine Drive, 8 Curlew Street, Corner Heron Drive and Curlew Street and 1-5 & 2-6 Bishop Drive are long-dated with approximately 39 to 42 years remaining as at 30 June 2020, ALOG's weighted average ground lease tenure (by NLA) attributable to leasehold assets will increase from approximately 24 to 29 years on a pro forma basis as at 30 June 2020.

	Pre-acquisition(1)	Post-acquisition(1)(2)
Total NLA	811,695 sqm	1,040,762 sqm
– Freehold	334,600 sqm	342,304 sqm
– Leasehold	477,095 sqm	698,458 sqm
Weighted average ground lease tenor (by NLA) attributable to leasehold assets as at 30 June 2020	24 years	29 years

Notes:

(1) Rounded to nearest whole number.

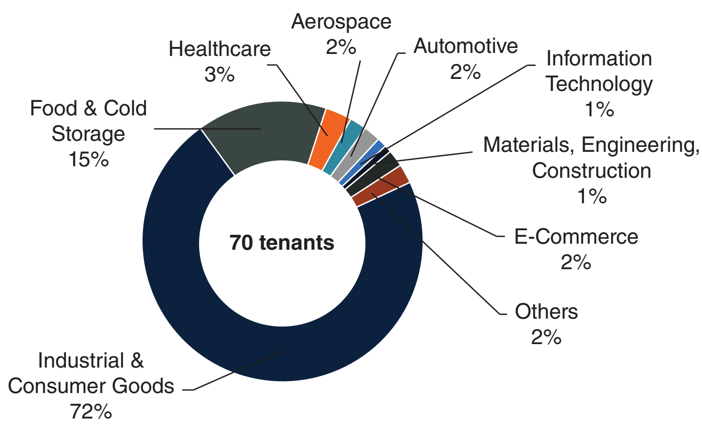
(2) Includes New Australia Properties and excludes Australia Fund Properties.

1 Includes New Australia Properties (including 100% interest in Heron), and excludes Australia Fund Properties. Pro forma WALE does not include rental top-up or guarantees.

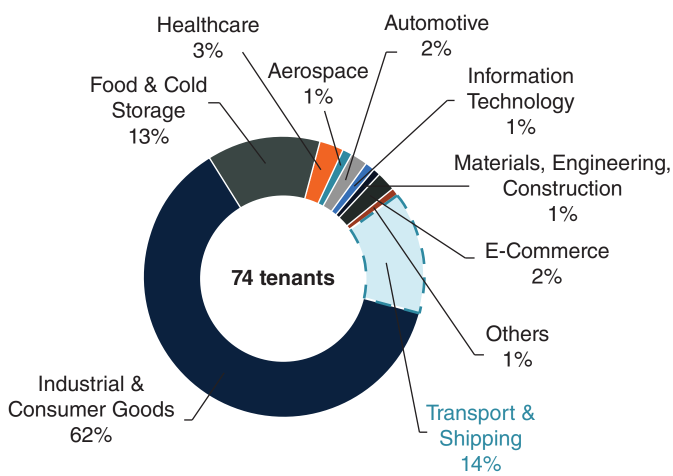
6.6.5 Reduced tenant industry concentration risk

The Proposed Acquisitions are expected to enhance the quality and diversification of ALOG's tenant base, with the addition of several established corporations including Australian Container Freight Services, IPS Logistics, Teys Australia and Agility Logistics. As at June 2020, monthly gross rental income attributable to the Industrial and Consumer Goods sector decreases from approximately 72% to 62% on a pro forma basis. ALOG will also gain exposure to Transport and Shipping, being a new tenant industry sector to the portfolio, at approximately 14% of monthly gross rental income as at 30 June 2020 on a pro forma basis.

As at 30 June 2020



Pro forma as at 30 June 2020



On a pro forma basis as at 30 June 2020, Australian Container Freight Services and IPS Logistics account for 6.2% and 6.1% of ALOG's gross rental income respectively, and are within ALOG's top 10 tenants. Contribution from ALOG's top 10 tenants as at 30 June 2020 will increase marginally from 54.5% to 54.8% on a pro forma basis, with no single tenant contributing more than approximately 12.1% of gross rental income.

Top 10 tenants as at 30 June 2020 on pro forma basis

#	Tenant	% of GRI	Credit Standing
1	**DJL Supply Chain**	12.1%	▪ Credit rating BBB+/A3 ▪ Blue-chip logistics company
2	**CWT**	6.7%	▪ Global logistics company
3	**ACFS**	6.2%	▪ AU's largest privately-owned container logistics operator
4	**IPS Logistics**	6.1%	▪ One of AU's leading logistics operators since 1997
5	**Schenker**	5.1%	▪ Credit rating AA-/Aa1 ▪ Blue-chip logistics company
6	**Metcash**	4.4%	▪ AU's leading wholesale supermarket operator
7	**FedEx**	4.0%	▪ Credit rating BBB/Baa2 ▪ Blue-chip logistics company
8	**McPhee Distribution Services**	3.9%	▪ Warehouse operator in AU with 94 year operating history
9	**ST Synthesis**	3.3%	▪ Credit rating AAA/Aaa ▪ SG SOE engineering company
10	**Penske**	3.0%	▪ End-to-end logistics provider, part of Penske Corporation

Note: Credit ratings denoted in the following order: S&P/Moody's

6.7 Strong support from LOGOS through its participation in the Equity Fund Raising

Pursuant to the LOGOS Subscription Agreement, LOGOS Units No. 1 has subscribed for approximately 33.8 million New Units.

Separately, in connection with the Preferential Offering, LOGOS Units No. 1 has provided the Undertaking to the Manager to back-stop the entire Preferential Offering.

LOGOS' support for the Equity Fund Raising will further align the interests of LOGOS' with those of ALOG. It also demonstrates LOGOS' long-term commitment to support ALOG's acquisition growth strategy and to grow ALOG into an efficient platform for holding logistics properties. The strong support of LOGOS for the Proposed Acquisitions and Fund Investments also reflects its confidence in the growth prospects of the New Property and Fund Portfolio, underlining their importance as key assets in ALOG's Enlarged Portfolio.

7. RESOLUTION 3: THE PROPOSED IVANHOÉ ISSUANCE AND PROPOSED LOGOS ISSUANCE

7.1 Proposed Ivanhoé Issuance

ALOG had on 26 October 2020, through the Manager, entered into the Ivanhoé Subscription Agreement with Ivanhoé under which Ivanhoé will subscribe for up to approximately S$70.0 million worth of New Units and the Manager will issue the same to Ivanhoé. The number of Units subscribed for and issued to Ivanhoé may be reduced in certain situations where the total subscription amount is reduced (see paragraph 7.5 below for such situations in which the subscription amount may be reduced).

Ivanhoé is a wholly-owned subsidiary of Ivanhoé Cambridge Inc., which is a real estate subsidiary of the Caisse de dépôt et placement du Québec, one of Canada's leading institutional fund managers. Ivanhoé Cambridge Inc. develops and invests in high-quality real estate properties, projects and companies that are shaping the urban fabric in dynamic cities around the world, and it does so responsibly, with a view to generating long-term performance. Ivanhoé Cambridge Inc. is committed to creating living spaces that foster the well-being of people and communities, while reducing its environmental footprint. Ivanhoé Cambridge Inc. invests alongside strategic partners and major real estate funds that are leaders in their markets. Through subsidiaries and partnerships, Ivanhoé Cambridge Inc. holds interests in more than 1,000 buildings, primarily in the industrial and logistics, office, residential and retail sectors, with close to S$66 billion in real estate assets as at 31 December 2019.

7.2 Proposed LOGOS Issuance

ALOG had on 26 October 2020, through the Manager, entered into the LOGOS Subscription Agreement with LOGOS Units No. 1 under which LOGOS Units No. 1 will subscribe for S$18.7 million worth of New Units and the Manager will issue the same to LOGOS Units No. 1.

ARA Asset Management Ltd ("**ARA**") holds a majority stake in LOGOS via its logistics arm, ARA Logistics Partners Limited. LOGOS operates as ARA's exclusive platform for logistics assets. As the Manager is a wholly-owned subsidiary of LOGOS, ARA (through LOGOS) is indirectly a controlling shareholder of the Manager.

ARA is a leading Asia Pacific real assets fund manager with a global reach. With S$110 billion in gross assets under management as at 30 June 2020, ARA manages listed and unlisted REITs and private real estate equity and credit funds and infrastructure funds in 28 countries. LOGOS is one of Asia Pacific's leading logistics property groups with over 6.7 million sqm of property owned and under development, with a completed value of over S$14.0 billion, across 24 ventures. Since LOGOS Units No. 1 is a wholly-owned subsidiary of LOGOS and a key strategic investor of ALOG, it will be subscribing for units in ALOG to demonstrate LOGOS' support as a sponsor of ALOG and the alignment of interests with ALOG's Unitholders.

7.3 Use of proceeds

The total amount of funds raised from the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance will amount to up to S$88.7 million. The Manager intends to deploy 100% of the proceeds raised to fund the Total Acquisition Outlay (save for the Acquisition Fee). In the event ALOG does not proceed with the Proposed Acquisitions and Fund Investments, the proceeds from the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance shall be re-deployed to fund ongoing as well as future investments and/or to pare down existing debts.

7.4 Subscription Price

Pursuant to the terms of the Ivanhoé Subscription Agreement and the LOGOS Subscription Agreement, the New Units issued to Ivanhoé and LOGOS Units No. 1 will be issued at the subscription price of S$0.5525 per Unit, which is the issue price of the Units of the Pre-EGM Placement.

7.5 Reduction in Subscription Amount

Pursuant to the terms of the Ivanhoé Subscription Agreement**,** the total subscription amount is S$70.0 million, provided that if (i) one or more of the following assets are not acquired by ALOG, or (ii) ALOG does not invest in the New LAIVS Fund or OP Fund which holds these assets, or (iii) the New LAIVS Fund or OP Fund which ALOG invests in does not hold these assets, under the Implementation Deed and the documents referred to therein, the total subscription amount shall be reduced by the relevant amount(s) set out below.

Assets	Ivanhoé Subscription Amount Reduction
69 Sargents Rd, Minchinbury, New South Wales	Approximately S$26.2 million
34-58 Marshall Court, Altona, Victoria	Approximately S$6.4 million
1 Hume Rd, Laverton North, Victoria	Approximately S$23.5 million
11-14 John Morphett Place, Erskine Park, New South Wales	Approximately S$4.7 million
27-43 Toll Drive, Altona North, Victoria	Approximately S$4.5 million
47 Logistics Place, Larapinta, Queensland	Approximately S$4.7 million

7.6 Principal Terms of the Ivanhoé Subscription Agreement

The principal terms of the Ivanhoé Subscription Agreement include, among others, the following conditions precedent:

(i) ALOG having obtained the approval of Unitholders for the Proposed Ivanhoé Issuance; and

(ii) the completion of the Proposed Larapinta Property Acquisition and Proposed Fund Investments (unless otherwise agreed by the parties).

7.7 Principal Terms of the LOGOS Subscription Agreement

The principal terms of the LOGOS Subscription Agreement include, among others, the following conditions precedent:

(i) ALOG having obtained the approval of Unitholders for the Proposed LOGOS Issuance; and

(ii) the completion of the Proposed Larapinta Property Acquisition and Fund Investments (unless otherwise agreed by the parties).

7.8 Status of New Units

In respect of the proposed issuance of New Units pursuant to the Ivanhoé Subscription Agreement and the LOGOS Subscription Agreement, the New Units will, upon issue and allotment, rank *pari passu* in all respects with the units on the day immediately prior to the date on which the New Units are issued pursuant to the Ivanhoé Subscription Agreement and the LOGOS Subscription Agreement, including the right to any distributable income from the day the New Units are issued as well as distributions thereafter.

7.9 Rule 812(2) of the Listing Manual

Pursuant to Rule 812(2) of the Listing Manual, Unitholders' approval by way of Ordinary Resolution is required for the issuance of New Units to Ivanhoé under the Ivanhoé Subscription Agreement and the issuance of New Units to LOGOS Units No. 1 under the LOGOS Subscription Agreement respectively for the following reasons:

- Ivanhoé holds 16.2% of the shares in LOGOS and has a director appointed on the board of LOGOS[1].

- the Manager is a wholly-owned subsidiary of LOGOS, and LOGOS Units No. 1 is a wholly-owned subsidiary of LOGOS.

Rule 812(2) of the Listing Manual prohibits the restricted placee under Rule 812(1) and its associates (as defined in the Listing Manual), from voting on the resolution to approve the placement to the restricted placee. Given that Ivanhoé is a substantial shareholder of LOGOS, LOGOS will abstain, and will procure that its associates, abstain from voting on Resolution 3 in relation to the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance. The Manager will also abstain from voting on Resolution 3.

Unitholders should note that Resolution 2, Resolution 3, Resolution 4 and Resolution 5 are inter-conditional. In the event that any of Resolution 2, Resolution 4 and Resolution 5 is not passed, the Manager will not proceed with the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance.

1 For the avoidance of doubt, Ivanhoé does not hold any units in ALOG as at the date of the Circular.

8. RESOLUTION 4: THE POTENTIAL TRANSFER OF A CONTROLLING INTEREST TO LOGOS AS A RESULT OF THE PROPOSED LOGOS ISSUANCE AND PREFERENTIAL OFFERING

8.1 Potential Transfer of a Controlling Interest to LOGOS

As at the date of this Circular, LOGOS, through its wholly-owned subsidiary, LOGOS Units No. 1, holds an aggregate interest in 126,602,773 Units, which is equivalent to approximately 10.7% of the total number of Units in issue.

For illustrative purposes only, assuming that no other Unitholders subscribe for their Preferential Offering Units entitlements and only LOGOS Units No. 1 subscribes for its respective Pro Rata Units and Excess Units pursuant to the Undertaking[1], the aggregate unitholding of LOGOS Units No. 1 after subscribing for its Pro Rata and Excess Units will increase.

Further, in relation to the Proposed LOGOS Issuance, LOGOS Units No. 1 will subscribe for such number of Units amounting to S$18.7 million pursuant to the LOGOS Subscription Agreement.

As such, pursuant to the Proposed LOGOS Issuance and the Preferential Offering, LOGOS, through LOGOS Units No. 1, may potentially increase its unitholdings from approximately 10.7% to 15.0% or more of the total number of Units in issue.

It should be noted that based on the illustrative price of S$0.5525 per Unit in relation to the Preferential Offering which is used to compute the pro forma financial information as set out in paragraph 11 of the Letter to Unitholders, LOGOS Units No. 1 would, following the Proposed LOGOS Issuance and the Preferential Offering (assuming that no other Unitholders were to subscribe for the Preferential Offering) hold more than 15.0% of the total number of Units in issue.

The table below sets out the minimum and maximum unitholdings of LOGOS Units No. 1 and Ivanhoé assuming (i) (under the minimum unitholdings scenario) that LOGOS Units No. 1 only subscribes for its Pro Rata Units pursuant to the Undertaking and the issue price of the New Units is at S$0.5525 per New Unit and (ii) (under the maximum unitholdings scenario) that no other Unitholders subscribe for their Preferential Offering Units entitlements and only LOGOS Units No. 1 subscribes for its respective Pro Rata Units and Excess Units pursuant to the Undertaking and the issue price of the New Units is at S$0.5525 per New Unit, and in each scenario assuming that LOGOS Units No. 1 and Ivanhoé do not sell any Units or acquire any Units on the market during the period from the time the New Units are issued pursuant to the Ivanhoé Subscription Agreement and LOGOS Subscription Agreement and the time the New Units are issued pursuant to the Preferential Offering.

	Minimum Unitholdings	Maximum Unitholdings
LOGOS Units No. 1	12.4%	18.0%
Ivanhoé(1)	8.8%	8.8%

Note:

(1) For the avoidance of doubt, Ivanhoé is not entitled to the Preferential Offering.

1 See paragraph 9.1 below for further details relating to the Undertaking given by LOGOS Units No. 1.

8.2 Rationale for seeking Unitholders' Approval

Rule 803 of the Listing Manual states as follows:

"*An issuer must not issue securities to transfer a controlling interest without prior approval of shareholders in general meeting.*"

A "**controlling unitholder**" is a person who:

(a) holds directly or indirectly 15% or more of the total number of issued units excluding treasury shares in the REIT; or

(b) in fact exercises control over the REIT.

Pursuant to Rule 803 of the Listing Manual, an issue of securities to a person resulting in that person becoming a controlling Unitholder of ALOG requires the approval of Unitholders at a general meeting of Unitholders.

Pursuant to the LOGOS Subscription Agreement and the Preferential Offering, LOGOS may, through LOGOS Units No. 1, increase its unitholdings from 10.7% to 15.0% or more of the total number of Units in issue and may thus potentially become a controlling Unitholder, in respect of which approval of Unitholders is required pursuant to Rule 803 of the Listing Manual.

Unitholders should note that Resolution 2, Resolution 3, Resolution 4 and Resolution 5 are inter-conditional. In the event that any of Resolution 2, Resolution 3 and Resolution 5 is not passed, the Manager will not proceed with the potential transfer of controlling interest to LOGOS as a result of the Proposed LOGOS Issuance and the Preferential Offering.

9. RESOLUTION 5: THE PROPOSED ISSUANCE OF NEW UNITS UNDER THE EQUITY FUND RAISING

The Manager is seeking Unitholders' approval for the proposed issuance of up to approximately 260.6 million New Units (representing up to approximately 23.8% of the existing number of issued Units as at the Latest Practicable Date), pursuant to Rule 805 of the Listing Manual to raise gross proceeds of up to approximately S$138.7 million.

The structure of the Equity Fund Raising will comprise:

(i) the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance at a subscription price of S$0.5525 per Unit, which is the issue price of the Units of the Pre-EGM Placement, to raise gross proceeds of up to approximately S$88.7 million; and

(ii) the Preferential Offering to raise gross proceeds of approximately S$50.0 million.

The timing of the Preferential Offering and the Issue Price will be determined in accordance with, among others, Chapter 8 of the Listing Manual. The Issue Price for the New Units will comply with Rules 811(1) and 811(5) of the Listing Manual, and will not be at more than a 10.0% discount to the VWAP for trades done on the SGX-ST for the full market day on which the Preferential Offering is launched, or (if trading in the Units is not available for a full market day) for the preceding market day up to the time the Preferential Offering is launched, excluding (where applicable) accrued distributions provided that the holders of the New Units are not entitled to the accrued distributions.

Accordingly, the issue price of the New Units issued under the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance may differ from the issue price of the New Units issued under the Preferential Offering.

The Manager will announce the details of the Preferential Offering on the SGXNET at the appropriate time when it launches the Preferential Offering.

9.1 Commitment of LOGOS

To demonstrate its support for ALOG and the Equity Fund Raising, LOGOS Units No. 1, being a wholly-owned subsidiary of LOGOS and a key strategic investor of ALOG, which respectively owns an aggregate direct interest in 126,602,773 Units, representing approximately 10.7% of the total number of Units in issue as at the date of this Circular, has irrevocably undertaken to the Manager that, among other things:

(i) in accordance with the terms and conditions of the Preferential Offering, it will by the last day for acceptance and payment of the Preferential Offering Units, accept, subscribe and pay in full for its total provisional allotment of the Pro Rata Units; and

(ii) it will, in addition to paragraph (i) above, accept, subscribe and pay in full for such number of Excess Units amounting to approximately S$44.7 million, it being understood that LOGOS Units No. 1 will be allotted the Excess Units only to the extent that there remains any Preferential Offering Units unsubscribed after satisfaction of all applications by other eligible unitholders of ALOG for Preferential Offering Units (if any).

For the avoidance of doubt, the units issued to LOGOS Units No. 1 pursuant to the LOGOS Subscription Agreement would be in addition to, and not part of, LOGOS Units No. 1 provisional allotment of the Pro Rata Units. Pursuant to Rule 877(10) of the Listing Manual, in the allotment of any excess Units under the Preferential Offering, preference will be given to the rounding of odd lots and LOGOS Units No. 1 will rank last in priority amongst all existing Unitholders.

The provision of the Undertaking from LOGOS Units No. 1 will result in the subscription of all unsubscribed Preferential Offering Units remaining after the fulfilment of valid excess Preferential Offering Units applications by other Unitholders for the same under the terms of the Preferential Offering. As the Undertaking which covers S$50.0 million would be equal to the size of the Preferential Offering of S$50.0 million, the Preferential Offering will not be underwritten by a financial institution.

Taking into account the Undertaking, the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance, and external bank borrowings, the Manager is of the view that the proceeds to be raised from the Equity Fund Raising will be sufficient to meet ALOG's present funding requirements comprising the funding of the Proposed Acquisitions and Fund Investments

Unitholders should note that Resolution 2, Resolution 3, Resolution 4 and Resolution 5 are inter-conditional. In the event that any of Resolution 2, Resolution 3, and Resolution 4 is not passed, the Manager will not proceed with the proposed issuance of New Units under the Equity Fund Raising.

10. REQUIREMENT FOR UNITHOLDERS' APPROVAL

10.1 Discloseable Transaction

Chapter 10 of the Listing Manual governs the acquisition or divestment of assets, including options to acquire or dispose of assets, by ALOG. Such transactions are classified into the following categories:

(i) non-discloseable transactions;

(ii) discloseable transactions;

(iii) major transactions; and

(iv) very substantial acquisitions or reverse takeovers.

A transaction by ALOG may fall into any of the categories set out above depending on the size of the relative figures computed on the following bases of comparison:

(i) the NAV of the assets to be disposed of, compared with ALOG's NAV;

(ii) the net profits attributable to the assets acquired, compared with ALOG's net profits;

(iii) the aggregate value of the consideration given, compared with ALOG's market capitalisation; and

(iv) the number of Units issued by ALOG as consideration for an acquisition, compared with the number of Units previously in issue.

10.2 Relative Figures Computed on the Bases set out in Rule 1006

The relative figures for the Proposed Acquisitions and Fund Investments using the applicable bases of comparison described in Rules 1006(b) and (c) are set out in the table below.

Comparison of:	The Proposed Acquisitions and Fund Investments	ALOG	Relative figure (%)
NPI(1) **(S$ million)**	21.8(2)	81.8(3)	26.6
Aggregate Consideration against market capitalisation (S$ million)	404.4(4)	687.2(5)	58.8

Notes:

(1) In the case of a real estate investment trust, the NPI is a close proxy to the net profits attributable to its assets.

(2) Assuming that the assets in the New Property and Fund Portfolio had a portfolio occupancy rate of 100% including the rental guarantee for 1-5 & 2-6 Bishop Drive and the Larapinta Property. The NPI from the Proposed Fund Investments includes the distribution income from 49.5% interest in New LAIVS Fund and 40.0% interest in OP Fund.

(3) Based on ALOG's NPI excluding FRS116 adjustments for the half year ended 30 June 2020.

(4) This figure represents the total purchase consideration of the New Australia Properties and Australia Fund Properties (including 100% of the Heron Property) net of tenant incentives reimbursed by the LP Sellers and the Larapinta Vendor.

(5) This figure is based on the weighted average price of approximately S$0.63 per Unit on the SGX-ST as at 23 October 2020, being the market day immediately prior to 26 October 2020, the date of the LP Sale and Purchase Agreement and the Implementation Deed.

The relative figure in Rule 1006(d) in relation to the number of Units issued by ALOG as consideration for the Proposed Acquisitions and Fund Investments, compared with the number of Units previously in issue, is not applicable to the Proposed Acquisitions and Fund Investments as the Aggregate Consideration for the Proposed Acquisitions and Fund Investments is payable entirely in cash.

The Manager is of the view that the Proposed Acquisitions and Fund Investments are in the ordinary course of ALOG's business as the Australia Fund Properties and the Australia Funds are within the investment mandate of ALOG and are in the same asset class and countries as the existing properties in ALOG's portfolio and accordingly, the Proposed Acquisitions and Fund Investments does not change the risk profile of ALOG. As such, the Proposed Acquisitions and Fund Investments is not subject to Chapter 10 of the Listing Manual.

However, as the Proposed Acquisitions and Fund Investments constitute "interested person transactions" under Chapter 9 of the Listing Manual, as well as "Interested party transactions" under Paragraph 5 of the Property Funds Appendix, the Proposed Acquisitions and Fund Investments will still be subject to the specific approval of Unitholders.

10.3 Interested Person Transaction Pursuant to the Listing Manual and Interested Party Transaction Pursuant to the Property Funds Appendix

Under Chapter 9 of the Listing Manual, where ALOG proposes to enter into a transaction with an interested person (as defined in the Listing Manual) and the value of the transaction (either in itself or when aggregated with the value of other transactions, each of a value equal to or greater than S$100,000, with the same interested person during the same financial year) is equal to or exceeds 5.0% of ALOG's latest audited NTA, Unitholders' approval is required in respect of the transaction. Based on the latest audited financial statements of ALOG for the financial year ended 31 December 2019 (the "**2019 Audited Financial Statements**"), the NTA of ALOG was S$741.0 million as at 31 December 2019. Accordingly, if the value of a transaction which is proposed to be entered into in the current financial year by ALOG with an interested person is, either in itself or in aggregation with all other earlier transactions (each of a value equal to or greater than S$100,000) entered into with the same interested person during the current financial year, equal to or in excess of S$37.1 million, such a transaction would be subject to Unitholders' approval under Rule 906(1) of the Listing Manual.

Paragraph 5.2(b) of the Property Funds Appendix also imposes a requirement for Unitholders' approval for an interested party transaction by ALOG whose value is equal to or exceeds 5.0% of ALOG's latest audited NAV. Based on the 2019 Audited Financial Statements, the NAV of ALOG as at 31 December 2019 was S$741.0 million. Accordingly, if the value of a transaction which is proposed to be entered into in the current financial year by ALOG with an interested person is, either in itself or in aggregation with all other earlier transactions (each of a value equal to or greater than S$100,000) entered into with the same interested person during the current financial year, equal to or in excess of S$37.1 million, such a transaction would be subject to Unitholders' approval pursuant to paragraph 5.2(b) of the Property Funds Appendix.

10.3.1 Proposed Acquisitions and Fund Investments

The Aggregate Consideration is approximately S$404.4 million (including 100% of the purchase price of the Heron Property) (which is 54.6% of the latest audited NTA and the NAV of ALOG respectively as at 31 December 2019). The Aggregate Consideration will exceed 5.0% of the NTA and the NAV of ALOG respectively. Therefore, the approval of Unitholders would be required in relation to the Proposed Acquisitions and Fund Investments pursuant to Chapter 9 of the Listing Manual and Paragraph 5 of the Property Funds Appendix, respectively.

As the Manager is a wholly-owned subsidiary of LOGOS, LOGOS is regarded as a "controlling shareholder" of the Manager for the purposes of both the Listing Manual and the Property Funds Appendix. As such, LOGOS is considered (under Chapter 9 of the Listing Manual) an "interested person" and (under the Property Funds Appendix) an "interested party".

In relation to Resolution 1 (LP Property Acquisition), as the LP Sellers are funds indirectly managed by LOGOS, which is in turn a controlling shareholder of the Manager, the LP Property Acquisition between the LP Sellers (being funds managed indirectly by a controlling shareholder of the Manager) and ALOG will constitute an "interested person transaction" as defined under Chapter 9 of the Listing Manual and an "interested party transaction" as defined under the Property Funds Appendix.

In relation to Resolution 2 (Proposed Larapinta Property Acquisition and Fund Investments), as the Larapinta Vendor is a fund indirectly managed by LOGOS and the Australia Funds are funds also indirectly managed by LOGOS, (i) the Larapinta Property Acquisition between the Larapinta Vendor (being a fund managed indirectly by a controlling shareholder of the Manager) and ALOG and (ii) the Proposed Fund Investments (being an investment in funds indirectly managed by a controlling shareholder of the Manager) will each constitute an "interested person transaction" as defined under Chapter 9 of the Listing Manual and an "interested party transaction" as defined under the Property Funds Appendix.

Therefore, the Proposed Acquisitions and Fund Investments will constitute interested person transactions under Chapter 9 of the Listing Manual as well as interested party transactions under the Property Funds Appendix.

LOGOS and its associates are prohibited from voting on the resolution to approve the Proposed Acquisitions and Fund Investments.

Details of the interested person transactions entered into between ALOG and LOGOS and its subsidiaries and associates, during the course of the current financial year up to the Latest Practicable Date ("**Existing Interested Person Transactions**"), which are the subject of aggregation pursuant to Rule 906 of the Listing Manual, may be found in **Appendix E** of this Circular.

(See **Appendix F** for a diagram setting out the relationship between the various interested persons and ALOG.)

10.3.2 The Proposed LOGOS Issuance

As the Proposed LOGOS Issuance will involve the issue of New Units to LOGOS Units No. 1 (being a wholly-owned subsidiary of a controlling shareholder of the Manager), the Proposed LOGOS Issuance will constitute an interested person transaction under Chapter 9 of the Listing Manual.

Based on the subscription price as stated in the LOGOS Subscription Agreement, ALOG will be issuing New Units to LOGOS Units No. 1 amounting to approximately S$18.7 million (being 2.5% of ALOG's latest audited NTA and NAV respectively as at 31 December 2019). The value of the Proposed LOGOS Issuance will not exceed 5.0% of the NTA of ALOG, and would therefore not be subject to Unitholders' approval under the Listing Manual. Nonetheless, the Manager is seeking the approval of Unitholders by way of an Ordinary Resolution of the Unitholders for the Proposed LOGOS Issuance (under Resolution 3).

10.4 Specific Approval from Unitholders for the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance, pursuant to Rule 812(2) of the Listing Manual

Pursuant to Rule 812(2) of the Listing Manual, Unitholders' approval by way of Ordinary Resolution is required for the issuance of New Units to Ivanhoé under the Ivanhoé Subscription Agreement and the issuance of New Units to LOGOS Units No. 1 under the LOGOS Subscription Agreement respectively for the following reasons:

- Ivanhoé holds 16.2% of the shares in LOGOS and has a director appointed on the board of LOGOS[1]; and
- the Manager is a wholly-owned subsidiary of LOGOS, and LOGOS Units No. 1 is a wholly-owned subsidiary of LOGOS.

Rule 812(2) of the Listing Manual prohibits the restricted placee under Rule 812(1) and its associates (as defined in the Listing Manual), from voting on the resolution to approve the placement to the restricted placee. Given that Ivanhoé is a substantial shareholder of LOGOS, LOGOS will abstain, and will procure that its associates, abstain from voting on Resolution 3 in relation to the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance. The Manager will also abstain from voting on Resolution 3.

10.5 Specific Approval from Unitholders for the potential transfer of a Controlling Interest to LOGOS as a result of the Proposed LOGOS Issuance and the Preferential Offering, pursuant to Rule 803 of the Listing Manual

For illustrative purposes only, assuming that no other Unitholders subscribe for their Preferential Offering Units entitlements and only LOGOS Units No. 1 subscribes for its respective Pro Rata Units and Excess Units pursuant to the Undertaking, the aggregate unitholding of LOGOS Units No. 1 after subscribing for its Pro Rata and Excess Units will increase.

Further, in relation to the Proposed LOGOS Issuance, LOGOS Units No. 1 will subscribe for such number of Units amounting to S$18.7 million pursuant to the LOGOS Subscription Agreement.

1 Includes 100% interest in the New Australia Properties (save in respect of the Heron Property, for which only the deposit amounting to 5% of the purchase price was included), 49.5% interest in New LAIVS Fund and 40.0% interest in OP Fund.

As such, pursuant to the Proposed LOGOS Issuance and the Preferential Offering, LOGOS, through LOGOS Units No. 1, may potentially increase its unitholdings from approximately 10.7% to 15.0% or more of the total number of Units in issue.

LOGOS and its associates are prohibited from voting on Resolution 4 in relation to such potential transfer of a controlling interest as a result of the Proposed LOGOS Issuance and the Preferential Offering.

11. DETAILS AND FINANCIAL INFORMATION OF THE PROPOSED ACQUISITIONS AND FUND INVESTMENTS

11.1 Pro Forma Financial Effects of the Proposed Acquisitions and Fund Investments

The pro forma financial effects of the Proposed Acquisitions and Fund Investments on the distribution per Unit ("**DPU**") and NAV per Unit presented below are strictly for illustrative purposes only and were prepared based on the following:

For FY2019

Taking into account the Aggregate Consideration, and assuming that:

- approximately 340,769,767 new Units are issued at an illustrative price of S$0.5525 per Unit to raise gross proceeds of approximately S$188.3 million pursuant to the Pre-EGM Placement and Equity Fund Raising to finance the Acquisition;
- approximately 8,954,004 new Units are issued at an illustrative price of S$0.5952 per Unit for the Acquisition Fee payable to the Manager;
- approximately 2,669,846 new Units are issued at a historical average price of S$0.737 per Unit for the management fees payable to the Manager;
- in respect of the Proposed Acquisitions and Fund Investments, the Manager had elected to receive all of its management fees in Units;
- the Proposed Fund Investments provide a 97.5% payout ratio;
- the Proposed Acquisitions have been included at their respective purchase prices plus stamp duties and related acquisition costs; and
- includes dividend income from Proposed Fund Investments.

For 1H FY2020

Taking into account the Aggregate Consideration, and assuming that:

- approximately 340,769,767 new Units are issued at an illustrative price of S$0.5525 per Unit to raise gross proceeds of approximately S$188.3 million pursuant to the Pre-EGM Placement and Equity Fund Raising to finance the Acquisition;
- approximately 8,954,004 new Units are issued at an illustrative price of S$0.5952 per Unit for the Acquisition Fee payable to the Manager;
- approximately 1,635,777 new Units are issued at an illustrative price of S$0.5952 per Unit for the management fees payable to the Manager;

- in respect of the Proposed Acquisitions and Fund Investments, the Manager had elected to receive all of its management fees in Units;
- the Proposed Fund Investments provide a 97.5% payout ratio;
- the Proposed Acquisitions have been included at their respective purchase prices plus stamp duties and related acquisition costs;
- includes the NPI of 100% of the LP Properties and the Larapinta Property, based on the estimated NPI to be generated under existing pre-committed leases as at 1 October 2020; and
- includes dividend income from Proposed Fund Investments.

11.1.1 Pro Forma DPU

FOR ILLUSTRATIVE PURPOSES ONLY:

The pro forma financial effects of the Proposed Acquisitions and Fund Investments on ALOG's DPU for the financial year ended 31 December 2019, as if the Proposed Acquisitions and Fund Investments, and issuance of the New Units and the Acquisition Fee Units, were completed on 1 January 2019, and ALOG had held and operated the New Australia Properties and held the respective interest in the Australia Funds through to 31 December 2019 are as follows:

	Before the Proposed Acquisitions and Fund Investments	After the Proposed Acquisitions and Fund Investments(1)
NPI (S$'000)	85,844	96,172
Distributable income (S$'000)	59,770	76,026
Total number of Units in issue ('000)	1,085,819(2)	1,438,212(3)
DPU (Singapore cents)	5.523	5.286
Change in DPU (%)	–	-4.3%

Notes:

(1) Based on the illustrative exchange rate of S$1.00 = A$1.0225.

(2) Number of Units issued and to be issued as at 31 December 2019.

(3) Includes approximately 340,769,767 new Units issued and issuable in connection with the Pre-EGM Placement and Preferential Offering to finance the Acquisition, and approximately 8,954,004 new Units issuable as payment of the Acquisition Fee payable to the Manager and approximately 2,669,846 new Units issuable as payment of the management fees payable to the Manager for FY2019 at a historical average price of S$0.737 per Unit and assuming an exchange rate of S$1.00 = A$1.0225 (purely for illustrative purposes only).

FOR ILLUSTRATIVE PURPOSES ONLY:

The pro forma financial effects of the Proposed Acquisitions and Fund Investments on ALOG's DPU for the financial period ended 30 June 2020, as if the Proposed Acquisitions and Fund Investments, and issuance of the New Units and the Acquisition Fee Units, were completed on 1 January 2020, and ALOG had held and operated the New Australia Properties and held the respective interest in the Australia Funds through to 30 June 2020 are as follows:

	Before the Proposed Acquisitions and Fund Investments	After the Proposed Acquisitions and Fund Investments(1)
NPI (S$'000)	43,921	49,154
Distributable income (S$'000)	25,319	32,570
Total number of Units in issue ('000)	1,090,826(2)	1,442,185(3)
DPU (Singapore cents)	2.323	2.258(4)
Change in DPU (%)	–	-2.8%(4)

Notes:

(1) Based on the illustrative exchange rate of S$1.00 = A$1.0225.

(2) Number of Units issued and to be issued as at 30 June 2020.

(3) Includes approximately 340,769,767 new Units issued and issuable in connection with the Pre-EGM Placement and Preferential Offering to finance the Acquisition, and approximately 8,954,004 new Units issuable as payment of the Acquisition Fee payable to the Manager and approximately 1,635,777 new Units issuable as payment of the management fees payable to the Manager for 1H FY2020 at an illustrative price of S$0.5952 per Unit and assuming an exchange rate of S$1.00 = A$1.0225 (purely for illustrative purposes only).

(4) For illustrative purposes only, excluding both (i) the tenant incentives reimbursed from the Vendors and (ii) the 2-6 Bishop Drive Rental Guarantee and the Larapinta Rental Guarantee, the DPU would be 2.125 cents and the change in DPU would be -8.5%. If (i) the tenant incentives reimbursed from the Vendors and (ii) the 2-6 Bishop Drive Rental Guarantee and the Larapinta Rental Guarantee, are included in the computation of the computation of DPU, the change in DPU would be -2.8%.

11.1.2 Pro Forma NAV

FOR ILLUSTRATIVE PURPOSES ONLY:

The pro forma financial effects of the Proposed Acquisitions and Fund Investments on ALOG's NAV per Unit as at 31 December 2019, as if the Proposed Acquisitions and Fund Investments, and issuance of the New Units and the Acquisition Fee Units, were completed on 31 December 2019, are as follows:

	Before the Proposed Acquisitions and Fund Investments	After the Proposed Acquisitions and Fund Investments(1)
NAV represented by Unitholders' funds (S$'000)	639,413	813,971
Total number of Units in issue ('000)	1,085,819(2)	1,435,542(3)
NAV per Unit (S$)	0.589	0.567

Notes:

(1) Based on the illustrative exchange rate of S$1.00 = A$1.0225.

(2) Number of Units issued and to be issued as at 31 December 2019.

(3) Includes approximately 340,769,767 new Units issued and issuable in connection with the Pre-EGM Placement and Preferential Offering to finance the Acquisition, and approximately 8,954,004 new Units issuable as payment of the Acquisition Fee payable to the Manager and assuming an exchange rate of S$1.00 = A$1.0225 (purely for illustrative purposes only).

FOR ILLUSTRATIVE PURPOSES ONLY:

The pro forma financial effects of the Proposed Acquisitions and Fund Investments on ALOG's NAV per Unit as at 30 June 2020, as if the Proposed Acquisitions and Fund Investments, and issuance of the New Units and the Acquisition Fee Units, were completed on 30 June 2020, are as follows:

	Before the Proposed Acquisitions and Fund Investments	After the Proposed Acquisitions and Fund Investments(1)
NAV represented by Unitholders' funds (S$'000)	633,706	807,899
Total number of Units in issue ('000)	1,090,826(2)	1,440,549(3)
NAV per Unit (S$)	0.581	0.561

Notes:

(1) Based on the illustrative exchange rate of S$1.00 = A$1.0225

(2) Number of Units issued and to be issued as at 30 June 2020.

(3) Includes approximately 340,769,767 new Units issued and issuable in connection with the Pre-EGM Placement and Preferential Offering to finance the Acquisition, and approximately 8,954,004 new Units issuable as payment of the Acquisition Fee payable to the Manager and assuming an exchange rate of S$1.00 = A$1.0225 (purely for illustrative purposes only).

11.1.3 Aggregate Leverage

FOR ILLUSTRATIVE PURPOSES ONLY:

The pro forma aggregate leverage of ALOG as at 31 December 2019, as if the Proposed Acquisitions and Fund Investments, and issuance of the New Units and the Acquisition Fee Units, were completed on 31 December 2019, is as follows:

	Before the Proposed Acquisitions and Fund Investments	After the Proposed Acquisitions and Fund Investments
Aggregate Leverage (pro forma as at 31 December 2019)	40.1%	42.7%

FOR ILLUSTRATIVE PURPOSES ONLY:

The pro forma aggregate leverage of ALOG as at 30 June 2020, as if the Proposed Acquisitions and Fund Investments, and issuance of the New Units and the Acquisition Fee Units, were completed on 30 June 2020, is as follows:

	Before the Proposed Acquisitions and Fund Investments	After the Proposed Acquisitions and Fund Investments
Aggregate Leverage (pro forma as at 30 June 2020)	40.4%	42.9%

11.1.4 Understanding Yields of Existing and Enlarged Portfolio (Leasehold, Freehold and Quality)

The Existing Portfolio includes a combination of freehold and leasehold assets. The owner of freehold land has a perpetual, non-expiring right of ownership to the land, whereas leasehold titles give the purchaser the temporary right of ownership. Generally, the value of a plot of land varies with its tenure. The land value would generally be higher if the remaining lease is longer. However, the value of land may not fall at a constant annual rate as its lease period falls. This is illustrated in the Singapore Land Authority's ("**SLA**") Leasehold Table[1] which is used to determine the value of land in Singapore over 99 years compared to a freehold title when determining the differential premium payable. In this regard, the leasehold assets of the Proposed Acquisitions and Fund Investments has a weighted average land lease tenure of approximately 46 years (as of 30 June 2020) as compared to ALOG's leasehold assets in the Existing Portfolio which has a weighted average land lease tenure of approximately 24 years (as of 30 June 2020).

Property yield is computed based on annual rental income divided by valuation/ purchase consideration, and the property yield of a freehold asset is generally lower than that of a leasehold asset due to declining property value of a leasehold asset over the remaining land lease (particularly for those with land leases of less than 25 years), which implies that a portion of the property yield of a leasehold asset is to account for a capital return of the asset value.

Leasehold Assets

The current portfolio includes leasehold assets with an aggregate valuation of S$851.3 million (as of 31 December 2019), and has a weighted average land lease tenure of approximately 24 years (as of 30 June 2020). With reference to SLA's Leasehold Table, the theoretical valuation of the leasehold assets in the Existing Portfolio would reduce by S$22.8 million when the weighted average land lease tenure shortens from 24 years to 23 years, all else being equal. If the leasehold assets are held until the end of 24 years, the value of the assets would drop to zero, and the annual decrease in valuation is termed the capital return.

For illustrative purposes of calculating return of capital:

Existing Portfolio	Remaining Land Lease (as of 30 June 2020)	Capital return for the year (S$ m)
Commodity Hub	15 years	12.5
ALOG Cold Centre	45 years	1.0
Pandan Logistics Hub	19 years	1.3
ALOG Gul LogisCentre	13 years	1.5
Schenker Megahub	45 years	0.7
ALOG Changi DistriCentre 1	45 years	0.8

1 SLA's Leasehold Table is based on valuation principal adopting a certain discount rate to the cash flow for assets with varied remaining leasehold interest, and would be appropriate for use in the illustration of the leasehold assets in Australia. See the following link for further details on SLA's Leasehold Table: https://www.sla.gov.sg/state-land-n-property/landsales-and-lease-management/lease-management.

Existing Portfolio	Remaining Land Lease (as of 30 June 2020)	Capital return for the year (S$ m)
ALOG Changi DistriCentre 2	35 years	0.2
Pan Asia Logistics Centre	20 years	1.0
Air Market Logistics Centre	32 years	0.2
DHL Supply Chain Advanced Regional Centre	24 years	3.6
Total	**24 years***	**22.8**

* *Portfolio weighted average remaining land lease tenure of 24 years is calculated based on the assets' GFA as at 30 June 2020.*

The S$22.8 million computed above in the form of return of capital contributes to approximately 0.94 cents[1] of ALOG's 1H FY2020 DPU, resulting in the remaining 3.71 cents being DPU attributed to the income yield component. The summation of capital return component and income yield component is the distributable income based on 1H FY2020 DPU of 4.65 cents[2].

Similarly, the Proposed Acquisitions and Fund Investments include leasehold assets with a weighted average land lease tenure of 42 years (as of 30 June 2020)[3]. Using the SLA's Leasehold Table and for illustrative purposes only, the computed return of capital of these leasehold assets would be S$2.7 million[4], which is the theoretical reduction in valuation with the average land lease tenure reduced by one year, all else being equal.

	Remaining Land Lease (as of 30 June 2020)	Capital return for the year (S$ m)
New Australia Properties		
8 Curlew Street, Port of Brisbane	39 years	0.5
1-5 & 2-6 Bishop Drive, Port of Brisbane	39 years	1.0
53 Peregrine Drive, Port of Brisbane	39 years	0.2
Corner Heron Drive and Curlew Street, Port of Brisbane	42 years	0.1
New LAIVS Fund		
69 Sargents Road, Minchinbury	51 years	0.9
Total	**42 years***	**2.7**

* *Proposed Acquisitions and Fund Investments weighted average remaining land lease tenure of 49 years is calculated based on the assets' GFA as at 30 June 2020.*

1 Based on 1,090.8 million units issued and issuable as of 30 June 2020.

2 1H FY2020 reported DPU of 2.323 cents would translate to an annualised DPU of 4.65 cents.

3 Note that there are five leasehold assets in the Proposed Acquisitions and Fund Investments. These consist of four assets under the New Australia Properties (with a remaining land tenure of 39 to 42 years) and one under the New LAIVS Fund (with a remaining land tenure of 51 years).

4 This includes 100% of the capital return attributable to all leasehold assets under the New Australia Properties (which includes 5% of the capital return attributable to the Heron Property) and 49.5% of the asset under the New LAIVS Fund.

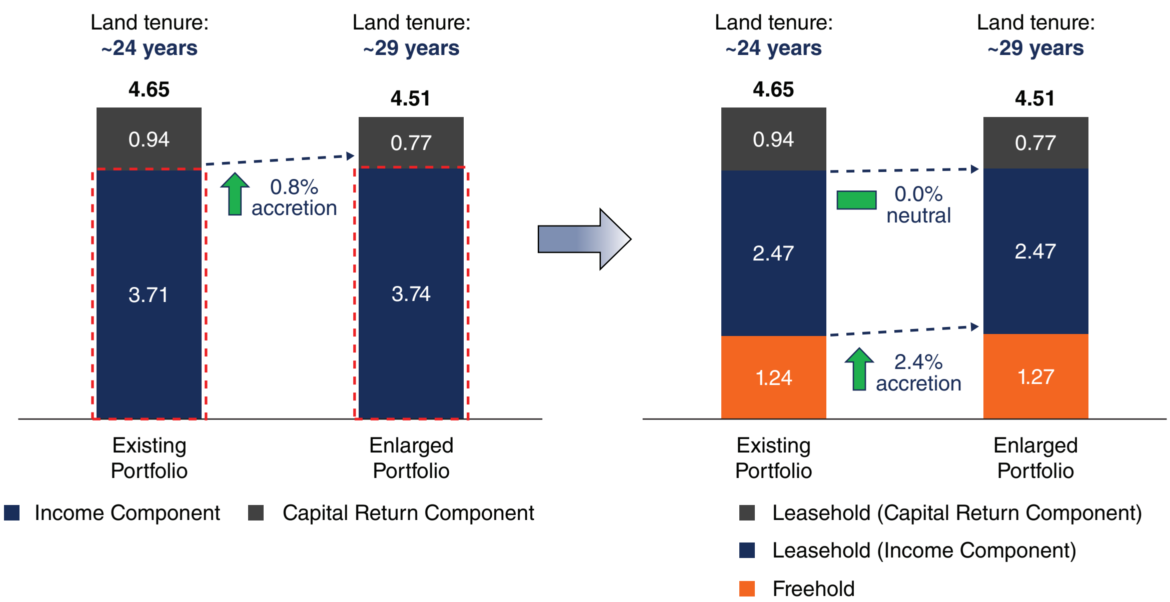
The computed return of capital for the Enlarged Portfolio is approximately S$25.5 million on a pro forma basis (1H FY2020 DPU). This contributes to approximately 0.77 cents of ALOG's pro forma DPU. The remaining 3.74 cents is attributable to income yield.

Quality

Based on the above analysis, the adjusted pro forma DPU (only on income yield component of the distributable income) for the Enlarged Portfolio is 3.74 cents, which is 0.8% higher than 1H FY2020 annualised DPU of 3.71 cents, and would result in DPU accretion based on this adjusted DPU basis. In addition, the portfolio quality is enhanced as the weighted average land tenure lengthens from 24 years to 29 years, and the component of capital return drops from 0.94 cents to 0.77 cents.

The Manager believes that a pure analysis of yields on a standalone basis without considering other characteristics such as asset quality and other positive metrics such as long WALE and high occupancy may not be fully accurate. The Manager believes that the Proposed Acquisitions and Fund Investments will be beneficial to Unitholders and will provide a more sustainable and stable DPU and NAV in the long term, augmented by the improvements in the overall portfolio quality, performance metrics and lengthening of the leasehold land tenure of the enlarged portfolio post-acquisition.

Pro Forma DPU Analysis for the Enlarged Portfolio



11.2 Interests of Directors and Substantial Unitholders

As at the Latest Practicable Date, certain Directors collectively hold an aggregate direct and indirect interest in 1,823,600 Units.

Based on the Register of Directors' Unitholdings maintained by the Manager and save as disclosed below, none of the Directors currently holds a direct or deemed interest in the Units as at the Latest Practicable Date:

Name of Directors	Direct Interest		Deemed Interest		Total No. of Units held	%(1)
	No. of Units	%(1)	No. of Units	%(1)		
Lim How Teck	1,800,000	0.152	–	–	1,800,000	0.152
Lim Kong Puay	–	–	–	–	–	–
Lim Lee Meng	–	–	–	–	–	–
Chia Nam Toon	–	–	–	–	–	–
Oh Eng Lock	23,600	0.002	–	–	23,600	0.002
Stephen George Hawkins	–	–	–	–	–	–

Note:

(1) The percentage interest is based on total issued Units of 1,183,284,817 as at the Latest Practicable Date.

Based on the Register of Substantial Unitholders' Unitholdings maintained by the Manager, the Substantial Unitholders of ALOG and their interests in the Units as at the Latest Practicable Date are as follows:

Name of Substantial Unitholders	Direct Interest		Deemed Interest		Total No. of Units held	%(1)
	No. of Units	%(1)	No. of Units	%(1)		
LOGOS Units No. 1 Ltd	126,602,773	10.7	–	–	126,602,773	10.7
LOGOS Property Group Limited(2)	–	–	126,602,773	10.7	126,602,773	10.7
ARA Logistics Venture I Limited(3)	–	–	126,602,773	10.7	126,602,773	10.7
ARA Logistics Partners Limited(3)	–	–	126,602,773	10.7	126,602,773	10.7
ARA Logistics (Holdings) Pte. Ltd.(3)	–	–	126,602,773	10.7	126,602,773	10.7
Athena Logistics Holding Ltd(4)	–	–	126,602,773	10.7	126,602,773	10.7
ARA Asset Management Limited(5)	–	–	126,602,773	10.7	126,602,773	10.7
ARA Investment (Cayman) Limited(6)	–	–	126,602,773	10.7	126,602,773	10.7
ARA Asset Management Holdings Pte. Ltd.(7)	–	–	126,602,773	10.7	126,602,773	10.7
Straits Equities Holdings (One) Pte. Ltd.(8)	–	–	126,602,773	10.7	126,602,773	10.7
The Straits Trading Company Limited(8)	–	–	126,602,773	10.7	126,602,773	10.7

Name of Substantial Unitholders	Direct Interest		Deemed Interest		Total No. of Units held	%(1)
	No. of Units	%(1)	No. of Units	%(1)		
The Cairns Pte. Ltd.(9)	–	–	126,602,773	10.7	126,602,773	10.7
Raffles Investments Private Limited(9)	–	–	126,602,773	10.7	126,602,773	10.7
Tecity Pte. Ltd.(9)	–	–	126,602,773	10.7	126,602,773	10.7
Aequitas Pte. Ltd.(9)	–	–	126,602,773	10.7	126,602,773	10.7
Tan Chin Tuan Pte. Ltd.(9)	–	–	126,602,773	10.7	126,602,773	10.7
Dr Tan Kheng Lian(9)	–	–	126,602,773	10.7	126,602,773	10.7
Alexandrite Gem Holdings Limited(10)	–	–	126,602,773	10.7	126,602,773	10.7
WP Global LLC(10)	–	–	126,602,773	10.7	126,602,773	10.7
Warburg Pincus Partners II, LP. (10)	–	–	126,602,773	10.7	126,602,773	10.7
Warburg Pincus Partners GP LLC(10)	–	–	126,602,773	10.7	126,602,773	10.7
Warburg Pincus & Co.(10)	–	–	126,602,773	10.7	126,602,773	10.7
Lim Hwee Chiang(11)	1,180,000	0.10	127,782,773	10.8	128,962,773	10.9

Notes:

(1) The percentage interest is based on 1,183,284,817 Units in issue as at the Latest Practicable Date.

(2) As LOGOS Property Group Limited holds the entire issued share capital of LOGOS Units No. 1 Ltd, it is therefore treated as having an interest in the Units held by LOGOS Units No. 1 Ltd.

(3) LOGOS Units No. 1 Ltd is a subsidiary of LOGOS Property Group Limited, which is in turn a subsidiary of ARA Logistics Venture I Limited. ARA Logistics Venture I Limited is a subsidiary of ARA Logistics Partners Limited which is in turn a subsidiary of ARA Logistics (Holdings) Pte. Ltd.. Accordingly, each of ARA Logistics Venture I Limited, ARA Logistics Partners Limited and ARA Logistics (Holdings) Pte. Ltd. are deemed to be interested in the Units held by LOGOS Units No. 1 Ltd.

(4) Athena Logistics Holding Ltd, wholly-owned by certain private equity funds which are limited partnerships ("**the Funds**") managed by Warburg Pincus LLC, a New York limited liability company, holds more than 20% of the issued share capital of ARA Logistics Venture I Limited. It is accordingly also deemed interested in the Units.

(5) ARA Asset Management Limited holds 100% of the shares of ARA Logistics (Holdings) Pte. Ltd.

(6) ARA Investment (Cayman) Limited holds 100% of the shares of ARA Asset Management Limited.

(7) ARA Asset Management Holdings Pte. Ltd. ("**ARA Holdings**") holds 100% of the shares of ARA Investment (Cayman) Limited.

(8) The Straits Trading Company Limited ("**STC**"), through its wholly-owned subsidiary, Straits Equities Holdings (One) Pte. Ltd., holds more than 20% of the voting rights in ARA Holdings. Accordingly, STC and Straits Equities Holdings (One) Pte. Ltd. Are therefore deemed to be interested in the Units held by ARA Holdings.

(9) STC, through its wholly-owned subsidiary, Straits Equities Holdings (One) Pte. Ltd., holds more than 20% of the voting rights in ARA Asset Management Holdings Pte. Ltd.. The Cairns Pte. Ltd. ("**Cairns**") holds more than 50% of the voting rights of STC. Each of Raffles Investments Private Limited ("**Raffles**"), Tecity Pte. Ltd. ("**Tecity**") and Tan Chin Tuan Pte. Ltd. ("**TCT**") holds not less than 20% of the voting rights of Cairns. Aequitas Pte. Ltd. ("**Aequitas**") holds more than 50% of the voting rights of Raffles. Dr Tan Kheng Lian holds more than 50% of the voting rights of TCT. By virtue of this, each of Cairns, Raffles, Tecity, TCT, Aequitas and Dr Tan Kheng Lian has a deemed interest in the Units held by LOGOS Units No. 1 Ltd.

(10) Alexandrite Gem Holdings Limited ("**AGHL**") holds more than 20% of the voting rights of ARA Holdings. Accordingly, AGHL, through ARA Holdings, is deemed interested in all the Units which ARA Holdings is deemed interested in. AGHL is wholly-owned by the Funds managed by Warburg Pincus LLC, a New York

limited liability company. Warburg Pincus XII, L.P., a Delaware limited partnership ("**WP XII GP**"), and Warburg Pincus China GP, L.P, a Delaware limited partnership. ("**WPC GP**"), are the general partners of the Funds. WP Global LLC, a Delaware limited liability company ("**WP Global**"), is the general partner of each of WP XII GP and WPC GP. Warburg Pincus Partners II, L.P., a Delaware limited partnership ("**WPP II**") is the managing member of WP Global. Warburg Pincus Partners GP LLC, a Delaware limited liability company ("**WPP GP LLC**"), is the general partner of WPP II. Warburg Pincus & Co., a New York general partnership ("**WP**"), is the managing member of WPP GP LLC. By virtue of this, each of WP Global, WPP II, WPP GP LLC and WP has a deemed interest in all the Units which ARA Holdings is deemed interested in.

(11) Lim Hwee Chiang holds 100% of the shares in JL Investment Group Limited ("**JLIG**") and in JL Investment Group II Limited ("**JLIG II**"). Lim Hwee Chiang holds 19.85% of the shares of ARA Holdings through JLIG and has on 2 June 2020 acquired shares in ARA Holdings through JLIG II (the "**ARA Shares**") which resulted in Lim Hwee Chiang holding more than 20.0% interest in ARA Holdings. ARA Holdings holds 100% of the shares of ARA Investment (Cayman) Limited, which holds 100% of the shares of ARA Asset Management Limited, which in turn holds 100% of the shares of ARA Logistics (Holdings) Pte. Ltd. LOGOS Units No. 1 Ltd. holds Units and is a subsidiary of LOGOS Property Group Limited, which is in turn a subsidiary of ARA Logistics Venture I Limited. ARA Logistics Venture I Limited is a subsidiary of ARA Logistics Partners Limited, which is in turn a subsidiary of ARA Logistics (Holdings) Pte. Ltd. Accordingly, Lim Hwee Chiang is therefore deemed to be interested in the Units held by LOGOS Units No. 1 Ltd. Apart from the deemed interest in the Units arising from the transaction described above, Lim Hwee Chiang also holds 0.11% of the Units directly and has a deemed interest in 0.11% of the Units held by Citibank Nominees Singapore Pte. Ltd (as nominee of JL Philanthropy Ltd). The beneficiary of JL Philanthropy Ltd is JL Charitable Settlement and Mr. Lim is the settlor of JL Charitable Settlement.

11.3 Directors' Service Contracts

No person is proposed to be appointed as a director of the Manager in connection with the Proposed Acquisitions and Fund Investments or any other transactions contemplated in relation to the Proposed Acquisition.

12. RESOLUTION 6: THE PROPOSED GENERAL MANDATE FOR THE ISSUANCE OF NEW UNITS AND/OR CONVERTIBLE SECURITIES

The Manager is seeking the approval of Unitholders for a general mandate to issue New Units, such approval to be effective until the next general meeting of ALOG. This will ensure that ALOG have the flexibility to issue New Units in the current financial year within the thresholds, without having to seek Unitholders' approval prior to such an issue.

The number of Units approved for issuance pursuant to the general mandate for the issuance of new Units and/or convertible securities as approved by Unitholders at the AGM on 3 June 2020 (the "**Existing General Mandate**") and, as at the Latest Practicable Date, the number of Units issued pursuant to the Existing General Mandate and the outstanding number of Units available for issuance pursuant to the Existing General Mandate is as follows:

	50.0% limit	**20.0% limit**
Approved at the AGM on 3 June 2020	544,342,417$^{(1)}$	217,736,967$^{(1)}$
Issued pursuant to the Pre-EGM Placement	90,498,000	90,498,000
Outstanding number of Units available for issuance pursuant to the Existing General mandate	453,844,417	127,238,967

Note:

(1) Based on 1,088,684,835 Units issued as at the date the Existing General Mandate was passed.

This resolution, if passed, will empower the Manager from the date of the EGM until (i) the conclusion of the next AGM of ALOG, or (ii) the date by which the next AGM of ALOG is required by applicable laws or regulations to be held, or (iii) the date on which such authority is revoked or varied by the Unitholders in a general meeting, whichever is the earliest, to issue Units, make or grant Instruments (such as securities, warrants or debentures) convertible into Units and to issue Units pursuant to such Instruments, up to a number not exceeding fifty per cent (50.0%) of the total number of issued Units (excluding treasury Units and subsidiary holdings, if any), of which up to twenty per cent (20.0%) may be issued other than on a *pro rata* basis to Unitholders (excluding treasury Units and subsidiary holdings, if any).

For determining the aggregate number of Units that may be issued, the percentage of issued Units (excluding treasury Units and subsidiary holdings, if any) will be calculated based on the issued Units (excluding treasury Units and subsidiary holdings, if any) at the time this Resolution above is passed, after adjusting for new Units arising from the conversion or exercise of any Instruments which are outstanding at the time this Resolution 3 passed and any subsequent bonus issue, consolidation or subdivision of Units.

Notwithstanding the General Mandate, ALOG will nonetheless be required to make an announcement and/or convene a meeting of Unitholders should an acquisition result in the relevant thresholds in Chapter 9 of the Listing Manual relating to interested person transactions, the relevant thresholds in the Property Funds Appendix relating to interested person transactions and/or the relevant thresholds in Chapter 10 of the Listing Manual relating to discloseable transactions and major transactions being exceeded.

For the avoidance of doubt, Resolution 6 is not conditional on Resolution 1, Resolution 2, Resolution 3, Resolution 4 and Resolution 5 being passed at the EGM. In the event that any of Resolution 1, Resolution 2, Resolution 3, Resolution 4 and Resolution 5 is not passed at the EGM, the Manager may still proceed with the proposed General Mandate.

13. OPINION OF THE INDEPENDENT FINANCIAL ADVISER

The Manager has appointed RHT Capital Pte. Ltd. as the independent financial adviser (“**IFA**”) pursuant to Rule 921(4) of the Listing Manual as well as to advise the independent directors of the Manager (the “**Independent Directors**”), the audit committee of the Manager (the “**Audit Committee**”) and the Trustee on whether the Proposed Acquisitions and Fund Investments and the Proposed LOGOS Issuance, as interested person transactions, are on normal commercial terms and are not prejudicial to the interests of ALOG and its minority Unitholders. A copy of the letter from the IFA to the Independent Directors, the Audit Committee and the Trustee, containing its advice in full in relation to the Proposed Acquisitions and Fund Investments and the Proposed LOGOS Issuance (the “**IFA Letter**”), is set out in **Appendix D** of this Circular. Unitholders are advised to read the IFA Letter in its entirety carefully.

13.1 Proposed Acquisitions and Fund Investments

Having considered the factors and made the assumptions set out in the IFA Letter, and subject to the qualifications set out therein, the IFA is of the opinion that the Proposed Acquisitions and Fund Investments are based on normal commercial terms and are not prejudicial to the interests of ALOG and its minority Unitholders.

Further, in relation to the Proposed Fund Investments, the IFA is of the opinion that the fees payable to the New LAIVS Fund Investment Manager and OP Fund Investment Manager under the New LAIVS Fund Investment Management Agreement and the OP Fund Investment Management Agreement, respectively, are based on normal commercial terms and are not prejudicial to the interests of ALOG and its minority Unitholders.

Accordingly, the IFA is of the opinion that the Independent Directors and the Audit Committee recommend that Unitholders vote in favour of the resolutions to approve the Proposed Acquisitions and Fund Investments.

13.2 The Proposed LOGOS Issuance

Having considered the factors and made the assumptions set out in the IFA Letter, and subject to the qualifications set out therein, the IFA is of the opinion that the Proposed LOGOS Issuance is based on normal commercial terms and is not prejudicial to the interests of ALOG and its minority Unitholders.

The IFA is of the opinion that the Independent Directors and the Audit Committee recommend that Unitholders vote in favour of the resolution to approve the Proposed LOGOS Issuance.

14. RECOMMENDATIONS

14.1 Resolution 1: the LP Property Acquisition

Based on the opinion of the IFA (as set out in the IFA Letter in **Appendix D** of this Circular) and having regard to the rationale for and key benefits of the Proposed Acquisitions and Fund Investments as set out in paragraph 6 above, the Independent Directors and the Audit Committee believe that the LP Property Acquisition is on normal commercial terms and is not prejudicial to the interests of ALOG and its minority Unitholders.

Accordingly, the Independent Directors and the Audit Committee recommend that Unitholders vote at the EGM in favour of Resolution 1 relating to the LP Property Acquisition.

14.2 Resolution 2: the Proposed Larapinta Property Acquisition and Fund Investments

Based on the opinion of the IFA (as set out in the IFA Letter in **Appendix D** of this Circular) and having regard to the rationale for and key benefits of the Proposed Acquisitions and Fund Investments as set out in paragraph 6 above, the Independent Directors and the Audit Committee believe that the Proposed Larapinta Property Acquisition and Fund Investments are on normal commercial terms and are not prejudicial to the interests of ALOG and its minority Unitholders.

Accordingly, the Independent Directors and the Audit Committee recommend that Unitholders vote at the EGM in favour of Resolution 2 relating to the Proposed Larapinta Property Acquisition and Fund Investments.

14.3 Resolution 3: the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance

Based on the opinion of the IFA (in respect of the Proposed LOGOS Issuance) (as set out in the IFA Letter in **Appendix D** of this Circular), the Independent Directors and the Audit Committee believe that the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance is on normal commercial terms and is not prejudicial to the interests of ALOG and its minority Unitholders.

Accordingly, the Independent Directors and the Audit Committee recommend that Unitholders vote at the EGM in favour of Resolution 3 relating to the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance.

14.4 Resolution 4: the Potential Transfer of a Controlling Interest to LOGOS

Having regard to the rationale for and key benefits of the Proposed LOGOS Issuance as set out in paragraph 6 above, the Independent Directors and the Audit Committee believe that the potential transfer of a controlling interest to LOGOS Units No. 1 as a result of the Proposed LOGOS Issuance and the Preferential Offering is on normal commercial terms and is not prejudicial to the interests of ALOG and its minority Unitholders.

Accordingly, the Independent Directors and the Audit Committee recommend that Unitholders vote at the EGM in favour of Resolution 4 relating to the potential of a controlling interest to LOGOS.

14.5 Resolution 5: the Proposed Issuance of New Units under the Equity Fund Raising

Having regard to the terms of Proposed Issuance of New Units under the Equity Fund Raising, the Directors recommend that Unitholders vote at the EGM in favour of Resolution 5.

14.6 Resolution 6: the Proposed General Mandate for the Issue of New Units and/or Convertible Securities

Having regard to the terms of Proposed General Mandate for the Issue of New Units and/or Convertible Securities, the Directors recommend that Unitholders vote at the EGM in favour of Resolution 6.

15. EXTRAORDINARY GENERAL MEETING

The EGM will be convened and held by way of electronic means on Wednesday, 23 December at 10.00 a.m. (Singapore time), for the purpose of considering and, if thought fit, passing with or without modification, the resolutions set out in the Notice of Extraordinary General Meeting, which is set out on pages H-1 to H-2 of this Circular. The purpose of this Circular is to provide Unitholders with relevant information about the resolutions. Approval by way of an Ordinary Resolution is required in respect of each resolution.

A Depositor shall not be regarded as a Unitholder entitled to attend the EGM and to speak and vote thereat unless he is shown to have Units entered against his name in the Depository Register, as certified by The Central Depository (Pte) Limited ("**CDP**") as at 48 hours before the time fixed for the EGM.

Unitholders should note that Resolution 2, Resolution 3, Resolution 4 and Resolution 5 are inter-conditional. In the event that any of Resolution 2, Resolution 3, Resolution 4 and Resolution 5 is not passed, the Manager will not proceed with the other Resolutions (save for Resolution 1 and Resolution 6). For the avoidance of doubt, Resolution 1, Resolution 6 and the other Resolutions are not inter-conditional.

16. ABSTENTIONS FROM VOTING

Rule 919 of the Listing Manual prohibits interested persons and their associates (as defined in the Listing Manual) from voting on a resolution in relation to a matter in respect of which such persons are interested in at the EGM.

As at the Latest Practicable Date, the Manager is a wholly-owned subsidiary of LOGOS.

16.1 Resolution 1: the LP Property Acquisition, as an interested person transaction

Given that the LP Sellers are funds indirectly managed by LOGOS, LOGOS will abstain, and will procure that its associates, abstain from voting on the resolution relating to the LP Property Acquisition. The Manager will also abstain from voting on Resolution 2 relating to the LP Property Acquisition.

For the purposes of good corporate governance, as Mr Lim How Teck is the Chairman and a Non-Executive Director of the Manager, Mr Chia Nam Toon is a Non-Executive Director of the Manager and Mr Stephen George Hawkins is a Non-Executive Director of the Manager, they will each abstain from voting on Resolution 1 in respect of Units (if any) held by them.

16.2 Resolution 2: the Proposed Larapinta Property Acquisition and Fund Investments, as interested person transactions

Given that the Larapinta Vendor is a fund indirectly managed by LOGOS and the Australia Funds are funds indirectly managed by LOGOS, LOGOS will abstain, and will procure that its associates, abstain from voting on the resolution relating to the Proposed Larapinta Property Acquisition and Fund Investments. The Manager will also abstain from voting on Resolution 2 relating to the Proposed Larapinta Property Acquisition and Fund Investments.

For the purposes of good corporate governance, as Mr Lim How Teck is the Chairman and a Non-Executive Director of the Manager, Mr Chia Nam Toon is a Non-Executive Director of the Manager and Mr Stephen George Hawkins is a Non-Executive Director of the Manager, they will each abstain from voting on Resolution 2 in respect of Units (if any) held by them.

16.3 Resolution 3: the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance

Rule 812(2) of the Listing Manual prohibits the restricted pleacee(s) under Rule 812(1) and each of its associates (as defined in the Listing Manual), from voting on the resolution to approve the placement to the restricted pleacee(s).

Given that Ivanhoé is a substantial shareholder of LOGOS, LOGOS will abstain, and will procure that its associates, abstain from voting on Resolution 3 relating to the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance. The Manager will also abstain from voting on Resolution 3.

For the purposes of good corporate governance, as Mr Lim How Teck is the Chairman and a Non-Executive Director of the Manager, Mr Chia Nam Toon is a Non-Executive Director of the Manager and Mr Stephen George Hawkins is a Non-Executive Director of the Manager, they will each abstain from voting on Resolution 3 in respect of Units (if any) held by them.

16.4 Resolution 4: the Potential Transfer of a Controlling Interest to LOGOS

Each of LOGOS and the Manager will abstain, and will procure that their associates, abstain from voting at the EGM on Resolution 3 relating to the potential transfer of a controlling interest to LOGOS.

For the purposes of good corporate governance, as Mr Lim How Teck is the Chairman and a Non-Executive Director of the Manager, Mr Chia Nam Toon is a Non-Executive Director of the Manager and Mr Stephen George Hawkins is a Non-Executive Director of the Manager, they will each abstain from voting on Resolution 3 in respect of Units (if any) held by them.

17. ACTION TO BE TAKEN BY UNITHOLDERS

17.1 Date, Time and Conduct of EGM

Pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 and the Joint Statement by Accounting and Corporate Regulatory Authority, Monetary Authority of Singapore and Singapore Exchange Regulation in relation to Guidance on the Conduct of General Meetings Amid Evolving COVID-19 Situation issued on 1 October 2020, which set out the alternative arrangements in respect of, *inter alia*, general meetings of real estate investment trusts, the EGM will be convened and held by way of electronic means on Wednesday, 23 December at 10.00 a.m. (Singapore time).

17.2 Notice of EGM and Proxy Form

In addition to printed copies of the Notice of EGM and Proxy Form which will be sent to Unitholders, the Notice of EGM and Proxy Form will also be available through electronic means via publication on ALOG's website at the URL https://investor.aralogos-reit.com/newsroom.html and on the SGX-ST's website at the URL https://www.sgx.com/securities/company-announcements.

17.3 No personal attendance at EGM

Due to the current COVID-19 situation, a Unitholder will not be able to attend the EGM in person.

17.4 Alternative arrangements for participation at the EGM

Unitholders may participate at the EGM by:

(i) observing and/or listening to the EGM proceedings via live audio-visual webcast via their mobile phones, tablets or computers or live audio-only stream via their mobile phones or telephones;

(ii) submitting questions in advance of the EGM; and

(iii) appointing the Chairman of the EGM as proxy to attend, speak and vote on their behalf at the EGM.

Details of the steps for pre-registration, pre-submission of questions and voting at the EGM are set out in **Appendix G** of this Circular and the Notice of EGM.

17.5 Key Dates and Times

The table below sets out the key dates/deadlines for Unitholders to note:

Key Dates	Actions
8 December 2020 (Tuesday)	Unitholders may begin to pre-register at the URL https://aralogos-reit.listedcompany.com/ara-logos-2020-egm for the live audio-visual webcast or live audio-only stream of the EGM proceedings.
5.00 p.m. on 11 December 2020 (Friday)	Deadline for CPF/SRS investors who wish to appoint the Chairman of the EGM as proxy to approach their respective CPF agent bank or SRS operator to submit their votes.
10.00 a.m. on 21 December 2020 (Monday)	Deadline to: • pre-register at ALOG's pre-registration website at the URL https://aralogos-reit.listedcompany.com/ara-logos-2020-egm for the live audio-visual webcast or live audio-only stream of the EGM proceedings; • submit questions in advance; and • submit Proxy Forms.
12.00 p.m. on 22 December 2020 (Tuesday)	Authenticated Unitholders who have pre-registered for the live audio-visual webcast or live audio-only stream of the EGM proceedings will receive an email which will contain the instructions as well as the link to access the live audio-visual webcast and a toll-free telephone number to access the live audio-only stream of the EGM proceedings (the "**Confirmation Email**"). Authenticated Unitholders who do not receive the Confirmation Email by 12.00 p.m. on Tuesday, 22 December, but have registered by the 21 December 2020 deadline should contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at **+65 6230 9580 or +65 6230 9768** (during office hours) or email srs.teamd@boardroomlimited.com.
Date and time of EGM 10.00 a.m. on 23 December 2020 (Wednesday)	• Click on the link in the Confirmation Email and enter the user ID and password to access the live audio-visual webcast of the EGM proceedings; or • Call the toll-free telephone number in the Confirmation Email to access the live audio-only stream of the EGM proceedings.

17.6 Important Reminder

Due to the constantly evolving COVID-19 situation in Singapore, the Manager may be required to change the arrangements for the EGM at short notice. Unitholders should check the Manager's website at the URL https://investor.aralogos-reit.com/agm-egm.html for the latest updates on the status of the EGM.

18. DIRECTORS' RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this Circular and confirm after making all reasonable enquiries that, to the best of their knowledge and belief, this Circular constitutes full and true disclosure of all material facts about the Proposed Acquisitions and Fund Investments, the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance, ALOG and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this Circular misleading. Where information in this Circular has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this Circular in its proper form and context.

19. CONSENTS

Each of the IFA (being RHT Capital Pte. Ltd.), the New Australia Properties Independent Valuers (being Colliers and Savills), the Australia Fund Independent Valuers (being Savills, CBRE and Colliers) and the Independent Market Research Consultant (being Colliers) has given and has not withdrawn its written consent to the issue of this Circular with the inclusion of its name and, respectively, the IFA Letter, the valuation certificates and the Independent Market Research Report and all references thereto, in the form and context in which they are included in this Circular.

20. DOCUMENTS ON DISPLAY

Copies of the following documents are available for inspection during normal business hours at the registered office of the Manager[1] at 5 Temasek Boulevard, #12-01 Suntec Tower Five, Singapore 038985 from the date of this Circular up to and including the date falling three (3) months after the date of this Circular:

(i) the LP Sale and Purchase Agreement;

(ii) the Peregrine Building Contract;

(iii) the Heron Building Contract;

(iv) the Implementation Deed (including the pro forma form of the Larapinta Unit Sale and Purchase Agreement, the New LAIVS Fund Unit Sale and Purchase Agreement and the OP Unit Sale and Purchase Agreement);

(v) the 2019 Audited Financial Statements;

(vi) the IFA Letter;

1 Prior appointment will be appreciated. Please contact ALOG Investors Relations team (telephone: +65 6512 1420).

(vii) the independent valuation reports on the New Australia Properties issued by Colliers and Savills;

(viii) the independent valuation reports on the Australia Fund Properties issued by the Australia Fund Independent Valuers;

(ix) the Independent Market Research Report; and

(x) the written consent of the IFA, the New Australia Properties Independent Valuers, the Australia Fund Independent Valuers and the Independent Market Research Consultant.

The Trust Deed will also be available for inspection at the registered office of the Manager for so long as ALOG is in existence.

Yours faithfully

ARA LOGOS Logistics Trust Management Limited
(as manager of ARA LOGOS Logistics Trust)
(Company Registration No. 200919331H)

Karen Lee
Chief Executive Officer

IMPORTANT NOTICE

This Circular does not constitute or form part of an offer, invitation or solicitation of any offer to purchase or subscribe for any securities of ALOG in Singapore or any other jurisdictions.

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, the Trustee or any of their respective affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Unitholders have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders 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 ALOG is not necessarily indicative of the future performance of ALOG. Similarly, the past performance of the Manager is not indicative of the future performance of the Manager.

This Circular 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 other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

If you have sold or transferred all your Units, you should immediately forward this Circular, together with the Notice of Extraordinary General Meeting and the accompanying Proxy Form, to the purchaser or transferee or to the bank, stockbroker or other agent through whom the sale or transfer was effected for onward transmission to the purchaser or transferee.

This Circular is issued to Unitholders solely for the purpose of convening the EGM and seeking the approval of Unitholders for the resolutions to be proposed at the EGM. This Circular does not constitute an offering document for the offer of the New Units in the United States or any other jurisdiction, and no offer of any New Units is being made in this Circular. Any offer of New Units will be made in compliance with all applicable laws and regulations.

This Circular is not for distribution, directly or indirectly, in or into the United States of America ("**United States**" or "**U.S.**"). Any securities of ALOG will not be registered under the Securities Act or under the securities laws of any state or other jurisdiction of the United States, or under the securities laws of any other jurisdiction, and any such securities may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with any applicable laws. The Manager does not intend to conduct a public offering of any securities of ALOG in the United States.

GLOSSARY

In this Circular, the following definitions apply throughout unless otherwise stated:

%	:	Per centum or percentage
2019 Audited Financial Statements	:	The audited financial statements of ALOG for the financial year ended 31 December 2019
A$	:	Australian dollar, as the lawful currency of Australia
Acquisition Fee	:	The acquisition fee approximately S$5.9 million (including the acquisition fee for the Heron Property) and S$5.3 million (excluding the acquisition fee for the Heron Property) payable in Units to the Manager
Acquisition Fee Units	:	The Units payable to the Manager as payment of the Acquisition Fee
Aggregate Consideration	:	The aggregate consideration payable for the Proposed Acquisitions and Fund Investments
aggregate leverage	:	The ratio of the value of borrowings and deferred payments (if any) to the value of Deposited Property
ALOG	:	ARA LOGOS Logistics Trust (formerly known as Cache Logistics Trust)
ALOG LAIV Trustee	:	The Trust Company (Australia) Limited, in its capacity as trustee of ALOG-LAIV Trust
ALOG OPAT Trustee	:	The Trust Company (Australia) Limited, in its capacity as trustee of ALOG-OPAT Trust
ARA	:	ARA Asset Management Ltd
Audit Committee	:	The audit committee of the Manager
Australia Funds	:	New LAIVS Fund and OP Fund
Australia Fund Independent Valuers	:	Savills, CBRE and Colliers
Australia Fund Properties	:	The four logistics properties held by the New LAIVS Fund and the one logistics property held by the OP Fund, located in Australia, each an "**Australia Fund Property**"
Australia Independent Valuers	:	Colliers and Savills
associate	:	Has the meaning as ascribed to it in the Listing Manual

BOT	:	LP Bishop Operating Trust
BOT Trustee	:	Perpetual Corporate Trust Limited, in its capacity as trustee of BOT
Business Days	:	Any day (other than a Saturday, Sunday or gazetted public holiday) on which commercial banks are generally open for business in Singapore and the SGX-ST is open for trading
CBRE	:	CBRE Valuations Pty Limited
CDP	:	The Central Depository (Pte) Limited
Circular	:	This circular to Unitholders dated 8 December 2020
Colliers	:	Colliers International Valuation & Advisory Pty Ltd
controlling unitholder	:	Has the meaning ascribed to it in the Listing Manual and Property Funds Appendix
Deposited Property	:	The total assets of ALOG, including all its authorised investments held or deemed to be held upon trust under the Trust Deed
Directors	:	Directors of the Manager
DPU	:	Distribution per Unit
EGM	:	The extraordinary general meeting of Unitholders to be convened and held by way of electronic means on Wednesday, 23 December at 10.00 a.m. (Singapore time), to approve the matters set out in the Notice of Extraordinary General Meeting on pages H-1 to H-6 of this Circular
Enlarged Portfolio	:	Comprises the Existing Portfolio, the New Australia Properties and the Australia Fund Properties
Equity Fund Raising	:	The equity fund raising, comprising the Proposed Ivanhoé Issuance, the Proposed LOGOS Issuance and the Preferential Offering
Excess Units	:	Additional Preferential Offering Units in excess of the Pro Rata Units
Existing Interested Person Transaction	:	Interested person transactions entered into between ALOG and LOGOS and its subsidiaries and associates, during the course of the current financial year up to the Latest Practicable Date
Existing Portfolio	:	The portfolio of properties currently held by ALOG as at the Latest Practicable Date

Existing Units	:	The Units in issue on the day immediately prior to the date on which the new Units are issued under the Equity Fund Raising
FATA	:	Foreign Acquisitions and Takeovers Act 1975
Fund Investment Amount	:	The consideration in respect of the Proposed Fund Investments
Fund Vendors	:	LAIV Trustee and LAIV New Subtrust Trustee
Heron Building Contract	:	Contract for commercial land and buildings dated 26 October 2020 entered into by ALOG, through the Heron QLD Trustee and the LP Heron Asset Trustee
Heron Property	:	Corner Heron Drive and Curlew Street, Port of Brisbane
Heron QLD Trustee	:	The Trust Company (Australia) Limited, in its capacity as trustee of the Heron (QLD) Trust
IFA	:	The independent financial adviser to the Independent Directors, the Audit Committee and the Trustee, being RHT Capital Pte. Ltd.
IFA Letter	:	The letter from the IFA to the Independent Directors, the Audit Committee and the Trustee containing its advice as set out in **Appendix D** of this Circular
Implementation Deed	:	The implementation deed entered into on 26 October 2020 by ALOG, through the LAIP Trustee, ALOG LAIV Trustee and ALOG OPAT Trustee, with, among others, the Larapinta Vendor and the Fund Vendors to agree on the implementation of certain transaction steps and the key rights and obligations of the parties in relation to the Proposed Larapinta Property Acquisition and Fund Investments
Independent Directors	:	The independent directors of the Manager
Independent Market Research Consultant	:	Colliers
Interested party	:	Has the meaning ascribed to it in the Property Funds Appendix
Interested party transaction	:	Has the meaning ascribed to it in the Property Funds Appendix
Interested person	:	Has the meaning ascribed to it in the Listing Manual
Interested person transaction	:	Has the meaning ascribed to it in the Listing Manual

Issue Price	:	Issue price per New Unit
Ivanhoé	:	Ivanhoé Cambridge China Inc.
Ivanhoé Subscription Agreement	:	Subscription agreement dated 26 October 2020 entered into between ALOG (through the Manager) and Ivanhoé in relation to the Proposed Ivanhoé Issue
LAIP Trustee	:	The Trustee Company Limited, in its capacity as trustee of the LAIP Trust
LAIV New Subtrust Trustee	:	Perpetual Trustee Company Limited in its capacity as trustee of LAIV New Subtrust
LAIV Trustee	:	Perpetual Corporate Trust Limited in its capacity as trustee of LOGOS Australia Investment Venture Holding Trust
LAIVS Trustee or Larapinta Vendor	:	The Trust Company (Australia) Limited, in its capacity as trustee of LAIV Sub Trust
Latest Practicable Date	:	1 December 2020, being the latest practicable date prior to the printing of this Circular
Listing Manual	:	The Listing Manual of the SGX-ST
Larapinta Property	:	The property at 47 Logistics Place, Larapinta, Queensland, Australia
Larapinta Property Acquisition	:	The indirect acquisition of the Larapinta Property via an acquisition of a 100.0% interest in Larapinta Property Asset Trust
Larapinta Unit Sale and Purchase Agreement	:	The unit sale and purchase agreement in the in the form to be drafted based on the pro forma unit sale and purchase agreement annexed to the Implementation Deed to be entered into by ALOG (through the LAIP Trustee) and the Larapinta Vendor
LOGOS	:	LOGOS Property Group Limited
LOGOS Units No. 1	:	LOGOS Units No. 1 Ltd.
LOGOS Subscription Agreement	:	The subscription agreement dated 26 October 2020 entered into by ALOG (through the Manager) with LOGOS Units No. 1 in relation to the Proposed LOGOS Issuance
LP Bishop Holding Trustee	:	Perpetual Corporate Trust Limited, in its capacity as trustee of the LP Bishop Holding Trust
LP Bishop Operating Trustee	:	Perpetual Corporate Trust Limited, in its capacity as trustee of the LP Bishop Operating Trust

LP Heron Asset Trustee	:	The Trust Company (Australia) Limited, in its capacity as trustee of the LP Heron Asset Trust
LP Properties	:	The four logistics properties located in Australia held by the LP Sellers
LP Property Acquisition	:	Proposed acquisition of the four logistics properties located in Australia from the LP Sellers
LP Sale and Purchase Agreement	:	The sale and purchase agreement dated 26 October 2020 entered into by ALOG, through the LAIP Trustee and the Peregrine QLD Trustee, and the LP Sellers
LP Sellers	:	The LP Bishop Holding Trustee, the LP Bishop Operating Trustee and the LP Heron Asset Trustee, collectively
Manager	:	ARA LOGOS Logistics Trust Management Limited (formerly known as ARA Trust Management (Cache) Limited), in its capacity as manager of ALOG
NAV	:	Net asset value
New Australia Properties	:	The LP Properties and the Larapinta Property
New Australia Properties Appraised Value	:	The appraised value for the New Australia Properties
New Australia Properties Purchase Price	:	The purchase consideration in respect of the New Australia Properties
New LAIVS Fund	:	New LAIVS Trust
New LAIVS Fund Investment Manager	:	LOGOS Investment Management Pty Limited (as the investment manager of the New LAIVS Fund)
New LAIVS Fund Investment Management Agreement	:	The investment management agreement to be entered into by The Trustee Company Limited (in its capacity as trustee of the New LAIVS Fund) and the New LAIVS Investment Manager
New LAIVS Fund Unitholders' Agreement	:	The unitholders' agreement to be entered into by the unitholders of the New LAIVS Fund
New LAIVS Fund Unit Sale and Purchase Agreement	:	The unit sale and purchase agreement in the form to be drafted based on the pro forma unit sale and purchase agreement annexed to the Implementation Deed to be entered into by the ALOG LAIVS Trustee with the LAIV Trustee in relation to the New LAIVS Fund
New Property and Fund Portfolio	:	New Australia Properties and Australia Fund Properties

New Units	:	New units in ALOG issued under the Equity Fund Raising
NLA	:	Net lettable area
NPI	:	Net property income
NTA	:	Net tangible assets
OP Fund		Oxford Property Fund
OP Fund Investment Manager	:	LOGOS Investment Management Pty Limited (as the investment manager of the OP Fund)
OP Fund Investment Management Agreement	:	The investment management agreement to be entered into by Perpetual Trustee Company Limited (in its capacity as trustee of the OP Fund) and the OP Investment Manager in accordance with the Implementation Deed
OP Fund Unitholders' Agreement	:	The unitholders' agreement to be entered into by the unitholders of the OP Fund
OP Fund Unit Sale and Purchase Agreement	:	The unit sale and purchase agreement in the form to be drafted based on the pro forma unit sale and purchase agreement annexed to the Implementation Deed to be entered into by the ALOG OPAT Trustee with LAIV New Subtrust Trustee in relation to the OP Fund
Ordinary Resolution	:	A resolution proposed and passed as such by a majority being greater than 50.0% or more of the total number of votes cast for and against such resolution at a meeting of Unitholders convened in accordance with the provisions of the Trust Deed
Peregrine Building Contract	:	Contract for commercial land and buildings dated 26 October 2020 entered into by ALOG, through the Peregrine QLD Trustee, and the LP Bishop Operating Trustee
Peregrine Property	:	The property located at 53 Peregrine Drive, Port of Brisbane, Queensland, Australia
Peregrine QLD Trustee	:	The Trust Company (Australia) Limited, in its capacity as trustee of the Peregrine (QLD) Trust
Pre-EGM Placement	:	The private placement of 90,498,000 New Units to institutional and other investors at an issue price of S$0.5525 per new Unit, to raise approximately S$50.0 million, details of which were announced on 2 November 2020 and such New Units were listed on 11 November 2020

Preferential Offering	:	The non-renounceable preferential offering of New Units to the existing Unitholders on a *pro rata* basis
Preferential Offering Units	:	New Units issued pursuant to the Preferential Offering
Property Funds Appendix	:	Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore
Property Management Agreements	:	The property management agreements entered into by the Manager and the Property Manager in relation to the New Australia Properties
Property Manager	:	ARA LOGOS Property Management Pte. Ltd. (formerly known as Cache Property Management Pte. Ltd.)
Pro Rata Units	:	Provisional allotment of the Preferential Offering Units of LOGOS Units No. 1
Proposed Acquisitions and Fund Investments	:	LP Property Acquisition, Proposed Larapinta Property Acquisition and Fund Investments
Proposed LOGOS Issuance	:	Proposed issue of New Units to LOGOS Units No. 1 pursuant to the Ivanhoé Subscription Agreement
Proposed Fund Investments	:	Investment in a 49.5% interest in the New LAIVS Fund and a 40.0% interest in the OP Fund
Proposed Ivanhoé Issuance	:	Proposed issue of New Units to Ivanhoé pursuant to the Ivanhoé Subscription Agreement
Proposed Larapinta Property Acquisition and Fund Investments	:	The Proposed Larapinta Property Acquisition and the Proposed Fund Investments
Proxy Form	:	The instrument appointing the Chairman of the EGM as proxy as set out in this Circular
REIT	:	Real estate investment trust
S$ and **cents**	:	Singapore dollars and cents, as the lawful currency of the Republic of Singapore
Savills	:	Savills Valuations Pty Ltd
SGX-ST	:	Singapore Exchange Securities Trading Limited
sq ft	:	Square feet
sqm	:	Square metres

Substantial Unitholders	:	Persons with an interest in Units constituting not less than 5.0% of the total number of Units in issue, and "**Substantial Unitholder**" means any one of them
Teys Australia		Teys Australia Pty Ltd
Total Acquisition Outlay	:	The estimated total acquisition outlay
Trust Deed	:	The trust deed dated 11 February 2010 entered into between the Trustee and the Manager, as amended, varied, or supplemented from time to time
Trustee	:	HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of ALOG
Undertaking	:	The irrevocable undertaking provided by LOGOS Units No. 1 Ltd. in relation to the Preferential Offering
Unit	:	A unit representing an undivided interest in ALOG
Unitholder	:	The registered holder for the time being of a Unit, including person(s) so registered as joint holders, except where the registered holder is CDP, the term "Unitholder" shall, in relation to Units registered in the name of CDP, mean, where the context requires, the Depositor whose Securities Account with CDP is credited with Units
United States or U.S.	:	United States of America
Vendors	:	LP Sellers, the Larapinta Vendor and the Fund Vendors
VWAP	:	Volume weighted average price
WALE	:	Weighted average lease expiry

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DETAILS OF THE NEW AUSTRALIA PROPERTIES, THE AUSTRALIA FUND PROPERTIES, THE EXISTING PORTFOLIO AND THE ENLARGED PORTFOLIO

1. THE NEW AUSTRALIA PROPERTIES

1.1 Description of the New Australia Properties

The New Australia Properties comprise five logistics properties located in Queensland, with a NLA[1] of 229,067 sqm[2], an overall occupancy rate of 95.2% and a WALE of 11.0 years as at 30 June 2020. Based on the New Australia Properties Appraised Value and the NPI of the New Australia Properties for the period from 1 January 2020 to 30 June 2020, the annualised NPI yield of the New Australia Properties is 5.8%[3]. The five logistics properties are (i) 8 Curlew Street, (ii) 1-5 & 2-6 Bishop Drive, (iii) 53 Peregrine Drive, (iv) Corner Heron Drive and Curlew Street and (v) 47 Logistics Place.

1.1.1 8 Curlew Street

8 Curlew Street comprises an industrial warehouse with an office and café component, as well as container-rated hardstand (constructed in 2015), and is fully leased to Australian Container Freight Services ("**ACFS**"), the largest privately-owned container logistics operator in Australia.

1.1.2 1-5 & 2-6 Bishop Drive

1-5 Bishop Drive comprises four industrial warehouse buildings, with a separate office administration building, constructed in stages during 2005 and 2006. The property is fully let to IPS Logistics.

2-6 Bishop Drive comprises a single warehouse and office building constructed in 2014. The warehouse provides ancillary office accommodation for administrative support (main) and a separate warehouse manager (dispatch) office. The remainder of the site comprises container-rated hardstand with ancillary structures. The property is let to five tenants (IPS Logistics, Agility Logistics, Castrol, ACFS, and PortGate Logistics).

1.1.3 53 Peregrine Drive

53 Peregrine Drive comprises a container-rated hardstand (constructed in 2019 and fully leased to ACFS) as well as 27,858 sqm in expansion land, which is expected to be developed in stages as an additional hardstand (at an estimated 1:1 FSR) for ACFS.

1 Including container hardstand area.

2 Based on a 100% interest in the Heron Property and the valuation is done on the basis that the Heron Property is completed.

3 Excludes the Heron Property, as no net operating income in the first year.

1.1.4 Corner Heron Drive and Curlew Street

Corner Heron Drive and Curlew Street is currently under development – on completion, the property will comprise a 12,307 sqm temperature-controlled and freezer warehouse with high bay and extensive ASRS automation system. The facility will also include 1,000 sqm of future expansion space, multiple on-grade roller shutters/recessed docks, 68 metre deep hardstand on the single loading side, awnings to provide all-weather loading, and separate truck and car entry/exit points. The property's forecast practical completion date is November 2021 and the facility will be 100% occupied by Teys Australia.

1.1.5 47 Logistics Place

47 Logistics Place comprises a warehouse plus office facility with additional hardstand areas, recently completed in May 2018. The property is currently unoccupied and being offered with an 18-month rental guarantee.

The table below sets out a summary of selected information on the New Australia Properties as at 30 June 2020, unless otherwise indicated.

	8 Curlew Street, Port of Brisbane	**1-5 & 2-6 Bishop Drive, Port of Brisbane**	**53 Peregrine Drive, Port of Brisbane**	**Corner Heron Drive and Curlew Street[1], Port of Brisbane**	**47 Logistics Place, Larapinta**	**Total**
State	Queensland	Queensland	Queensland	Queensland	Queensland	–
Asset Type	Warehouse	Warehouse	Hardstand	Cold Storage	Distribution Centre	–
Purchase Price (A$ million)	51.5	101.0	17.6	63.0	13.5	246.6
Land Area (sqm)	81,770	181,020	55,532	28,550	17,480	364,352
NLA (sqm)	57,034	127,271	24,751	12,307	7,704	229,067
Land Tenure[2]	Leasehold (39.0 years remaining)	Leasehold (39.0 years remaining)	Leasehold (39.0 years remaining)	Leasehold (42.4 years remaining)	Freehold	
Committed Occupancy Rate (%)	100.0	97.3	100.0	100.0	0.0	
Number of Tenants	1	5[3]	1	1[4]	0	n/m
Valuation by Colliers (A$ million (as at 1 October 2020)	51.3	101.0	17.5	61.8	13.5	245.1
Valuation by Savills (A$ million (as at 1 October 2020)	51.5	100.0	17.6	63.0	13.5	245.6
WALE by NLA (years)	15.2	7.2	16.0	20.0	0.0	11.0
NPI (A$ million)	2.9	6.0	1.2	0.0	0.8	10.9

Notes:

(1) Based on a 100% interest in the Heron Property and the valuation is done on the basis that the Heron Property is completed.

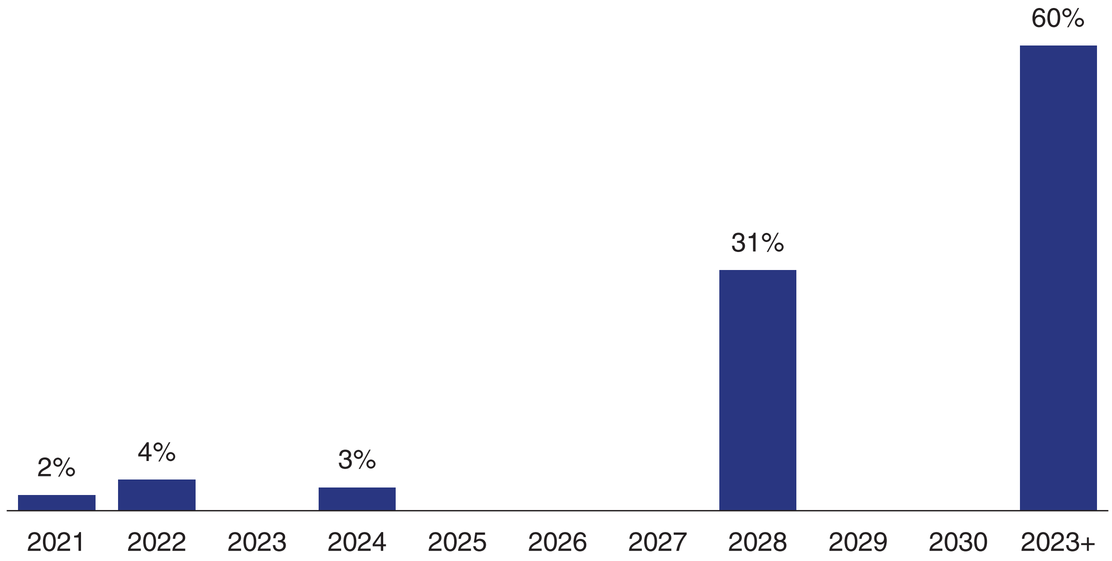
(2) Rounded to the nearest whole number, and lease remaining as at 30 June 2020.

(3) The lease with PortGate Logistics had been executed but not yet commenced as at 30 June 2020.

(4) The lease with Teys Australia is pre-committed and commences in November 2021.

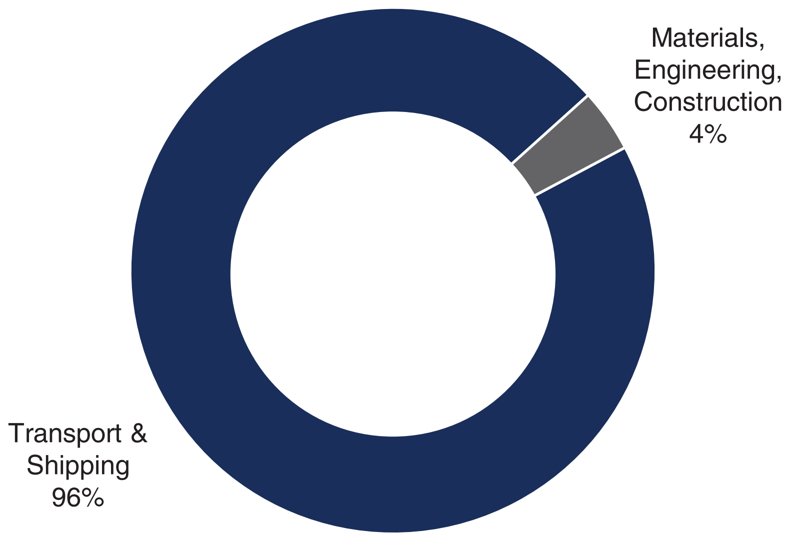
1.2 Lease Expiry Profile for the New Australia Properties

The chart below illustrates the lease expiry profile of the New Australia Properties by monthly Gross Rental Income as a percentage of total Gross Rental Income as at 30 June 2020.



1.3 Trade Sector Analysis for the New Australia Properties

The chart below provides a breakdown by NLA of the different business sectors of tenants represented in the New Australia Properties as at 30 June 2020.



1.4 Top Ten Tenants of the New Australia Properties

The table below sets out selected information about the tenants of the New Australia Properties by monthly Gross Rental Income as at 30 June 2020, unless otherwise indicated.

No.	Tenant	Sector	% of Gross Rental Income
1	ACFS	Transport & Shipping	44%
2	IPS Logistics	Transport & Shipping	44%
3	Agility Logistics	Transport & Shipping	8%
4	Castrol	MEC	4%
5	Teys Australia[(1)]	Food & Cold Storage	n/a
6	PortGate Logistics[(2)]	Transport & Shipping	n/a
7	n/a	n/a	n/a
8	n/a	n/a	n/a
9	n/a	n/a	n/a
10	n/a	n/a	n/a
Top Ten Tenants			100%
Other Tenants			n/a
Total			100%

Notes:

(1) Teys Australia is the tenant of the Heron Property, which is currently under development and the initial practical completion of its construction is expected to be in November 2021. Completion of the acquisition of the Heron Property would take place 10 business days after the initial practical completion of the Heron Property and commencement of the lease to Teys Australia.

(2) The lease with PortGate Logistics had been executed but not yet commenced as at 30 June 2020.

2. THE AUSTRALIA FUND PROPERTIES

2.1 Description of the Australia Fund Properties

The table below sets out a summary of selected information on the Australia Fund Properties (on a 100% basis) as at 30 June 2020, unless otherwise indicated.

	69 Sargents Road, Minchinbury	34-58 Marshall Court, Altona	11-14 John Morphett Place, Erskine Park	27-43 Toll Drive, Altona North	1 Hume Road, Laverton North	Total
Fund	New LAIVS Fund				OP Fund	–
State	New South Wales	Victoria	New South Wales	Victoria	Victoria	–
Land Area (sqm)	214,500	82,960	37,030	96,820	229,900	661,210
Land Tenure	Leasehold (51.8 years remaining)	Freehold	Freehold	Freehold	Freehold	–
Occupancy Rate (%)	100%	100%	100%	100%	100%	100%

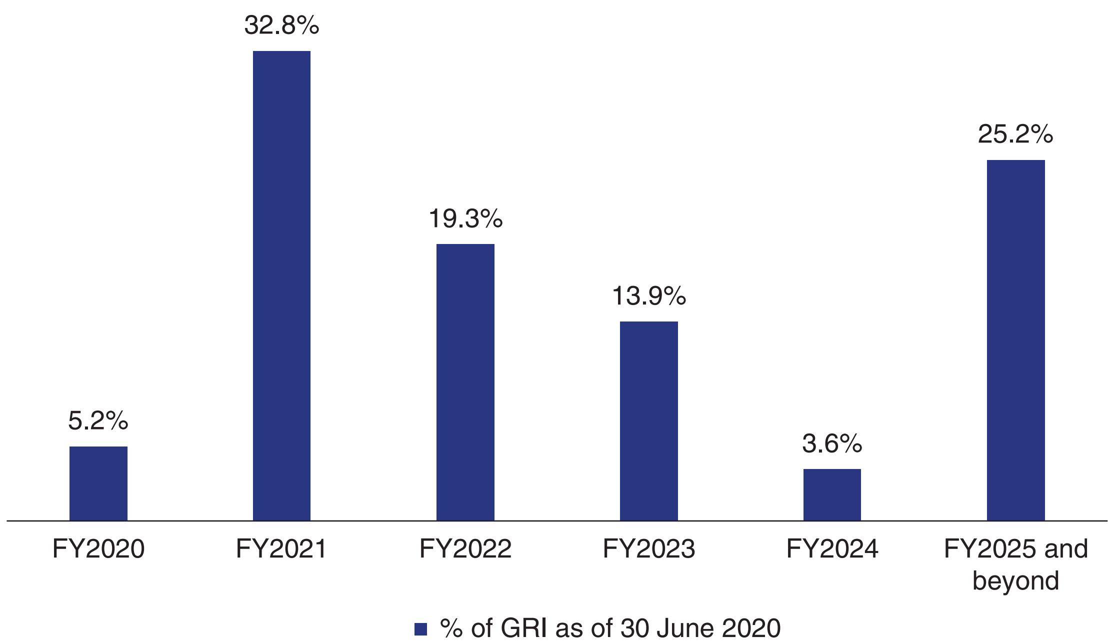
	69 Sargents Road, Minchinbury	34-58 Marshall Court, Altona	11-14 John Morphett Place, Erskine Park	27-43 Toll Drive, Altona North	1 Hume Road, Laverton North	Total
Appraised Value (A$ million as at 1 October 2020)	290.0	70.6	52.5	50.2	332.0	795.3
Number of Tenants	1	3	1	2	1	n/m
Valuation by CBRE (A$ million (as at 1 October 2020)	290.0	n/a	52.5	n/a	n/a	n/a
Valuation by Colliers (A$ million (as at 1 October 2020)	290.0	70.6	52.5	50.2	332.0	795.3
Valuation by Savills (A$ million (as at 1 October 2020)	n/a	70.6	n/a	50.2	330.0	n/a
WALE (by NLA) (years)	6.1	4.2	10.2	10.4	20.6	12.4
NPI (A$ million)	14.9	3.7	2.3	2.2	16.1	39.2

3. EXISTING PORTFOLIO

The Existing Portfolio comprises 10 and 17 logistics warehouse properties in Singapore and Australia respectively ("**Existing Properties**").

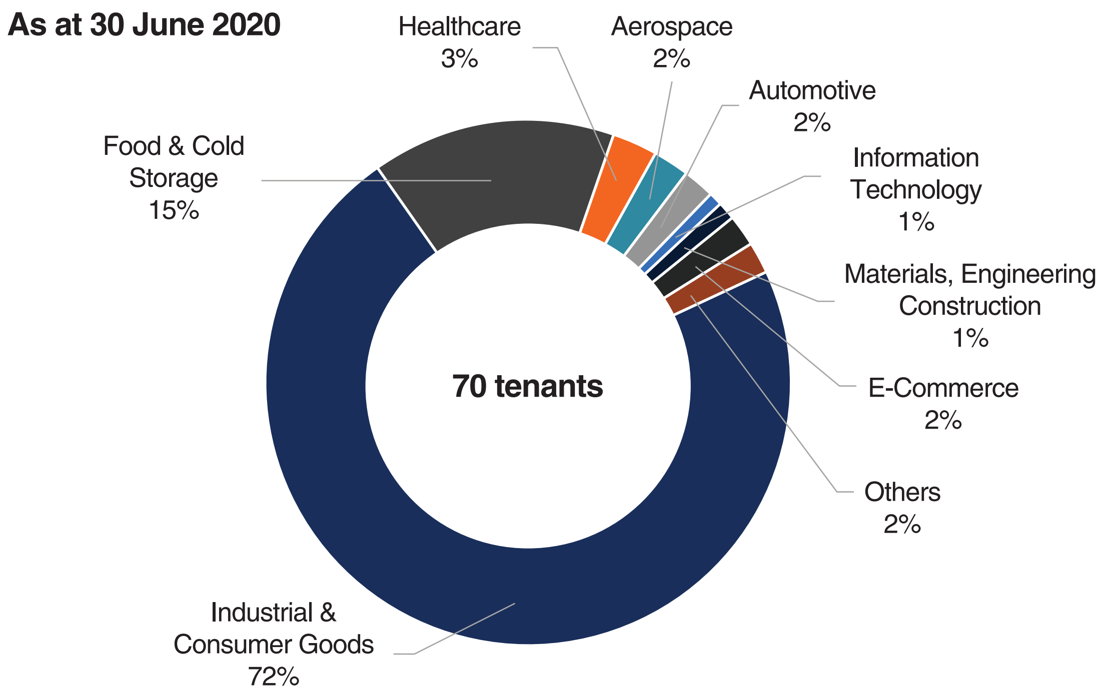
3.1 Lease Expiry Profile for the Existing Properties

The chart below illustrates the lease expiry profile of the Existing Properties by monthly Gross Rental Income as a percentage of total Gross Rental Income as at 30 June 2020.



3.2 Trade Sector Analysis for Existing Properties

The chart below provides a breakdown by monthly Gross Rental Income based on committed leases of the different business sectors of tenants represented in the Existing Properties as at 30 June 2020.



3.3 Top Ten Tenants of the Existing Properties

The table below sets out selected information about the top ten tenants of the Existing Properties by monthly Gross Rental Income committed for the month ended 30 June 2020.

No.	Tenant	Sector	% of Gross Rental Income (committed)
1	DHL Supply Chain	Industrial & Consumer Goods	14.0
2	CWT	Industrial & Consumer Goods	7.9
3	Schenker	Industrial & Consumer Goods	6.0
4	Metcash	Food & Cold Storage	5.2
5	FedEx	Industrial & Consumer Goods	4.6
6	McPhee Distribution Services	Industrial & Consumer Goods	4.5
7	ST Synthesis	Industrial & Consumer Goods	3.8
8	Penske	Automotive	3.5
9	Pan Asia Logistics	Industrial & Consumer Goods	2.7
10	Singapore Transport Supply Service	Food & Cold Storage	2.4

4. ENLARGED PORTFOLIO

4.1 Overview of the Enlarged Portfolio

The table below sets out selected information on the Enlarged Property Portfolio as at 30 June 2020, unless otherwise indicated.

	The New Australia Properties[1]	**Existing Portfolio**	**Enlarged Portfolio**[1]
NLA (sqm)	229,067	811,695	1,040,762
Number of Tenants	4	70	74
Committed Occupancy Rate (%)	95.2	97.0	96.6
WALE by NLA (years)	11.0	2.8	4.6
Deposited property value (S$ million)	364.4[2]	1,294.6	1,659.0[2]

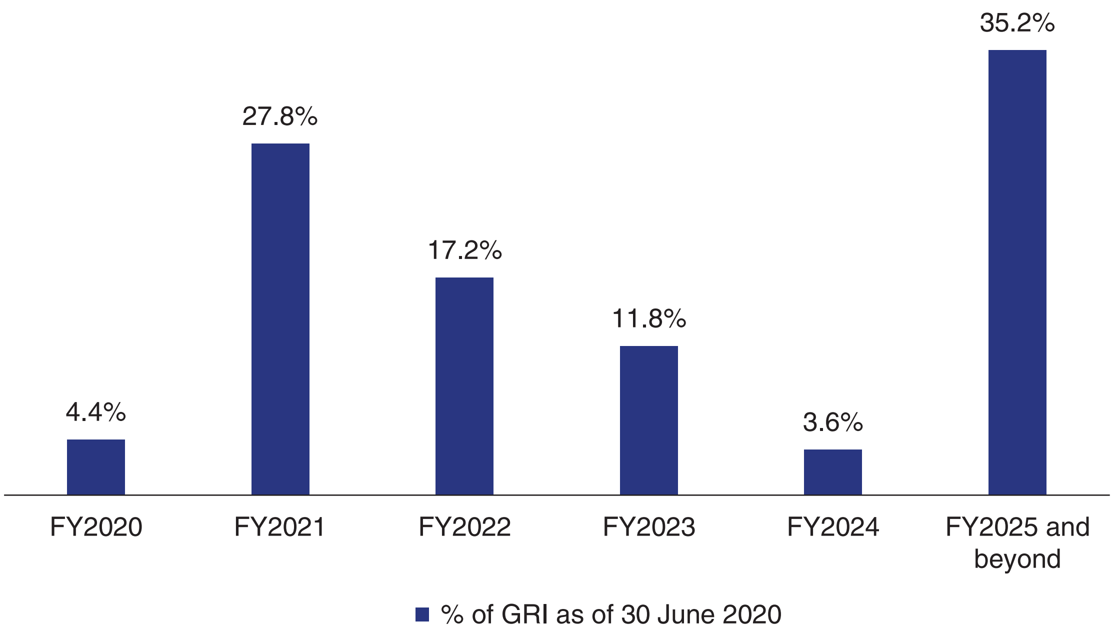
Notes:

(1) Based on a 100% interest in the Heron Property and the valuation is done on the basis that the Heron Property is completed.

(2) Based on the 49.5% interest in New LAIVS Fund, 40.0% interest in OP Fund and 100% interest in the New Australia Properties save in respect of the Heron Property, for which only the deposit amounting to 5% of the purchase price has been included.

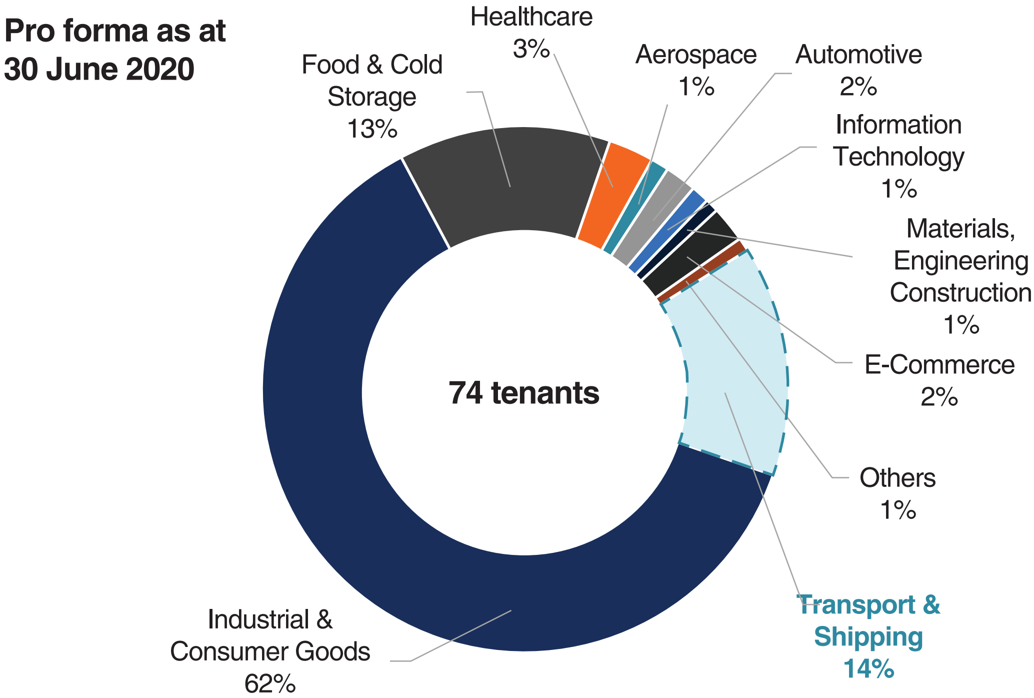
4.2 Lease Expiry Profile for the Enlarged Portfolio

The chart below illustrates the lease expiry profile of the Enlarged Portfolio by monthly Gross Rental Income as a percentage of total Gross Rental Income as at 30 June 2020.



4.3 Trade Sector Analysis for the Enlarged Portfolio

The chart below provides a breakdown by monthly Gross Rental Income based on committed leases of the different business sectors of tenants represented in the Enlarged Portfolio as at 30 June 2020.



4.4 Top Ten Tenants of the Enlarged Portfolio

The top ten tenants of the Enlarged Portfolio by monthly Gross Rental Income based on committed leases as at 30 June 2020 are set out in the table below.

No.	Tenant	Sector	% of Gross Rental Income (committed)
1	DHL Supply Chain	Industrial & Consumer Goods	12.1%
2	CWT	Industrial & Consumer Goods	6.7%
3	ACFS	Transport & Shipping	6.2%
4	IPS Logistics	Transport & Shipping	6.1%
5	Schenker	Industrial & Consumer Goods	5.1%
6	Metcash	Food & Cold Storage	4.4%
7	FedEx	Industrial & Consumer Goods	4.0%
8	McPhee Distribution Services	Industrial & Consumer Goods	3.9%
9	ST Synthesis	Industrial & Consumer Goods	3.3%
10	Penske	Automotive	3.0%

VALUATION CERTIFICATES

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Colliers INTERNATIONAL

26 October 2020

HSBC Institutional Trust Services (Singapore) Limited
(in its capacity as trustee of ARA LOGOS Logistics Trust)
10 Marina Boulevard
#45-01 Marina Bay Financial Centre Tower 2
Singapore 018983

Dear Sirs,

RE: Valuations as at 1 October 2020

69 Sargents Road, Minchinbury NSW
11-14 John Morphett Place, Erskine Park NSW
47 Logistics Place, Larapinta QLD
8 Curlew Street, Port of Brisbane QLD
1-5 & 2-6 Bishop Drive, Port of Brisbane QLD
53 Peregrine Drive, Port of Brisbane QLD
Cnr Heron Drive and Curlew Street, Port of Brisbane QLD
34-58 Marshall Court, Altona VIC
27-43 Toll Drive, Altona North VIC
1 Hume Road, Laverton North VIC

Introduction

We refer to the instructions issued by HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust), requesting CIVAS (VIC) Pty Limited, CIVAS (QLD) Pty Limited and CIVAS (NSW) Pty Limited ('CIVAS') to assess the Freehold Market Value of a portfolio of 10 Australian industrial properties (the 'Properties'). The Properties are currently held by Perpetual Trustee Company Ltd and are to be acquired by ARA LOGOS Logistics Trust.

We have specifically been instructed to assess the market value of the Properties as at 1 October 2020 which will be relied upon for Acquisition purposes by HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust).

In addition, we have been instructed to provide a summary of each Valuation Report suitable for inclusion in a Circular to be issued to unitholders of ARA LOGOS Logistics Trust. CIVAS have not prepared the Circular.

For further information reference should be made to each full Valuation Report (our references: VADEL5877, VADEL5878, B7247, B7248, B7249, B7251, B7252, VM9771, VM9773 and VM9774) as at 1 October 2020 held by ARA LOGOS Logistics Trust.

Date of Valuation

As instructed the date of valuation is 1 October 2020.

We inspected the assets on the following dates:

Address	Date of Inspection
69 Sargents Road, Minchinbury NSW	14 September 2020
11-14 John Morphett Place, Erskine Park NSW	14 September 2020
47 Logistics Place, Larapinta QLD	10 September 2020
8 Curlew Street, Port of Brisbane QLD	14 September 2020
1-5 & 2-6 Bishop Drive, Port of Brisbane QLD	14 September 2020
53 Peregrine Drive, Port of Brisbane QLD	14 September 2020
Cnr Heron Drive and Curlew Street, Port of Brisbane QLD	14 September 2020
34-58 Marshall Court, Altona VIC	15 September 2020
27-43 Toll Drive, Altona North VIC	15 September 2020
1 Hume Road, Laverton North VIC	15 September 2020

Due to possible changes in market forces and circumstances in relation to the Properties the reports can only be regarded as representing our opinion of the value of the Properties as at the date of valuation. We have assumed the Properties are in the same condition on the valuation date as the inspection dates.

Basis of Valuation

The valuation has been completed in accordance with the following definition of Market Value as defined by the International Valuation Standards Council (IVSC) and endorsed by the Australian Property Institute (API):

Market Value	*"Market Value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently, and without compulsion."*

Qualifications and Assumptions

Each Valuation Report provides particulars on the information provided by the Instructing Party. Our valuations have been completed under the strict assumption that no material information to the valuation has been withheld in any instance.

In the preparation of each Valuation Report we have made a variety of key assumptions and important comments. In this regard we advise that each report, including appendices, must be read and understood by the nominated parties to whom reliance is extended in order that the various assumptions and comments are understood in the context of the adopted valuation.

Valuation

Methodology

In determining the Market Value of the Properties, CIVAS has examined the available market evidence and applied this analysis to the Capitalisation of Net Income Approach and for the Discounted Cash Flow (DCF) Approach. We have had regards to the Direct Comparison Approach on the basis of a rate per square metre of GLA.

The Capitalisation of Net Income Approach has been undertaken by applying a yield to both the potential fully let passing net income (initial yield) and the potential reversionary net income (equated reversionary yield). To the value derived, adjustments have been made for any rental reversions, vacancies, leasing costs and capital expenditure required over the first two years.

The DCF has been undertaken over a 10-year time horizon discounting the net income over this period on a monthly basis together with the value of the property, net of selling expenses, in the 121st month. The net present value has been determined after allowing for capital expenditure and costs associated with the purchase of the property.

Our valuations have been undertaken on a GST exclusive basis.

Summary of Values

The portfolio of Properties includes 10 industrial investment assets located within Australia's major industrial markets, more specifically in the eastern seaboard states of New South Wales, Queensland and Victoria.

Attached to this Letter are the Executive Summaries extracted from each Valuation Report.

We have assessed the Market Value of the Properties as at 1 October 2020 as follows:

Address	Suburb	State	Interest Assessed	Assessed Value
69 Sargents Road	Minchinbury	NSW	Leasehold	$290,000,000
11-14 John Morphett Place	Erskine Park	NSW	Freehold	$52,500,000
47 Logistics Place	Larapinta	QLD	Freehold	$13,500,000 (including rental guarantee) $11,500,000 (excluding rental guarantee)
8 Curlew Street	Port of Brisbane	QLD	Leasehold	$51,300,000
1-5 & 2-6 Bishop Drive	Port of Brisbane	QLD	Leasehold	$101,000,000 (including rental guarantee) $100,500,000 (excluding rental guarantee)
53 Peregrine Drive	Port of Brisbane	QLD	Leasehold	$17,500,000
Cnr Heron Drive and Curlew Street	Port of Brisbane	QLD	Leasehold	$61,800,000
34-58 Marshall Court	Altona	VIC	Freehold	$70,600,000
27-43 Toll Drive	Altona North	VIC	Freehold	$50,200,000
1 Hume Road	Laverton North	VIC	Freehold	$332,000,000

These values are subject to the qualifications and assumptions contained within each Valuation Report.

We refer to each Valuation Report for a detailed overview of the property, its tenancy profile and local market conditions and characteristics.

The primary valuer responsible for each Valuation Report is noted at the bottom of the enclosed Executive Summaries.

Qualifications and Warning

CIVAS has been engaged by HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust) to provide a valuation of the Properties.

ARA LOGOS Logistics Trust wishes to include this letter in the Circular and has requested that CIVAS consent to the inclusion of this letter. CIVAS consents to the inclusion of this letter in the Circular and to being named in the Circular, subject to the comments, terms and assumptions contained within our full valuation reports, this summary letter and the further condition that ARA LOGOS Logistics Trust includes this Qualification and Warning.

(i) The valuations have been prepared for HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust) only and for the specific purpose outlined within full valuation reports and cannot be relied upon by third parties.

(ii) In the event that ARA LOGOS Logistics Trust is, currently, or subsequently becomes the Responsible Entity for an investment vehicle with an interest in the subject properties CIVAS does not extend reliance authority for the valuations to any party beyond the Responsible Entity and does not extend reliance authority for the valuations to any third parties which may have an interest in such an investment vehicle.

(iii) Whilst the summary letter is a summary of the valuations as at the date of valuation, it has not been prepared for the purpose of assessing the properties as an investment opportunity. Furthermore, we caution that we cannot fully summarise in this summary letter all matters discussed within the full valuation reports.

(iv) CIVAS has not been involved in the preparation of the Circular nor have the valuations had regard to the other material contained in the Circular. The valuations and report content do not take into account any matters concerning the investment opportunity contained in the Circular.

(v) Neither CIVAS nor any of its Directors makes any representation or recommendation in relation to the valuations, the investment opportunity contained in the Circular and the Circular itself nor accepts responsibility for any information or representation made in the Circular.

(vi) Recipients must seek their own advice in relation to the investment opportunity contained in the Circular.

(vii) CIVAS is not providing advice about a financial product, nor the suitability of the investment set out in the Circular. Such an opinion can only be provided by a person who holds an Australian Financial Services Licence. CIVAS does not, nor does the Valuer, hold an Australian Financial Services Licence and is not operating under such a licence in providing its opinion as to the value of the properties detailed in The Valuations.

(viii) The Valuations are current as at the dates of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period as a result of general market movements or factors specific to the particular property. We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 90 days from the dates of valuation, or such earlier date if you become aware of any factors that have any effect on the valuations.

In the case of advice provided in this letter and our full valuation reports which is of a projected nature, we must emphasise that specific assumptions have been made by us which appear realistic based upon current market perceptions. It follows that any one of our associated assumptions set out in the text of this summary may be proved incorrect during the course of time and no responsibility can be accepted by us in this event.

Valuers Experience and Interest

Ben McCallum AAPI MRICS (Australia Property Institute Member No. 70321) has had in excess of 10 years continuous experience in the valuation of property of similar type in Victoria. Matthew Persley AAPI (Registered Real Estate Valuer No. 4057MR) has had in excess of ten years continuous experience in the valuation of property of similar type and is authorised by law to practise as a Valuer in Queensland. Simon Andreatta AAPI MRICS (Registered Real Estate Valuer No. 69296) has had in excess of ten years continuous experience in the valuation of property of similar type and is authorised by law to practise as a Valuer in New South Wales.

Further, we confirm that the nominated Valuers do not have a pecuniary interest or other conflict of interest that would conflict with the proper valuation of the Properties or could reasonably be regarded as being capable of affecting that person's ability to give an unbiased opinion of the value of the Properties, and we advise that this position will be maintained until the purpose for which the valuations are being obtained is completed.

Yours sincerely
CIVAS (VIC) Pty Limited

Ben McCallum
National Director
Valuation & Advisory Services

Encl. Executive Summaries

69 Sargents Road, Minchinbury NSW

$15,343,297 Net Passing Income | 88,555.20 m² GLA | WALE 5.83 Years by Income | 41.28% Site Coverage | 100.00% Leased | Woolworths Limited

Valuation Details

Instructing Party

HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)

10 Marina Boulevard, #45-01 MBFC Tower 2

Singapore 018983

Reliant Party	HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)
Registered Proprietor	Queensland Property Investments Pty Ltd
Purpose of Report	Acquisition
Interest Valued	100% Leasehold interest, subject to existing sub-leases.
Date of Valuation	1 October 2020
Date of Inspection	14 September 2020

Property Overview

The subject property comprises a freestanding, purpose built industrial distribution facility constructed in 1997 and extended in 2006, erected on a site of 21.45 hectares The facility provides temperature controlled accommodation, warehouse space, 95 individual despatch and receiving docks, together with associated office accommodation at various locations throughout the building. Ancillary improvements comprise a security gatehouse, standalone contractor's office, truck wash facility, truck refuelling facility and extensive hardstand areas incorporating staff carparking for 500 vehicles in marked bays, truck parking and turning areas.

The subject property is located on the southern side of Sargents Road within Minchinbury, an established industrial precinct of western Sydney. The M4 Motorway, which is a major transportation route, is located along the southern boundary of the site.

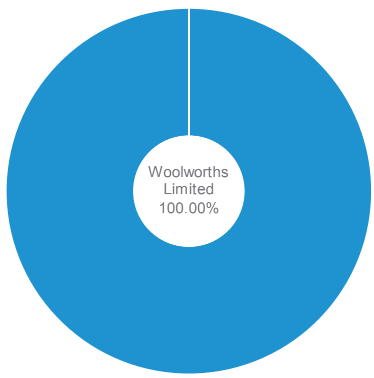
The property is currently subject to a ground lease from Queensland Property Investments (wholly owned by a Woolworths subsidiary) for a term of 65 years and one day, for a sum of $1 per annum expiring 31 July 2071. The property is also currently the subject of a sublease for a 15 year term to Woolworths Limited (Woolworths) expiring 29 July 2026.

Tenancy Details

Major Tenants

Woolworths Limited	88,555.20 m²
Remainder of Tenanted GLA	-
Vacant GLA	-
Total GLA	**88,555.20 m²**
Weighted Average Lease Expiry (Area)	5.83 years
Weighted Average Lease Expiry (Income)	5.83 years

Tenant Composition by GLA



Financial Details

Component	Passing Income	Market Income
Industrial	$15,343,297	$15,343,297
Outgoings Recoveries	$2,749,362	$2,749,362
Total Gross Passing Income	**$18,092,659**	**$18,092,659**
Vacant Areas (Gross)	-	
Potential Fully Leased Gross Income	**$18,092,659**	**$18,092,659**
Adopted Outgoings ($31.05 /m²)	($2,749,362)	($2,749,362)
Potential Fully Leased Net Income	**$15,343,297**	**$15,343,297**
Net Passing Income	**$15,343,297**	

Component	Avg. Passing Rent	Avg. Market Rent
Industrial	$173 /m² Net	$173 /m² Net

Passing Capitalisation Approach

Adopted Cap Rate	Fully Leased Passing NOI	Total Adjustments	Cap Result
5.250%	$15,343,297	($259,885)	$292,000,000

Market Capitalisation Approach

Adopted Cap Rate	Fully Leased Market NOI	Total Adjustments	Cap Result
5.250%	$15,343,297	($259,885)	$292,000,000

DCF Approach (10 Year DCF)

CAGR (Net Face)	Avg. Incentives	Total Capex		DCF Metrics		DCF Result	DCF Ratios	
Industrial	Industrial	Inflated	% of Value	Term Yield	Disc. Rate	Rounded	% Term	% Cash Flow
2.00%	12.50%	$2,500,704	0.86%	5.750%	6.250%	$286,000,000	61.26%	38.74%

Valuation

Adopted Value (100% Leasehold Interest)	$290,000,000 (GST Exclusive)
Initial Passing Yield	4.80%
Equivalent Initial Yield	4.80%
Equivalent Revisionary Yield	4.80%
Internal Rate of Return (including capex)	6.08%
Direct Comparison Rate	$3,275 /m² of GLA

Valuation completed by: Simon Andreatta, AAPI MRICS - Head of Industrial e: simon.andreatta@colliers.com ph: + 61 2 9004 5869

Tanya Parker, AAPI MRICS - Director e: tanya.parker@colliers.com ph: + 61 8 8305 8824

NOTE: This Executive Summary must be read in conjunction with the attached report and the details contained therein.

Key Assumptions & Important Comments

- The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

  Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

  Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global Standards and on the basis of a 'significant valuation uncertainty' under the API's recently released Valuation Protocol - Significant Valuation Uncertainty. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

  Additionally, given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the property under frequent review.

- On a real estate and sector specific basis, we consider the potential for impact on industrial property will vary depending on the underlying use / subsector. For example, distribution centres, port related industrial property may see reduced throughput resulting in delayed decision making for investors and prospective tenants as well as impact business profits and the ability to afford rents. At the same time, local manufacturing businesses may be impacted to a lesser extent although may suffer where they rely on importing materials from overseas in their production and the impact on cold storage may be variable. It remains too early to tell if leasing requirements will be affected, however anecdotal evidence has begun to emerge of supply chain impacts affecting both construction and fit out materials which may cause delays in current developments under construction and shop fit outs which in turn may impact lease commencement dates. In regards to the investment market, industrial properties benefit from a high proportion of domestic purchasers, however a key impact for offshore investors is their ability to cope with both the COVID-19 impacts in their domestic markets and physically access property opportunities in Australia. This coupled with a weaker global economy may affect overall investor demand. Where the virus peaks and tapers within a reasonable timeframe and this impact on demand is short term we may well see a flurry of activity in the latter period of 2020.

Key Assumptions & Important Comments

CIVAS (NSW) Pty Limited recognises that the global risk outlook, particularly with regard to COVID-19, is extremely fluid. For that reason, we recommend the situation be closely monitored and regular valuation updates initiated by the reliant party.

- We assume all information provided by the Instructing Party and Property Manager is correct and current.

- **In accordance with the specific instructions provided by the Instructing Party, we note that we have completed the valuation on the basis that all tenant incentives have been paid out with nil outstanding as at the date of valuation. Should this valuation be required to be completed on an alternate basis we reserve the right to review and possibly amend our valuation advice detained herein.**

11-14 John Morphett Place, Erskine Park NSW

$2,336,221 Net Passing Income | 5,415.25 m² GLA | WALE 14.91 Years by Income | 13.89% Site Coverage | 100.00% Leased | Anchor Tenant: Visa Global Logistics Pty Ltd

Valuation Details

Instructing Party

HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)

10 Marina Boulevard, #45-01 MBFC Tower 2

Singapore 018983

Reliant Party	HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)
Registered Proprietor	Perpetual Trustee Company Limited
Purpose of Report	Acquisition only
Interest Valued	100% Freehold interest, subject to existing lease
Date of Valuation	1 October 2020
Date of Inspection	14 September 2020

Property Overview

The subject property comprises a freestanding office/warehouse constructed in 2018, erected on a site of 3.703 hectares. The facility provides two storey office accommodation, warehousing and loading docks. Ancillary improvements comprise ample hardstand areas utilised for shipping container storage and bitumen sealed staff and visitor car parking.

The subject property is positioned on the eastern side of John Morphett Place, within Erskine Park, an established industrial precinct of western Sydney, approximately 23 kilometres west of Parramatta and approximately 45 kilometres west of the Sydney CBD.

The property is currently fully leased to Visa Global Logistics for a 17 year term which commenced in August 2018, generating a net passing income of $2,336,221.34 per annum with annual 3% rental reviews.

Tenancy Details

Major Tenants

Visa Global Logistics Pty Ltd	5,415.25 m²
Remainder of Tenanted GLA	-
Vacant GLA	-
Total GLA	**5,415.25 m²**

Weighted Average Lease Expiry (Area)	14.91 years
Weighted Average Lease Expiry (Income)	14.91 years

Tenant Composition by GLA

Financial Details

Component	Passing Income	Market Income
Industrial	$2,336,221	$2,186,524
Outgoings Recoveries	$554,990	$554,990
Total Gross Passing Income	**$2,891,212**	**$2,741,515**
Vacant Areas (Gross)	-	
Potential Fully Leased Gross Income	**$2,891,212**	**$2,741,515**
Adopted Outgoings ($102.49 /m²)	($554,990)	($554,990)
Potential Fully Leased Net Income	**$2,336,221**	**$2,186,524**
Net Passing Income	**$2,336,221**	

Component	Avg. Passing Rent	Avg. Market Rent
Industrial	$431 /m² Net	$404 /m² Net

Passing Capitalisation Approach / Market Capitalisation Approach

Passing Capitalisation Approach				Market Capitalisation Approach			
Adopted Cap Rate	Fully Leased Passing NOI	Total Adjustments	Cap Result	Adopted Cap Rate	Fully Leased Market NOI	Total Adjustments	Cap Result
4.500%	$2,336,221	($15,987)	$52,000,000	4.375%	$2,186,524	$1,232,800	$51,000,000

DCF Approach (10 Year DCF)

CAGR (Net Face)	Avg. Incentives	Total Capex		DCF Metrics		DCF Result	DCF Ratios	
Industrial	Industrial	Inflated	% of Value	Term Yield	Disc. Rate	Rounded	% Term	% Cash Flow
3.16%	12.50%	$96,274	0.18%	4.625%	6.000%	$53,000,000	64.18%	35.82%

Valuation

Adopted Value (100% Freehold Interest)	$52,500,000 (GST Exclusive)
Initial Passing Yield	4.45%
Equivalent Initial Yield	4.45%
Equivalent Revisionary Yield	4.26%
Internal Rate of Return (including capex)	6.10%
Direct Comparison Rate	$9,695 /m² of GLA

Valuation completed by: Simon Andreatta, AAPI - Head of Industrial e: simon.andreatta@colliers.com ph: + 61 2 9004 5869

Tanya Parker, AAPI MRICS - Director e: tanya.rofe@colliers.com ph: + 61 8 8305 8824

NOTE: This Executive Summary must be read in conjunction with the attached report and the details contained therein.

Key Assumptions & Important Comments

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global Standards and on the basis of a 'significant valuation uncertainty' under the API's recently released Valuation Protocol - Significant Valuation Uncertainty. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

Additionally, given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the property under frequent review.

On a real estate and sector specific basis, we consider the potential for impact on industrial property will vary depending on the underlying use / subsector. For example, distribution centres, port related industrial property may see reduced throughput resulting in delayed decision making for investors and prospective tenants as well as impact business profits and the ability to afford rents. At the same time, local manufacturing businesses may be impacted to a lesser extent although may suffer where they rely on importing materials from overseas in their production and the impact on cold storage may be variable. It remains too early to tell if leasing requirements will be affected, however anecdotal evidence has begun to emerge of supply chain impacts affecting both construction and fit out materials which may cause delays in current developments under construction and shop fit outs which in turn may impact lease commencement dates. In regards to the investment market, industrial properties benefit from a high proportion of domestic purchasers, however a key impact for offshore investors is their ability to cope with both the COVID-19 impacts in their domestic markets and physically access property opportunities in Australia. This coupled with a weaker global economy may affect overall investor demand. Where the virus peaks and tapers within a reasonable timeframe and this impact on demand is short term we may well see a flurry of activity in the latter period of 2020.

Key Assumptions & Important Comments

CIVAS (NSW) Pty Limited recognises that the global risk outlook, particularly with regard to COVID-19, is extremely fluid. For that reason, we recommend the situation be closely monitored and regular valuation updates initiated by the reliant party.

- We assume all information provided by the Instructing Party and Property Manager is correct and current.

- **In accordance with the specific instructions provided by the Instructing Party, we note that we have completed the valuation on the basis that all tenant incentives have been paid out with nil outstanding as at the date of valuation. Should this valuation be required to be completed on an alternate basis we reserve the right to review and possibly amend our valuation advice detained herein.**

47 Logistics Place, Larapinta QLD

Valuation Assessment Including Rental Guarantee

Valuation Details

Instructing Party

HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)

10 Marina Boulevard, #45-01 Marina Bay Financial Centre Tower 2

Singapore 018983

Reliant Party	HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)
Registered Proprietor	Perpetual Trustee Company Limited
Purpose of Report	Proposed Acquisition
Interest Valued	100% Freehold interest subject to rental guarantee
Date of Valuation	**1 October 2020**
Date of Inspection	10 September 2020

Property Overview

Brief Description

The property comprises a modern industrial facility, originally constructed circa 2018 which extends to Gross Lettable Area (GLA) of approximately 7,704 square metres. The improvements include an office component of approximately 311 square meters configured across two levels and warehouse accommodation extending to 7,393 square metres. The site appears to be relatively level and at road height.

The warehouse is orientated to the northern alignment of the site, while the attached office accommodation is anchored on the south to western elevation of the warehouse. The warehouse provides an internal clearance of approximately of 12.6 metres to the eaves and rises to approximately 13.7 metres at the apex intersected by two rows of columns. The warehouse is accessible via five container height roller doors, two sunken docks and via the office component. Additional improvements comprise an awning, situated on the southern alignment which extends to an area of approximately 170 square metres. The attached office accommodation is configured across two levels, with a reception area, open plan offices, storage area, kitchenette/lunchroom, outdoor lunch area and male, female and amenities.

Ancillary improvements include concrete sealed hardstand accommodation of approximately 2,500 square metres which is accessible via one concrete crossover via Logistics Place. On-site concrete sealed secured car parking is available for 78 vehicles, including one disabled bay, accessed via one concrete ingress/egress point via Logistics Place. The perimeter is fully secured with security fencing.

Larapinta is situated approximately 25 kilometres (by road) south of the Brisbane General Post Office (GPO).

As at the date of valuation the property is vacant. The property has been valued subject to an 18-month Rental Guarantee with a net income of approximately $828,180 per annum or $107.50/m² which we consider to reflect market parameters.

Radius Drive Elevation

Metromap Aerial – Subject Property

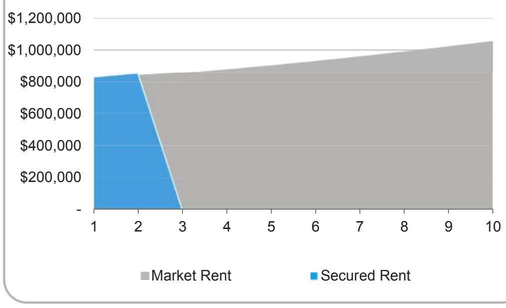
Gross Lettable Area	7,704.00 m²	**Planning Scheme**	Brisbane Planning Scheme 2014
Warehouse	7,393.00 m²	**Zoning**	IN2 Industry – General Industry B
Office	311.00 m²	**Site Area**	17,480 square metres (1.748 ha)

Tenancy Details

No. of Tenants: 1		**Average Lease Duration**	1.50 years
Major Tenants		**Weighted Lease Duration (Area)**	1.50 years
Rental Guarantee	7,704.00 m²	**Weighted Lease Duration (Income)**	1.50 years
Total GLA	**7,704.00 m²**	**Current Vacancy: Industrial** -	0.00%

Major Tenant Composition by Area

Lease Expiries by Rental Income



Financial Details

	Passing Income	Market Income
Industrial	$828,180	$828,180
Outgoings Recoveries	$194,048	$194,048
Potential Fully Leased Gross Income	**$1,022,228**	**$1,022,228**
Less Adopted Outgoings ($25.19 /m²)	$194,048	$194,048
Potential Fully Leased Net Income	**$828,180**	**$828,180**
Net Passing Income	$828,180	

* Minor discrepancies may occur due to rounding

Key Assumptions and Important Comments

In the preparation of this valuation report we have made a variety of key assumptions and important comments. In this regard we advise that this entire report, including appendices, must be read and understood by the reliant party in order that the various assumptions and comments are understood in the context of the adopted valuation. Should the reliant party have any concerns or queries regarding the contents or key assumptions made in the preparation of this valuation, those issues should be promptly directed to the nominated Valuer for comment and review. A selection of Key Assumptions and Important Comments are as follows:-

(i) The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global Standards and the API Valuation Protocol – Significant Valuation Uncertainty. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

Additionally, given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the property under frequent review.

(ii) On a real estate and sector specific basis, we consider the potential for impact on industrial property will vary depending on the underlying use / subsector. For example, distribution centres, port related industrial property may see reduced throughput resulting in delayed decision making for investors and prospective tenants as well as impact business profits and the ability to afford rents. At the same time, local manufacturing businesses may be impacted to a lesser extent although may suffer where they rely on importing materials from overseas in their production and the impact on cold storage may be variable. It remains too early to tell if leasing requirements will be affected, however anecdotal evidence has begun to emerge of supply chain impacts affecting both construction and fit-out materials which may cause delays in current developments under construction and shop fit-outs which in turn may impact lease commencement dates. In regards to the investment market, industrial properties benefit from a high proportion of domestic purchasers, however a key impact for offshore investors is their ability to cope with both the COVID-19 impacts in their domestic markets and physically access property opportunities in Australia. This coupled with a weaker global economy may affect overall investor demand. Where the virus peaks and tapers within a reasonable timeframe and this impact on demand is short term we may well see a flurry of activity in the latter period of 2020.

CIVAS (QLD) Pty Limited recognises that the global risk outlook, particularly with regard to COVID-19, is extremely fluid. For that reason, we recommend the situation be closely monitored and regular valuation updates initiated by the reliant party.

(iii) We assume all information provided by the Instructing Party and Property Manager is correct and current.

(iv) We note there is an easement for Overhead Power Line purposes that is situated towards the southern alignment of the site. Easement A is rectangular in shape and occupies an area of approximately 7,311 square metres. Our understanding of the easement is that it restricts development of the subject to that of the existing improved portion of the site. We therefore have undertaken our valuation on the basis that there is no development potential or additional value to the Overhead Power Line easement portion on the site.

(v) There are no other encumbrances or notations except those shown on Title or noted within this valuation report.

(vi) The site is situated within a designated flood area, as delineated in section 4.2.

(vii) The site is not situated within a designated landslip area, as delineated in section 4.2.

(viii) Appropriate planning permission has been granted by the relevant statutory authorities in relation to the existing improvements on site.

(ix) All fire and electrical services meet the Building Code of Australia requirements.

(x) There are no GST or arrears liabilities over the subject property unless identified.

(xi) We have been provided with Survey Building Areas and have relied upon these for the purposes of valuation.

(xii) We have been provided with a Tenancy and Outgoings Schedule by the instructing party. We have reviewed the executed copies and have fully analysed all lease documents. For the purpose of this valuation we have assumed the copies reviewed and the information provided is accurate. Should there be any variation we reserve the right to review this valuation.

Key Assumptions and Important Comments *(continued)*

(xiii) **The valuation is subject to a Rental Guarantee whereby the Vendor will provide income support (Rental Guarantee) to cover gross property income for 18 months after settlement at a rate of $107.5 per square metre net plus outgoings. Should a satisfactory new lease be secured prior to the expiry of the Rental Guarantee period, the Rental Guarantee will cease upon the commencement of the new tenant lease. Additional mechanisms around rental guarantee will be agreed throughout the due diligence period between Vendor and Purchaser to achieve a mutually beneficial solution for both parties. A sum equal to the Rental Guarantee to be paid by the Vendor into an escrow account to be in the joint name of the Vendor and the Purchaser. We have been advised that a minimum lease criteria has not yet been agreed. Our valuation is contingent on the minimum lease criteria reflecting typical lease terms for an asset such as the subject.**

(xiv) In accordance with the Australian Property Institute Valuers Limited (APIV), this valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon more than 90 days after the date of valuation.

(xv) Any agreements for lease, heads of agreement, draft leases, unsigned or unregistered leases noted within our report are converted to signed, registered leases as per the details provided. In this regard, we strongly recommend to the parties nominated within this valuation to which reliance is extended that they seek their own legal advice and satisfy themselves accordingly concerning this matter. On the basis that variations between the details noted within this report and the final registered documentation exists, these matters should be promptly referred to the Valuer for review and possible revision of this valuation advice.

(xvi) **Investment return based real estate such as the subject property is a dynamic investment medium to which point in time capital value pricing has the ability to vary widely over time, being highly dependent on the prevailing and future net cash flow certainty and strength in light of the corresponding market conditions. Accordingly, and of paramount importance for First Mortgage Security purposes, due consideration must be given to the dynamic nature of this style of investment. On the basis of the aforementioned comments, it is our strong recommendation that valuation updates for this property be initiated and formally instructed by the reliant party at appropriate regular intervals.**

(xvii) Unless specified otherwise within this report, the DCF valuation analysis assumes that all tenancies expire as at the respective lease expiry dates. Accordingly, our DCF valuation analysis does not assume the take up of the respective lease option periods (where applicable), which would generally comprise a variety of unique rental review structures (including but not limited to effective market reviews) and variations to tenancy make good obligations, that may not necessarily be reflective of current market lease terms. Rather, our DCF valuation analysis assumes that post the respective lease expiry dates there will be a period of rental void (downtime), subsequent to which a new lease (speculative lease) will commence on market terms. Despite this assumption, our DCF valuation analysis does adopt a retention probability profile for both the application of downtime and tenant incentives. However, these retention assumptions are on the basis of a new lease to the existing tenant(s) on new market terms only. The basis of adopted retention may have a material impact upon valuation, accordingly, should the parties to which this report is addressed require a different assumption to that outlined above and adopted herein, this request for alternative valuation advice should be promptly initiated by the Instructing Party and instructed for application by the Valuer.

(xviii) Further to the above comments, our valuation analysis herein assumes varying tenancy renewal probability assumptions, which at a future date may or may not prove to be correct. Accordingly, the parties reliant upon this valuation should be fully aware that the impact of a tenant to renew at market terms or depart at lease expiry can have a material impact upon valuation. Accordingly, as tenancy occupation positions become certain, it is our strong recommendation that this valuation should be referred back to the Valuer for review, comment and update.

(xix) We reserve the right to review and in appropriate circumstances revise our valuation report should any of the above key assumptions and important comments result in matters that will have a material impact on valuation.

Valuation Criteria

Initial Yield			Reversionary Yield	
Capitalisation Rate		6.125%	**Capitalisation Rate**	6.125%
Rounded Value		$13,500,000	**Rounded Value**	$13,500,000
Discounted Cash Flow Inputs			**Discounted Cash Flow Outputs**	
Cash Flow Term		10 years	**NPV of Cash Flows**	$5,284,937
Discount Rate		6.50%	**Discounted Terminal Value**	$8,964,403
CAGR (10 Years)	**Industrial (Net Face)**	2.79%	**Sum of Cash Flows**	$14,249,340
CAGR (10 Years)	**Inflation (CPI)**	2.05%	**Less Acquisition Costs**	$838,196
Terminal Yield		6.375%	**Net Present Value**	$13,411,143
Capital Expenditure (As inflated)		$142,296	**Rounded DCF Value**	$13,400,000
Year 1 Forecast Capital Expenditure		$3,820		

Valuation Conclusions

Adopted Value (100% Freehold Interest)	**$13,500,000 (GST Exclusive)**
Passing Initial Yield	6.13%
Equivalent Initial Yield	6.13%
Equivalent Reversionary Yield	6.13%
Internal Rate of Return (including capex)	6.41%
Internal Rate of Return (excluding capex)	6.50%
Direct Comparison Rate	$1,752 /m² of GLA

Valuation

100% Freehold Interest

$13,500,000 - GST Exclusive

(THIRTEEN MILLION FIVE HUNDRED THOUSAND DOLLARS)

Valuation completed by: Matthew Persley AAPI MRICS

Valuation Assessment Excluding Rental Guarantee

Valuation Details

Instructing Party

HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)

10 Marina Boulevard, #45-01 Marina Bay Financial Centre Tower 2

Singapore 018983

Reliant Party	HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)
Registered Proprietor	Perpetual Trustee Company Limited
Purpose of Report	Proposed Acquisition
Interest Valued	100% Freehold interest excluding rental guarantee
Date of Valuation	**1 October 2020**
Date of Inspection	10 September 2020

Property Overview

Brief Description

The property comprises a modern industrial facility, originally constructed circa 2018 which extends to Gross Lettable Area (GLA) of approximately 7,704 square metres. The improvements include an office component of approximately 311 square meters configured across two levels and warehouse accommodation extending to 7,393 square metres. The site appears to be relatively level and at road height.

The warehouse is orientated to the northern alignment of the site, while the attached office accommodation is anchored on the south to western elevation of the warehouse. The warehouse provides an internal clearance of approximately of 12.6 metres to the eaves and rises to approximately 13.7 metres at the apex intersected by two rows of columns. The warehouse is accessible via five container height roller doors, two sunken docks and via the office component. Additional improvements comprise an awning, situated on the southern alignment which extends to an area of approximately 170 square metres. The attached office accommodation is configured across two levels, with a reception area, open plan offices, storage area, kitchenette/lunchroom, outdoor lunch area and male, female and amenities.

Ancillary improvements include concrete sealed hardstand accommodation of approximately 2,500 square metres which is accessible via one concrete crossover via Logistics Place. On-site concrete sealed secured car parking is available for 78 vehicles, including one disabled bay, accessed via one concrete ingress/egress point via Logistics Place. The perimeter is fully secured with security fencing.

Larapinta is situated approximately 25 kilometres (by road) south of the Brisbane General Post Office (GPO).

As at the date of valuation the property is vacant.

Radius Drive Elevation

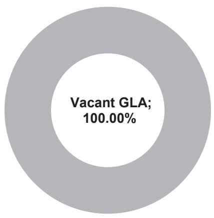
Metromap Aerial – Subject Property

Gross Lettable Area	7,704.00 m²	**Planning Scheme**	Brisbane Planning Scheme 2014
Warehouse	7,393.00 m²	**Zoning**	IN2 Industry – General Industry B
Office	311.00 m²	**Site Area**	17,480 square metres (1.748 ha)

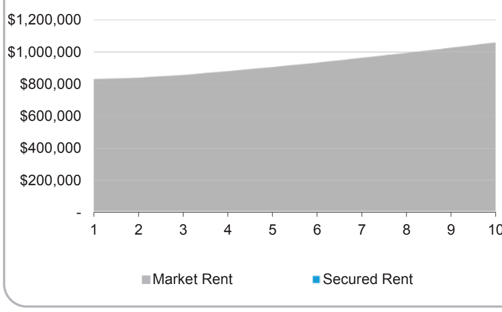
Tenancy Details

No. of Tenants: 0		**Average Lease Duration**		0.00 years	
		Weighted Lease Duration (Area)		0.00 years	
		Weighted Lease Duration (Income)		0.00 years	
Major Tenants	-	**Current Vacancy:**	**Industrial**	7,704.00 m²	100.00%
Remainder of Tenanted GLA	-		**Telecoms**	-	0.00%
Vacant GLA	7,704.00 m²		**Storage**	-	0.00%
Total GLA	**7,704.00 m²**		**Naming**	-	0.00%

Major Tenant Composition by Area



Lease Expiries by Rental Income



Financial Details

	Passing Income	Market Income
Industrial	-	$828,180
Outgoings Recoveries	-	$194,048
Total Gross Passing Income	**-**	**$1,022,228**
Vacant Areas (gross)	$1,022,228	
Potential Fully Leased Gross Income	**$1,022,228**	**$1,022,228**
Less Adopted Outgoings ($25.19 /m²)	$194,048	$194,048
Potential Fully Leased Net Income	**$828,180**	**$828,180**
Net Passing Income	-$194,048	

* Minor discrepancies may occur due to rounding

Key Assumptions and Important Comments

In the preparation of this valuation report we have made a variety of key assumptions and important comments. In this regard we advise that this entire report, including appendices, must be read and understood by the reliant party in order that the various assumptions and comments are understood in the context of the adopted valuation. Should the reliant party have any concerns or queries regarding the contents or key assumptions made in the preparation of this valuation, those issues should be promptly directed to the nominated Valuer for comment and review. A selection of Key Assumptions and Important Comments are as follows:-

(xx) The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global Standards and the API Valuation Protocol – Significant Valuation Uncertainty. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

Additionally, given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the property under frequent review.

(xxi) On a real estate and sector specific basis, we consider the potential for impact on industrial property will vary depending on the underlying use / subsector. For example, distribution centres, port related industrial property may see reduced throughput resulting in delayed decision making for investors and prospective tenants as well as impact business profits and the ability to afford rents. At the same time, local manufacturing businesses may be impacted to a lesser extent although may suffer where they rely on importing materials from overseas in their production and the impact on cold storage may be variable. It remains too early to tell if leasing requirements will be affected, however anecdotal evidence has begun to emerge of supply chain impacts affecting both construction and fit-out materials which may cause delays in current developments under construction and shop fit-outs which in turn may impact lease commencement dates. In regards to the investment market, industrial properties benefit from a high proportion of domestic purchasers, however a key impact for offshore investors is their ability to cope with both the COVID-19 impacts in their domestic markets and physically access property opportunities in Australia. This coupled with a weaker global economy may affect overall investor demand. Where the virus peaks and tapers within a reasonable timeframe and this impact on demand is short term we may well see a flurry of activity in the latter period of 2020.

CIVAS (QLD) Pty Limited recognises that the global risk outlook, particularly with regard to COVID-19, is extremely fluid. For that reason, we recommend the situation be closely monitored and regular valuation updates initiated by the reliant party.

(xxii) We assume all information provided by the Instructing Party and Property Manager is correct and current.

(xxiii) We note there is an easement for Overhead Power Line purposes that is situated towards the southern alignment of the site. Easement A is rectangular in shape and occupies an area of approximately 7,311 square metres. Our understanding of the easement is that it restricts development of the subject to that of the existing improved portion of the site. We therefore have undertaken our valuation on the basis that there is no development potential or additional value to the Overhead Power Line easement portion on the site.

(xxiv) There are no other encumbrances or notations except those shown on Title or noted within this valuation report.

(xxv) The site is situated within a designated flood area, as delineated in section 4.2.

(xxvi) The site is not situated within a designated landslip area, as delineated in section 4.2.

(xxvii) Appropriate planning permission has been granted by the relevant statutory authorities in relation to the existing improvements on site.

(xxviii) All fire and electrical services meet the Building Code of Australia requirements.

(xxix) There are no GST or arrears liabilities over the subject property unless identified.

(xxx) We have been provided with Survey Building Areas and have relied upon these for the purposes of valuation.

(xxxi) We have been provided with a Tenancy and Outgoings Schedule by the instructing party. We have reviewed the executed copies and have fully analysed all lease documents. For the purpose of this valuation we have assumed the copies reviewed and the information provided is accurate. Should there be any variation we reserve the right to review this valuation.

Key Assumptions and Important Comments *(continued)*

(xxxii) In accordance with the Australian Property Institute Valuers Limited (APIV), this valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon more than 90 days after the date of valuation.

(xxxiii) Any agreements for lease, heads of agreement, draft leases, unsigned or unregistered leases noted within our report are converted to signed, registered leases as per the details provided. In this regard, we strongly recommend to the parties nominated within this valuation to which reliance is extended that they seek their own legal advice and satisfy themselves accordingly concerning this matter. On the basis that variations between the details noted within this report and the final registered documentation exists, these matters should be promptly referred to the Valuer for review and possible revision of this valuation advice.

(xxxiv) Investment return based real estate such as the subject property is a dynamic investment medium to which point in time capital value pricing has the ability to vary widely over time, being highly dependent on the prevailing and future net cash flow certainty and strength in light of the corresponding market conditions. Accordingly, and of paramount importance for First Mortgage Security purposes, due consideration must be given to the dynamic nature of this style of investment. On the basis of the aforementioned comments, it is our strong recommendation that valuation updates for this property be initiated and formally instructed by the reliant party at appropriate regular intervals.

(xxxv) Unless specified otherwise within this report, the DCF valuation analysis assumes that all tenancies expire as at the respective lease expiry dates. Accordingly, our DCF valuation analysis does not assume the take up of the respective lease option periods (where applicable), which would generally comprise a variety of unique rental review structures (including but not limited to effective market reviews) and variations to tenancy make good obligations, that may not necessarily be reflective of current market lease terms. Rather, our DCF valuation analysis assumes that post the respective lease expiry dates there will be a period of rental void (downtime), subsequent to which a new lease (speculative lease) will commence on market terms. Despite this assumption, our DCF valuation analysis does adopt a retention probability profile for both the application of downtime and tenant incentives. However, these retention assumptions are on the basis of a new lease to the existing tenant(s) on new market terms only. The basis of adopted retention may have a material impact upon valuation, accordingly, should the parties to which this report is addressed require a different assumption to that outlined above and adopted herein, this request for alternative valuation advice should be promptly initiated by the Instructing Party and instructed for application by the Valuer.

(xxxvi) Further to the above comments, our valuation analysis herein assumes varying tenancy renewal probability assumptions, which at a future date may or may not prove to be correct. Accordingly, the parties reliant upon this valuation should be fully aware that the impact of a tenant to renew at market terms or depart at lease expiry can have a material impact upon valuation. Accordingly, as tenancy occupation positions become certain, it is our strong recommendation that this valuation should be referred back to the Valuer for review, comment and update.

(xxxvii) We reserve the right to review and in appropriate circumstances revise our valuation report should any of the above key assumptions and important comments result in matters that will have a material impact on valuation.

Valuation Criteria

Initial Yield			**Reversionary Yield**	
Capitalisation Rate		6.250%	**Capitalisation Rate**	6.250%
Rounded Value		$11,500,000	**Rounded Value**	$11,500,000
Discounted Cash Flow Inputs			**Discounted Cash Flow Outputs**	
Cash Flow Term		10 years	**NPV of Cash Flows**	$4,056,756
Discount Rate		7.000%	**Discounted Terminal Value**	$8,379,620
CAGR (10 Years)	**Office (Gross Face)**	2.79%	**Sum of Cash Flows**	$12,436,375
CAGR (10 Years)	**Retail (Gross Face)**	2.05%	**Less Acquisition Costs**	$731,551
Terminal Yield		6.500%	**Net Present Value**	$11,704,824
Capital Expenditure (As inflated)		$332,055	**Rounded DCF Value**	$11,750,000
Year 1 Forecast Capital Expenditure		$123,200		

Valuation Conclusions

Adopted Value (100% Freehold Interest)	**$11,500,000 (GST Exclusive)**
Passing Initial Yield	-1.69%
Equivalent Initial Yield	6.23%
Equivalent Reversionary Yield	6.23%
Internal Rate of Return (including capex)	7.22%
Internal Rate of Return (excluding capex)	7.48%
Direct Comparison Rate	$1,493 /m² of GLA

Valuation

100% Freehold Interest

$11,500,000 - GST Exclusive

(ELEVEN MILLION FIVE HUNDRED THOUSAND DOLLARS)

Valuation completed by: Matthew Persley AAPI MRICS

8 Curlew Street, Port of Brisbane QLD

Valuation Details

Instructing Party

HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)

10 Marina Boulevard, #45-01 Marina Bay Financial Centre Tower 2

Singapore 018983

Reliant Party	HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)
Registered Proprietor (Parent Parcel)	Brisbane Port Holdings Pty Ltd A.C.N. 124 048 522
Purpose of Report	Proposed Acquisition
Interest Valued	100% Leasehold Interest subject to existing lease agreements
Date of Valuation	**1 October 2020**
Date of Inspection	14 September 2020

Property Overview

Brief Description

The property comprises a ground leasehold parcel, forming part of Lot 99 on SP 238079 which extends to a total site area of approximately 555 hectares. The subject property is an 8.177-hectare (81,770 square metre) parcel situated on the southern alignment of Peregrine Drive and the eastern alignment of Curlew Street. The property is located on the eastern portion of Fishermen Island, approximately 28 kilometres (by road) north-east of the Brisbane GPO. The subject properties are classified 'SP6 – 6 Special Purpose (Port)' zone pursuant to the Brisbane City Plan and 'Port Industry' pursuant to the Brisbane Port Land Use Plan 2019.

The land is improved with a modern industrial facility which extends to a total GLA of approximately 27,157 square metres. These improvements comprise a warehouse office of 126 square metres, detached single level office building of 679 square metres, café of 251 square metres and a container wash bay of 909 square meters. The warehouse comprises dado construction (concrete tilt panel to 2.2 meters with colorbond wall cladding above), steel portal frame and metal deck roofing with intermittent translucent sheeting. The warehouse provides an internal clearance of 13 metres to the eaves and rising to 13.6 metres at the apex. The warehouse and awning are improved with an ESFR sprinkler system.

The property is held as a leasehold interest which expires on 30 June 2059 and therefore has remaining tenure at 38.74 years as at the date of valuation. A current passing ground rental of $2,837,405 per annum is payable under the current ground lease.

The property is fully leased to ACFS Port Logistics for a 20-year term, expiring 31 August 2035, with a current passing income of $5,816,041 per annum net which is subject to fixed annual reviews of 3.60%.

Source: MetroMap

8 Curlew Street, Port of Brisbane

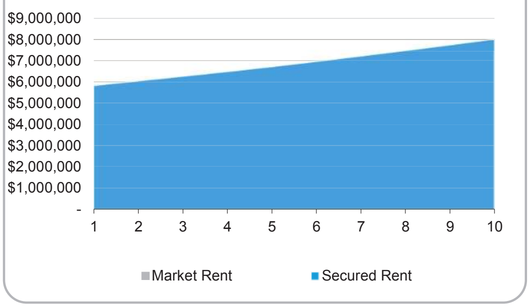
Gross Lettable Area	27,157 m²	**Planning Scheme**	Brisbane City Plan 2014
Office, Driver Facilities, Gate House	924 m²	**Zoning**	SP6 - Special Purpose (Port)
Warehouse	25,982 m²	**Total Site Area**	81,770 square metres (8.177 hectares)
Café	251 m²		
Hardstand (not included in GLA)	42,620 m²		

Tenancy Details

No. of Tenants: 1		**Average Lease Duration**	14.91 years
Major Tenants		**Weighted Lease Duration (Area)**	14.91 years
ACFS Port Logistics	27,157.00 m²	**Weighted Lease Duration (Income)**	14.91 years
Total GLA	**27,157.00 m²**	**Current Vacancy: Industrial** -	0.00%

Major Tenant Composition by Area

Lease Expiries by Rental Income



Financial Details

	Passing Income	Market Income
Industrial	$5,816,041	$5,816,041
Outgoings Recoveries	$851,127	$851,127
Potential Fully Leased Gross Income	**$6,667,168**	**$6,667,168**
Less Adopted Outgoings ($31.34 /m²)	$851,127	$851,127
Less Ground Rent (104.48 per m²)	$2,837,405	$2,837,405
Potential Fully Leased Net Income	**$2,978,636**	**$2,978,636**
Net Passing Income	$2,978,636	

* Minor discrepancies may occur due to rounding

Key Assumptions and Important Comments

In the preparation of this valuation report we have made a variety of key assumptions and important comments. In this regard we advise that this entire report, including appendices, must be read and understood by the nominated parties to whom reliance is extended in order that the various assumptions and comments are understood in the context of the adopted valuation. Should the parties to this report have any concerns or queries regarding the contents or key assumptions made in the preparation of this valuation, those issues should be promptly directed to the nominated Valuer for comment and review. A selection of Key Assumptions and Important Comments are as follows:-.

(i) The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global Standards and the API Valuation Protocol – Significant Valuation Uncertainty. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

Additionally, given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the property under frequent review;

(ii) On a real estate and sector specific basis, we consider the potential for impact on industrial property will vary depending on the underlying use / subsector. For example, distribution centres, port related industrial property may see reduced throughput resulting in delayed decision making for investors and prospective tenants as well as impact business profits and the ability to afford rents. At the same time, local manufacturing businesses may be impacted to a lesser extent although may suffer where they rely on importing materials from overseas in their production and the impact on cold storage may be variable. It remains too early to tell if leasing requirements will be affected, however anecdotal evidence has begun to emerge of supply chain impacts affecting both construction and fit-out materials which may cause delays in current developments under construction and shop fit-outs which in turn may impact lease commencement dates. In regards to the investment market, industrial properties benefit from a high proportion of domestic purchasers, however a key impact for offshore investors is their ability to cope with both the COVID-19 impacts in their domestic markets and physically access property opportunities in Australia. This coupled with a weaker global economy may affect overall investor demand. Where the virus peaks and tapers within a reasonable timeframe and this impact on demand is short term we may well see a flurry of activity in the latter period of 2020.

CIVAS (QLD) Pty Limited recognises that the global risk outlook, particularly with regard to COVID-19, is extremely fluid. For that reason, we recommend the situation be closely monitored and regular valuation updates initiated by the reliant party;

(iii) All information provided by the Instructing Party is correct and current;

(iv) There are no other encumbrances or notations except those shown on Title or noted within this valuation report;

(v) The properties is not flood liable or within a landslip designated area;

(vi) Appropriate planning permission has been granted by the relevant statutory authorities in relation to the existing improvements on site;

(vii) We have not undertaken searches with the Queensland State Government Department of Environment and Science (DES). We have assumed the site is not listed for valuation purposes;

(viii) All fire and electrical services meet the Building Code of Australia requirements;

(ix) There are no GST or arrears liabilities over the subject property unless identified;

(x) Any agreements for lease, heads of agreement, draft leases, unsigned or unregistered leases noted within our report are converted to signed, registered leases as per the details provided. In this regard, we strongly recommend to the parties nominated within this valuation to which reliance is extended that they seek their own legal advice and satisfy themselves accordingly concerning this matter. On the basis that variations between the details noted within this report and the final registered documentation exists, these matters should be promptly referred to the Valuer for review and possible revision of this valuation advice.

(xi) Note, unlike a freehold property which generally has the ability to derive income in perpetuity, we highlight that on the basis of the leasehold nature of the subject property, with a defined income expiry date, the valuation assessed herein will diminish as the remaining leasehold tenure reduces. Accordingly, the party reliant on this report should consider the leasehold tenure and subsequent residual term in its consideration of the asset. Having regard to the leasehold nature of the subject property we also recommend regular valuation update.

Key Assumptions and Important Comments *(continued)*

(xii) We have assumed that the Ground Sub-Lessee will abide by the terms and conditions of the lease agreement such that they will not instigate a breach which would result in early termination of the lease. In respect to the Head Lease we have assumed that the Ground Sub-Lessor will not breach any terms and conditions of the lease that would result in early termination of the lease.

(xiii) In accordance with the Australian Property Institute Valuers Limited (APIV), this valuation is current as at the date of valuation only. The value[s] assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon more than 90 days after the date of valuation;

(xiv) Investment return based real estate such as the subject property is a dynamic investment medium to which point in time capital value pricing has the ability to vary widely over time, being highly dependent on the prevailing and future net cash flow certainty and strength in light of the corresponding market conditions. Accordingly, and of paramount importance for First Mortgage Security purposes, due consideration must be given to the dynamic nature of this style of investment. On the basis of the aforementioned comments, it is our strong recommendation that valuation updates for this property be initiated and formally instructed by the reliant parties at appropriate regular intervals;

(xv) We reserve the right to review and in appropriate circumstances revise our valuation report should any of the above key assumptions and important comments result in matters that will have a material impact on valuation.

Valuation Criteria

Reversionary Yield	
Capitalisation Rate	4.875%
Rounded Value	$51,400,000

Discounted Cash Flow Inputs			Discounted Cash Flow Outputs	
Cash Flow Term		10 years	**NPV of Cash Flows**	$25,387,726
Discount Rate		6.500%	**Discounted Terminal Value**	$29,051,856
CAGR (10 Years)	**Industrial (Net Face)**	2.79%	**Sum of Cash Flows**	$54,439,582
CAGR (10 Years)	**Inflation (CPI)**	2.05%	**Less Acquisition Costs**	$3,081,486
Terminal Yield		5.375%	**Net Present Value**	$51,358,096
Capital Expenditure (As inflated)		$161,927	**Rounded DCF Value**	$51,300,000
Year 1 Forecast Capital Expenditure		$13,466		

Valuation Conclusions

Adopted Value (100% Leasehold Interest)	**$51,300,000 (GST Exclusive)**
Passing Initial Yield	4.89% (5.80% Freehold equivalent into perpetuity)
Equivalent Initial Yield	4.89% (5.80% Freehold equivalent into perpetuity)
Equivalent Reversionary Yield	4.89% (5.80% Freehold equivalent into perpetuity)
Internal Rate of Return (including capex)	6.52%
Internal Rate of Return (excluding capex)	6.55%
Direct Comparison Rate	$1,889 /m² of GLA

Valuation

100% Leasehold Interest

$51,300,000 - GST Exclusive

(FIFTY ONE MILLION THREE HUNDRED THOUSAND DOLLARS)

Valuation completed by: Matthew Persley AAPI MRICS

1 – 5 & 2 – 6 Bishop Drive, Port of Brisbane QLD

Valuation Assessment Including Rental Guarantee

Valuation Details

Instructing Party

HSBC Institutional Trust Services (Singapore) Limited
(in its capacity as trustee of ARA LOGOS Logistics Trust)

10 Marina Boulevard, #45-01 Marina Bay Financial Centre Tower 2

Singapore 018983

Reliant Parties	HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)
Registered Proprietor	Brisbane Port Holdings Pty Ltd A.C.N. 124 048 522
Purpose of Report	Proposed Acquisition
Interest Valued	100% Leasehold Interest subject to existing lease agreements
Date of Valuation	**1 October 2020**
Date of Inspection	14 September 2020

Property Overview

Brief Description

The property comprises a ground leasehold parcel, forming part of Lot 99 on SP 238079 which extends to a total site area of approximately 555 hectares. **1 - 5 Bishop Drive**, comprises a 9.15 hectare (91,460 square metres) parcel located on the southern alignment of the Bishop Drive and the western alignment of Lucinda Drive. **2 -6 Bishop Drive,** comprises a 9.093 hectare (90,930 square metres) parcel located on the northern alignment of Bishop Drive and the eastern alignment of Lucinda Drive. Both parcels are located on the eastern portion of Fishermen Island, approximately 28 kilometres (by road) north-east of the Brisbane GPO. The subject properties are classified 'SP6 – 6 Special Purpose (Port)' zone pursuant to the Brisbane City Plan and 'Port Industry' pursuant to the Brisbane Port Land Use Plan 2019.

Source: MetroMaps

1 - 5 Bishop Drive is improved with an industrial office and warehouse complex providing a total GLA of 54,271 square metre, with four (4) separate warehouse buildings ranging in size from 8,061 square metres up to 18,589 square metres and a detached two (2) level office building of 768 square metres. There is also 5,483 square metres of hardstand and a 673 wash bay.

1 - 5 Bishop Drive, Port of Brisbane

2 - 6 Bishop Drive is improved with an industrial office and warehouse complex providing a total GLA of 11,967 square metres and hardstand of 54,673 square metres. The warehouse component extends to a lettable area of approximately 11,763 square metres while the office component totals approximately 204 square metres.

1 - 5 Bishop Drive is held as a leasehold interest which expires on 30 June 2059 and therefore has remaining tenure at 38.74 years as at the date of valuation. A current passing ground rental of $2,647,865 per annum is payable under the current ground lease.

The property is fully leased to IPS Brisbane Pty Ltd for a 10-year term, expiring 2 March 2028, with a current passing income of $7,320,134 per annum net which is subject to fixed annual reviews of 2.75%.

2 - 6 Bishop Drive is held as a leasehold interest which expires on 30 June 2059 and therefore has remaining tenure at 38.74 years as at the date of valuation. A current passing ground rental of $2,717,652 per annum is payable under the current ground lease.

2 – Bishop Drive, Port of Brisbane

The property is over 100% leased to five (5) separate tenants and a single rent guarantee which produces a current passing income of $4,817,328 per annum net with the tenants subject to fixed annual reviews ranging from 2.75% - 3.25%.

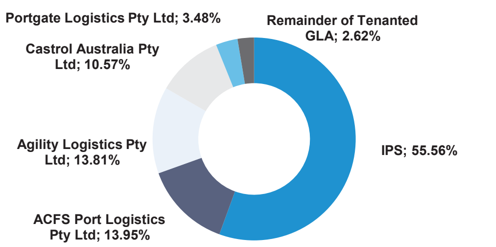
Property Overview *(continued)*

1 – 5 Bishop Drive, Port of Brisbane		2 – 6 Bishop Drive, Port of Brisbane	
Gross Lettable Area	54,721 m²	**Gross Lettable Area**	66,640 m²
Office	768 m²	**Office**	204 m²
Warehouse	53,503 m²	**Warehouse**	15,136 m²
		Hardstand	51,300 m²
1 – 5 Bishop Drive (Lease FAB on SP 174944)	91,460 m²	**Planning Scheme**	Brisbane City Plan 2014
2 – 6 Bishop Drive (Lease FDU on SP 262137)	90,930 m²	**Zoning**	SP6 - Special Purpose (Port)
Total Site Area	182,390 m²		

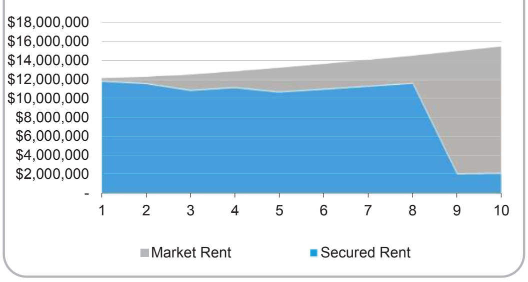
Tenancy Details

No. of Tenants: 5		**Average Lease Duration**	6.75 years	
Major Tenants		**Weighted Lease Duration (Area)**	8.15 years	
IPS	64,371.00 m²	**Weighted Lease Duration (Income)**	7.30 years	
ACFS Port Logistics Pty Ltd	17,750.00 m²	**Current Vacancy: Industrial**	-	0.00%
Agility Hardstand	17,575.00 m²			
Castrol Australia Pty Ltd	13,450.00 m²			
Portgate Logistics Pty Ltd	4,430.00 m²			
Remainder of Tenanted GLA	3,624.00 m²			
Total GLA	**121,200.00 m²**			

Major Tenant Composition by Area



Lease Expiries by Rental Income



Financial Details

	Passing Income	Market Income
Industrial	$12,137,461	$12,090,924
Outgoings Recoveries	$1,490,123	$1,490,123
Potential Fully Leased Gross Income	**$13,627,584**	**$13,581,046**
Less Adopted Outgoings ($12.32 /m²)	$1,490,123	$1,490,123
Less Ground Rent ($44.70 per m²)	$5,405,269	$5,405,269
Potential Fully Leased Net Income	**$6,732,192**	**$6,685,655**
Net Passing Income	$6,732,192	

* Minor discrepancies may occur due to rounding

Key Assumptions and Important Comments

In the preparation of this valuation report we have made a variety of key assumptions and important comments. In this regard we advise that this entire report, including appendices, must be read and understood by the nominated parties to whom reliance is extended in order that the various assumptions and comments are understood in the context of the adopted valuation. Should the parties to this report have any concerns or queries regarding the contents or key assumptions made in the preparation of this valuation, those issues should be promptly directed to the nominated Valuer for comment and review. A selection of Key Assumptions and Important Comments are as follows:-.

(i) The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global Standards and the API Valuation Protocol – Significant Valuation Uncertainty. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

Additionally, given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the property under frequent review;

(ii) On a real estate and sector specific basis, we consider the potential for impact on industrial property will vary depending on the underlying use / subsector. For example, distribution centres, port related industrial property may see reduced throughput resulting in delayed decision making for investors and prospective tenants as well as impact business profits and the ability to afford rents. At the same time, local manufacturing businesses may be impacted to a lesser extent although may suffer where they rely on importing materials from overseas in their production and the impact on cold storage may be variable. It remains too early to tell if leasing requirements will be affected, however anecdotal evidence has begun to emerge of supply chain impacts affecting both construction and fit-out materials which may cause delays in current developments under construction and shop fit-outs which in turn may impact lease commencement dates. In regards to the investment market, industrial properties benefit from a high proportion of domestic purchasers, however a key impact for offshore investors is their ability to cope with both the COVID-19 impacts in their domestic markets and physically access property opportunities in Australia. This coupled with a weaker global economy may affect overall investor demand. Where the virus peaks and tapers within a reasonable timeframe and this impact on demand is short term we may well see a flurry of activity in the latter period of 2020.

CIVAS (QLD) Pty Limited recognises that the global risk outlook, particularly with regard to COVID-19, is extremely fluid. For that reason, we recommend the situation be closely monitored and regular valuation updates initiated by the reliant party;

(iii) All information provided by the Instructing Party is correct and current;

(iv) There are no other encumbrances or notations except those shown on Title or noted within this valuation report;

(v) The properties is not flood liable or within a landslip designated area;

(vi) Appropriate planning permission has been granted by the relevant statutory authorities in relation to the existing improvements on site;

(vii) We have not undertaken searches with the Queensland State Government Department of Environment and Science (DES). We have assumed the site is not listed for valuation purposes;

(viii) All fire and electrical services meet the Building Code of Australia requirements;

(ix) There are no GST or arrears liabilities over the subject property unless identified;

(x) Any heads of agreement, unsigned or unregistered leases noted within our report are converted to signed, registered leases as per the details provided. In this regard, we strongly recommend to the parties nominated within this valuation to which reliance is extended that they seek their own legal advice and satisfy themselves accordingly concerning this matter. On the basis that variations between the details noted within this report and the final registered documentation exists, these matters should be promptly referred to the Valuer for review and possible revision of this valuation advice;

Key Assumptions and Important Comments *(continued)*

(xi) Note, unlike a freehold property which generally has the ability to derive income in perpetuity, we highlight that on the basis of the leasehold nature of the subject property, with a defined income expiry date, the valuation assessed herein will diminish as the remaining leasehold tenure reduces. Accordingly, the party reliant on this report should consider the leasehold tenure and subsequent residual term in its consideration of the asset. Having regard to the leasehold nature of the subject property we also recommend regular valuation update.

(xii) The valuation is subject to a Rental Guarantee to Tenancy 7 whereby the Vendor will provide income support (Rental Guarantee) to cover gross property income for 9 months after settlement at a rate of $120.00 per square metre net plus outgoings. Should a satisfactory new lease be secured prior to the expiry of the Rental Guarantee period, the Rental Guarantee will cease upon the commencement of the new tenant lease. Additional mechanisms around rental guarantee will be agreed throughout the due diligence period between Vendor and Purchaser to achieve a mutually beneficial solution for both parties. A sum equal to the Rental Guarantee to be paid by the Vendor into an escrow account to be in the joint name of the Vendor and the Purchaser. We have been advised that a minimum lease criteria has not yet been agreed. Our valuation is contingent on the minimum lease criteria reflecting typical lease terms for an asset such as the subject.

(xiii) In accordance with the Australian Property Institute Valuers Limited (APIV), this valuation is current as at the date of valuation only. The value[s] assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon more than 90 days after the date of valuation;

(xiv) Investment return based real estate such as the subject property is a dynamic investment medium to which point in time capital value pricing has the ability to vary widely over time, being highly dependent on the prevailing and future net cash flow certainty and strength in light of the corresponding market conditions. Accordingly, and of paramount importance for First Mortgage Security purposes, due consideration must be given to the dynamic nature of this style of investment. On the basis of the aforementioned comments, it is our strong recommendation that valuation updates for this property be initiated and formally instructed by the reliant parties at appropriate regular intervals;

(xv) We reserve the right to review and in appropriate circumstances revise our valuation report should any of the above key assumptions and important comments result in matters that will have a material impact on valuation.

Valuation Criteria

Reversionary Yield

Capitalisation Rate	5.75%
Rounded Value	$101,000,000

Discounted Cash Flow Inputs

Cash Flow Term		10 years
Discount Rate		6.500%
CAGR (10 Years)	**Industrial (Net Face)**	2.79%
CAGR (10 Years)	**Inflation (CPI)**	2.05%
Terminal Yield		6.25%
Capital Expenditure (As inflated)		$2,704,473
Year 1 Forecast Capital Expenditure		$196,532

Discounted Cash Flow Outputs

NPV of Cash Flows	$44,655,117
Discounted Terminal Value	$61,906,583
Sum of Cash Flows	$106,561,701
Less Acquisition Costs	$6,031,794
Net Present Value	$100,529,906
Rounded DCF Value	$100,500,000

Valuation Conclusions

Adopted Value (100% Leasehold Interest)	**$101,000,000 (GST Exclusive)**
Passing Initial Yield	5.96% (6.67% Freehold equivalent into perpetuity)
Equivalent Initial Yield	5.78% (6.52% Freehold equivalent into perpetuity)
Equivalent Reversionary Yield	5.73% (6.48% Freehold equivalent into perpetuity)
Internal Rate of Return (including capex)	6.43%
Internal Rate of Return (excluding capex)	6.68%
Direct Comparison Rate	$794 /m² of GLA

Valuation

100% Leasehold Interest

$101,000,000 - GST Exclusive

(ONE HUNDRED AND ONE MILLION DOLLARS)

Valuation completed by: Matthew Persley AAPI

Valuation Assessment Excluding Rental Guarantee

Valuation Details

Instructing Party

HSBC Institutional Trust Services (Singapore) Limited
(in its capacity as trustee of ARA LOGOS Logistics Trust)

10 Marina Boulevard, #45-01 Marina Bay Financial Centre Tower 2

Singapore 018983

Reliant Parties	HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)
Registered Proprietor	Brisbane Port Holdings Pty Ltd A.C.N. 124 048 522
Purpose of Report	Proposed Acquisition
Interest Valued	100% Leasehold Interest subject to existing lease agreements but excluding rental guarantee
Date of Valuation	**1 October 2020**
Date of Inspection	14 September 2020

Property Overview

Brief Description

The property comprises a ground leasehold parcel, forming part of Lot 99 on SP 238079 which extends to a total site area of approximately 555 hectares. **1 - 5 Bishop Drive**, comprises a 9.15 hectare (91,460 square metres) parcel located on the southern alignment of the Bishop Drive and the western alignment of Lucinda Drive. **2 -6 Bishop Drive,** comprises a 9.093 hectare (90,930 square metres) parcel located on the northern alignment of Bishop Drive and the eastern alignment of Lucinda Drive. Both parcels are located on the eastern portion of Fishermen Island, approximately 28 kilometres (by road) north-east of the Brisbane GPO. The subject properties are classified 'SP6 – 6 Special Purpose (Port)' zone pursuant to the Brisbane City Plan and 'Port Industry' pursuant to the Brisbane Port Land Use Plan 2019.

1 - 5 Bishop Drive is improved with an industrial office and warehouse complex providing a total GLA of 54,271 square metre, with four (4) separate warehouse buildings ranging in size from 8,061 square metres up to 18,589 square metres and a detached two (2) level office building of 768 square metres. There is also 5,483 square metres of hardstand and a 673 wash bay.

2 - 6 Bishop Drive is improved with an industrial office and warehouse complex providing a total GLA of 11,967 square metres and hardstand of 54,673 square metres. The warehouse component extends to a lettable area of approximately 11,763 square metres while the office component totals approximately 204 square metres.

1 - 5 Bishop Drive is held as a leasehold interest which expires on 30 June 2059 and therefore has remaining tenure at 38.74 years as at the date of valuation. A current passing ground rental of $2,647,865 per annum is payable under the current ground lease.

The property is fully leased to IPS Brisbane Pty Ltd for a 10-year term, expiring 2 March 2028, with a current passing income of $7,320,134 per annum net which is subject to fixed annual reviews of 2.75%.

2 - 6 Bishop Drive is held as a leasehold interest which expires on 30 June 2059 and therefore has remaining tenure at 38.74 years as at the date of valuation. A current passing ground rental of $2,717,652 per annum is payable under the current ground lease.

The property is over 100% leased to five (5) separate tenants which produces a current passing income of $4,417,128 per annum net with the tenants subject to fixed annual reviews ranging from 2.75% - 3.25%.

Source: MetroMaps

1 - 5 Bishop Drive, Port of Brisbane

2 – Bishop Drive, Port of Brisbane

Property Overview *(continued)*

1 – 5 Bishop Drive, Port of Brisbane		2 – 6 Bishop Drive, Port of Brisbane	
Gross Lettable Area	54,721 m²	**Gross Lettable Area**	66,640 m²
Office	768 m²	**Office**	204 m²
Warehouse	53,503 m²	**Warehouse**	15,136 m²
		Hardstand	51,300 m²
1 – 5 Bishop Drive (Lease FAB on SP 174944)	91,460 m²	**Planning Scheme**	Brisbane City Plan 2014
2 – 6 Bishop Drive (Lease FDU on SP 262137)	90,930 m²	**Zoning**	SP6 - Special Purpose (Port)
Total Site Area	182,390 m²		

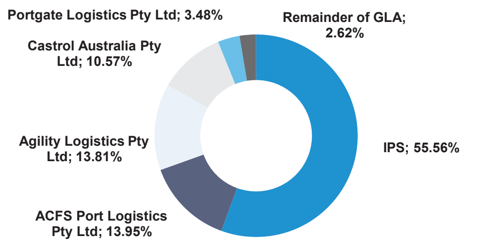
Tenancy Details

No. of Tenants: 7

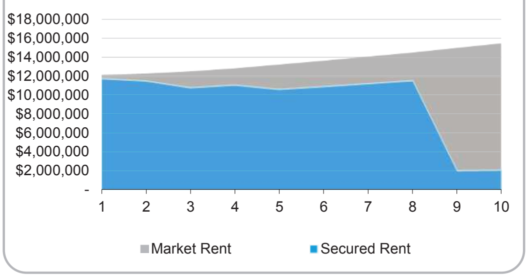
Average Lease Duration		7.50 years		
Weighted Lease Duration (Area)		8.10 years		
Weighted Lease Duration (Income)		7.27 years		
Current Vacancy:	**Industrial**	3,335.00 m²	2.62%	
	Industrial	3,335.00 m²	2.62%	
	Telecoms	-	0.00%	
	Storage	-	0.00%	
	Naming	-	0.00%	

Major Tenants	
ACFS Port Logistics Pty Ltd	17,750.00 m²
Remainder of Tenanted GLA	106,132.00 m²
Vacant GLA	3,335.00 m²
Total GLA	**127,217.00 m²**

Major Tenant Composition by Area



Lease Expiries by Rental Income



Financial Details

	Passing Income	Market Income
Industrial	$11,737,261	$12,090,924
Outgoings Recoveries	$1,451,059	$1,490,123
Total Gross Passing Income	**$13,188,320**	**$13,581,046**
Vacant Areas (gross)	$439,264	
Potential Fully Leased Gross Income	**$13,627,584**	**$13,581,046**
Less Adopted Outgoings ($11.71 /m²)	$1,490,123	$1,490,123
Less Ground Rent (42.49 per m²)	$5,405,269	$5,405,269
Potential Fully Leased Net Income	**$6,732,192**	**$6,685,655**
Net Passing Income	$6,292,928	

Key Assumptions and Important Comments

In the preparation of this valuation report we have made a variety of key assumptions and important comments. In this regard we advise that this entire report, including appendices, must be read and understood by the nominated parties to whom reliance is extended in order that the various assumptions and comments are understood in the context of the adopted valuation. Should the parties to this report have any concerns or queries regarding the contents or key assumptions made in the preparation of this valuation, those issues should be promptly directed to the nominated Valuer for comment and review. A selection of Key Assumptions and Important Comments are as follows:-.

(xvi) The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global Standards and the API Valuation Protocol – Significant Valuation Uncertainty. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

Additionally, given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the property under frequent review;

(xvii) On a real estate and sector specific basis, we consider the potential for impact on industrial property will vary depending on the underlying use / subsector. For example, distribution centres, port related industrial property may see reduced throughput resulting in delayed decision making for investors and prospective tenants as well as impact business profits and the ability to afford rents. At the same time, local manufacturing businesses may be impacted to a lesser extent although may suffer where they rely on importing materials from overseas in their production and the impact on cold storage may be variable. It remains too early to tell if leasing requirements will be affected, however anecdotal evidence has begun to emerge of supply chain impacts affecting both construction and fit-out materials which may cause delays in current developments under construction and shop fit-outs which in turn may impact lease commencement dates. In regards to the investment market, industrial properties benefit from a high proportion of domestic purchasers, however a key impact for offshore investors is their ability to cope with both the COVID-19 impacts in their domestic markets and physically access property opportunities in Australia. This coupled with a weaker global economy may affect overall investor demand. Where the virus peaks and tapers within a reasonable timeframe and this impact on demand is short term we may well see a flurry of activity in the latter period of 2020.

CIVAS (QLD) Pty Limited recognises that the global risk outlook, particularly with regard to COVID-19, is extremely fluid. For that reason, we recommend the situation be closely monitored and regular valuation updates initiated by the reliant party;

(xviii) All information provided by the Instructing Party is correct and current;

(xix) There are no other encumbrances or notations except those shown on Title or noted within this valuation report;

(xx) The properties is not flood liable or within a landslip designated area;

(xxi) Appropriate planning permission has been granted by the relevant statutory authorities in relation to the existing improvements on site;

(xxii) We have not undertaken searches with the Queensland State Government Department of Environment and Science (DES). We have assumed the site is not listed for valuation purposes;

(xxiii) All fire and electrical services meet the Building Code of Australia requirements;

(xxiv) There are no GST or arrears liabilities over the subject property unless identified;

(xxv) Any heads of agreement, unsigned or unregistered leases noted within our report are converted to signed, registered leases as per the details provided. In this regard, we strongly recommend to the parties nominated within this valuation to which reliance is extended that they seek their own legal advice and satisfy themselves accordingly concerning this matter. On the basis that variations between the details noted within this report and the final registered documentation exists, these matters should be promptly referred to the Valuer for review and possible revision of this valuation advice;

Key Assumptions and Important Comments *(continued)*

(xxvi) Note, unlike a freehold property which generally has the ability to derive income in perpetuity, we highlight that on the basis of the leasehold nature of the subject property, with a defined income expiry date, the valuation assessed herein will diminish as the remaining leasehold tenure reduces. Accordingly, the party reliant on this report should consider the leasehold tenure and subsequent residual term in its consideration of the asset. Having regard to the leasehold nature of the subject property we also recommend regular valuation update.

(xxvii) In accordance with the Australian Property Institute Valuers Limited (APIV), this valuation is current as at the date of valuation only. The value[s] assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon more than 90 days after the date of valuation;

(xxviii) Investment return based real estate such as the subject property is a dynamic investment medium to which point in time capital value pricing has the ability to vary widely over time, being highly dependent on the prevailing and future net cash flow certainty and strength in light of the corresponding market conditions. Accordingly, and of paramount importance for First Mortgage Security purposes, due consideration must be given to the dynamic nature of this style of investment. On the basis of the aforementioned comments, it is our strong recommendation that valuation updates for this property be initiated and formally instructed by the reliant parties at appropriate regular intervals;

(xxix) We reserve the right to review and in appropriate circumstances revise our valuation report should any of the above key assumptions and important comments result in matters that will have a material impact on valuation.

Valuation Criteria

Initial Yield			Reversionary Yield	
Capitalisation Rate		5.750%	**Capitalisation Rate**	5.750%
Rounded Value		$101,000,000	**Rounded Value**	$100,500,000
Discounted Cash Flow Inputs			**Discounted Cash Flow Outputs**	
Cash Flow Term		10 years	**NPV of Cash Flows**	$44,527,480
Discount Rate		6.500%	**Discounted Terminal Value**	$61,776,132
CAGR (10 Years)	**Industrial (Net Face)**	2.79%	**Sum of Cash Flows**	$106,303,611
CAGR (10 Years)	**Inflation (CPI)**	2.05%	**Less Acquisition Costs**	$6,017,186
Terminal Yield		6.250%	**Net Present Value**	$100,286,426
Capital Expenditure (As inflated)		$2,703,638	**Rounded DCF Value**	$100,500,000
Year 1 Forecast Capital Expenditure		$196,532		

Valuation Conclusions

Adopted Value (100% Leasehold Interest)	**$100,500,000 (GST Exclusive)**
Passing Initial Yield	5.46%
Equivalent Initial Yield	5.80%
Equivalent Reversionary Yield	5.75%
Internal Rate of Return (including capex)	6.47%
Internal Rate of Return (excluding capex)	6.72%
Direct Comparison Rate	$790 /m² of GLA

Valuation

100% Leasehold Interest

$100,500,000 - GST Exclusive

(ONE HUNDRED MILLION AND FIVE HUNDRED THOUSAND DOLLARS)

Valuation completed by: Matthew Persley AAPI

53 Peregrine Drive, Port of Brisbane QLD

Valuation Details

Instructing Party		**Reliant Parties**	HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)
HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)		**Registered Owner (Parent Parcel)**	Brisbane Port Holdings Pty Ltd A.C.N. 124 048 522
10 Marina Boulevard, #45-01 Marina Bay Financial Centre Tower 2		**Leasehold Interest Owner**	Perpetual Trustee Company Limited
Singapore 018983		**Purpose of Report**	Proposed Acquisition
		Interest Valued	Leasehold Interest of Lease FDS over Lot 83 on SP 268158
		Date of Valuation	**1 October 2020**
		Date of Inspection	14 September 2020

Property Overview

Brief Description

The property comprises a ground leasehold parcel, forming part of Lot 99 on SP 238079 which extends to a total site area of approximately 555 hectares. **53 Peregrine Drive** comprises a 5.553-hectare (55,530 square metres) parcel located on the southern alignment of the Peregrine Drive and the western alignment of Lucinda Drive. The property is located on the eastern portion of Fishermen Island, approximately 28 kilometres (by road) north-east of the Brisbane GPO. The subject properties are classified 'SP6 – 6 Special Purpose (Port)' zone pursuant to the Brisbane City Plan and 'Port Industry' pursuant to the Brisbane Port Land Use Plan 2019.

The land is improved with an extensive concrete hardstand component for the storage and loading/unloading of shipping containers. A large portion of the site is currently unimproved. The instructing party has advised that this portion of the site (known as Stage 5) will be improved as hardstand at a cost of $7,750,064 with works commencing October 2021 and the tenant lease commencing June 2022. The currently improved portion of the site has no direct access to Peregrine or Lucinda Drive. Access to the concrete hardstand is only accessible via 2 – 6 Bishop Drive from the south and 8 Curlew Street to the west. The sub tenant of the subject also occupies 8 Curlew Street and as such access is available via this site.

The property is held as a leasehold interest which expires on 30 June 2059 and therefore has remaining tenure at 38.74 years as at the date of valuation. A current passing ground rental of $1,647,241.92 per annum is payable under the current ground lease.

The property is fully leased to ACFS Port Logistics over three separate leases all, expiring 30 June 2036, with am /on completion' passing income of $3,162,826 per annum net which is subject to fixed annual reviews of 3.25%.

Source: MetroMaps

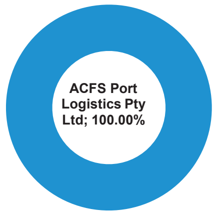
53 Peregrine Drive, Port of Brisbane

		Planning Scheme	Brisbane City Plan 2014
Gross Lettable Area	52,609 m^2	**Zoning**	SP6 - Special Purpose (Port)
Hardstand	52,609 m^2	**Total Site Area**	55,530.00 m^2

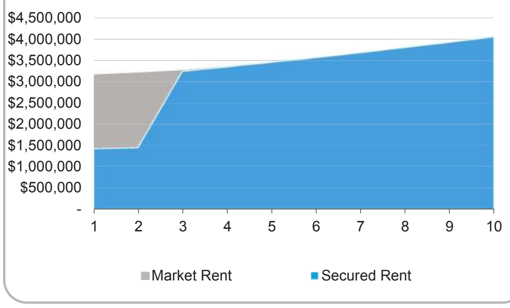
Tenancy Details

No. of Tenants: 1		**Average Lease Duration**	15.74 years
Major Tenants		**Weighted Lease Duration (Area)**	15.74 years
ACFS Port Logistics Pty Ltd	52,609.00 m²	**Weighted Lease Duration (Income)**	15.74 years
Total GLA	**52,609.00 m²**	**Current Vacancy: Industrial** -	0.00%

Major Tenant Composition by Area



Lease Expiries by Rental Income



Financial Details

	Passing Income	Market Income
Industrial	$3,162,826	$3,162,826
Outgoings Recoveries	$488,766	$488,766
Potential Fully Leased Gross Income	**$3,651,592**	**$3,651,592**
Less Adopted Outgoings ($9.29 /m²)	$488,766	$488,766
Less Ground Rent (31.31 per m²)	$1,647,242	$1,647,242
Potential Fully Leased Net Income	**$1,515,584**	**$1,515,584**
Net Passing Income	$1,515,584	

* Minor discrepancies may occur due to rounding

Key Assumptions and Important Comments

In the preparation of this valuation report we have made a variety of key assumptions and important comments. In this regard we advise that this entire report, including appendices, must be read and understood by the nominated parties to whom reliance is extended in order that the various assumptions and comments are understood in the context of the adopted valuation. Should the parties to this report have any concerns or queries regarding the contents or key assumptions made in the preparation of this valuation, those issues should be promptly directed to the nominated Valuer for comment and review. A selection of Key Assumptions and Important Comments are as follows:-.

(i) The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global Standards and the API Valuation Protocol – Significant Valuation Uncertainty. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

Additionally, given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the property under frequent review;

(ii) On a real estate and sector specific basis, we consider the potential for impact on industrial property will vary depending on the underlying use / subsector. For example, distribution centres, port related industrial property may see reduced throughput resulting in delayed decision making for investors and prospective tenants as well as impact business profits and the ability to afford rents. At the same time, local manufacturing businesses may be impacted to a lesser extent although may suffer where they rely on importing materials from overseas in their production and the impact on cold storage may be variable. It remains too early to tell if leasing requirements will be affected, however anecdotal evidence has begun to emerge of supply chain impacts affecting both construction and fit-out materials which may cause delays in current developments under construction and shop fit-outs which in turn may impact lease commencement dates. In regards to the investment market, industrial properties benefit from a high proportion of domestic purchasers, however a key impact for offshore investors is their ability to cope with both the COVID-19 impacts in their domestic markets and physically access property opportunities in Australia. This coupled with a weaker global economy may affect overall investor demand. Where the virus peaks and tapers within a reasonable timeframe and this impact on demand is short term we may well see a flurry of activity in the latter period of 2020.

CIVAS (QLD) Pty Limited recognises that the global risk outlook, particularly with regard to COVID-19, is extremely fluid. For that reason, we recommend the situation be closely monitored and regular valuation updates initiated by the reliant party;

(iii) All information provided by the Instructing Party is correct and current;

(iv) There are no other encumbrances or notations except those shown on Title or noted within this valuation report;

(v) The property is not flood liable or within a landslip designated area;

(vi) Appropriate planning permission has been granted by the relevant statutory authorities in relation to the existing improvements on site;

(vii) We have not undertaken searches with the Queensland State Government Department of Environment and Science (DES). We have assumed the site is not listed for valuation purposes;

(viii) All fire and electrical services meet the Building Code of Australia requirements;

(ix) There are no GST or arrears liabilities over the subject property unless identified;

(x) Any heads of agreement, unsigned or unregistered leases noted within our report are converted to signed, registered leases as per the details provided. In this regard, we strongly recommend to the parties nominated within this valuation to which reliance is extended that they seek their own legal advice and satisfy themselves accordingly concerning this matter. On the basis that variations between the details noted within this report and the final registered documentation exists, these matters should be promptly referred to the Valuer for review and possible revision of this valuation advice;

(xi) The improved portion of the site has no direct access to Peregrine or Lucinda Drive. Access to the concrete hardstand is only accessible via 2 – 6 Bishop Drive from the south and 8 Curlew Street to the west. The sub tenant of the subject also occupies 8 Curlew Street and as such access is available via this site. It is a critical assumption of the report that should the sub tenant vacate we assume a crossover to the street frontage to enable direct access ingress/egress to the subject is both permitted and enacted.

Key Assumptions and Important Comments *(continued)*

(xii) We have assumed that the Ground Sub-Lessee will abide by the terms and conditions of the lease agreement such that they will not instigate a breach which would result in early termination of the lease. In respect to the Head Lease we have assumed that the Ground Sub-Lessor will not breach any terms and conditions of the lease that would result in early termination of the lease.

(xiii) Note, unlike a freehold property which generally has the ability to derive income in perpetuity, we highlight that on the basis of the leasehold nature of the subject property, with a defined income expiry date, the valuation assessed herein will diminish as the remaining leasehold tenure reduces. Accordingly, the party reliant on this report should consider the leasehold tenure and subsequent residual term in its consideration of the asset. Having regard to the leasehold nature of the subject property we also recommend regular valuation update.

(xiv) The valuation specifically assumes Stage 5 is let to ACFS Port Logistics Pty Ltd, as per the terms provided. For the purpose of this valuation we have assumed the copies reviewed and information provided is accurate. We further note, valuation outcomes will alter should the lease terms differ to those assumptions adopted herein. Accordingly, we would recommend updated valuation instructions be issued at regular intervals in accordance with any changes that may occur.

(xv) In accordance with the Australian Property Institute Valuers Limited (APIV), this valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon more than 90 days after the date of valuation;

(xvi) Investment return based real estate such as the subject property is a dynamic investment medium to which point in time capital value pricing has the ability to vary widely over time, being highly dependent on the prevailing and future net cash flow certainty and strength in light of the corresponding market conditions. Accordingly, and of paramount importance for First Mortgage Security purposes, due consideration must be given to the dynamic nature of this style of investment. On the basis of the aforementioned comments, it is our strong recommendation that valuation updates for this property be initiated and formally instructed by the reliant parties at appropriate regular intervals;

(xvii) We reserve the right to review and in appropriate circumstances revise our valuation report should any of the above key assumptions and important comments result in matters that will have a material impact on valuation.

Valuation Criteria

Initial Yield			**Reversionary Yield**	
Capitalisation Rate		5.250%	**Capitalisation Rate**	5.250%
Rounded Value		$17,500,000	**Rounded Value**	$17,500,000
Discounted Cash Flow Inputs			**Discounted Cash Flow Outputs**	
Cash Flow Term		10 years	**NPV of Cash Flows**	$4,246,908
Discount Rate		6.750%	**Discounted Terminal Value**	$13,959,018
CAGR (10 Years)	**Industrial (Net Face)**	2.81%	**Sum of Cash Flows**	$18,205,927
CAGR (10 Years)	**Inflation (CPI)**	2.05%	**Less Acquisition Costs**	$1,030,524
Terminal Yield		5.750%	**Net Present Value**	$17,175,402
Capital Expenditure (As inflated)		$8,063,752	**Rounded DCF Value**	$17,000,000
Year 1 Forecast Capital Expenditure		$26,087		

Valuation Conclusions

Adopted Value (100% Leasehold Interest)	**$17,500,000 (GST Exclusive)**
Passing Initial Yield	8.26% (8.66% Freehold equivalent into perpetuity)
Equivalent Initial Yield	5.23% (6.07% Freehold equivalent into perpetuity)
Equivalent Reversionary Yield	5.23% (6.07% Freehold equivalent into perpetuity)
Internal Rate of Return (including capex)	6.55%
Internal Rate of Return (excluding capex)	11.46%
Direct Comparison Rate	$333 /m² of GLA

Valuation

100% Leasehold Interest

$17,500,000 - GST Exclusive

(SEVENTEEN MILLION FIVE HUNDRED THOUSAND DOLLARS)

Valuation completed by: Matthew Persley AAPI MRICS

Cnr Heron Drive and Curlew Street, Port of Brisbane QLD

Valuation Details

Instructing Party

HSBC Institutional Trust Services (Singapore) Limited

(in its capacity as trustee of ARA LOGOS Logistics Trust)

10 Marina Boulevard, #45-01 Marina Bay Financial Centre Tower 2

Singapore 018983

Reliant Parties	HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)
Registered Owner (Parent Parcel)	Brisbane Port Holdings Pty Ltd A.C.N. 124 048 522
Purpose of Report	Proposed Acquisition
Interest Valued	100% Leasehold Interest subject to existing lease agreement
Date of Valuation	**1 October 2020**
Date of Inspection	14 September 2020

Property Overview

Brief Description

The property comprises a ground leasehold parcel, forming part of Lot 99 on SP 238079 which extends to a total site area of approximately 555 hectares. The subject property is a 2.855-hectare (28,550 square metre) parcel situated on the southern alignment of Heron Drive and the western alignment of Curlew Street. The property is located on the western portion of Fishermen Island, approximately 28 kilometres (by road) north-east of the Brisbane GPO. The subject properties are classified 'SP6 – 6 Special Purpose (Port)' zone pursuant to the Brisbane City Plan and 'Port Industry' pursuant to the Brisbane Port Land Use Plan 2019.

Source: MetroMaps

The land is to be improved with a modern cold storage facility which will extend to a total GLA of approximately 12,307 square meters. These improvements comprise a temperature controlled cold store facility of approximately 11,795 square meters and attached office accommodation totalling approximately 512 square metres. The cold store includes multiple temperature-controlled chiller and freezer components. The chiller and freezer components are constructed from concrete tilt panel with thermal cold storage panelling and maintain a minimum internal clearance of 8.5 metres to the low bay component and 21.8 metres to the high bay component respectively. The warehouse is accessible via 8 recessed loading docks and 2 on-grade container height roller doors. The office accommodation, anchored to the southern alignment, provides a combination of open/partitioned offices, meeting rooms, male and female amenities and a full provision of staff amenities.

Heron Drive, Port of Brisbane

The property is held as a leasehold interest which expires on 19 November 2062 and therefore has remaining tenure at 42.14 years as at the date of valuation. The passing ground rental as at completion date of $872,314 per annum is payable under the current ground lease.

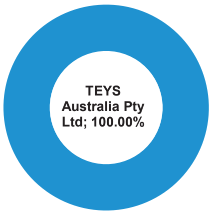
On completion the property will be fully leased to TEYS Australia Pty Ltd for a 20-year term, expiring 30 November 2041, with a commencement rental income of $4,309,050 per annum net which is subject to fixed annual reviews of 3.00%.

Gross Lettable Area	12,307 m²	**Planning Scheme**	Brisbane City Plan 2014
Office	512 m²	**Zoning**	SP6 - Special Purpose (Port)
Warehouse	11,795 m²	**Total Site Area**	28,550 square metres (2.855 hectares)

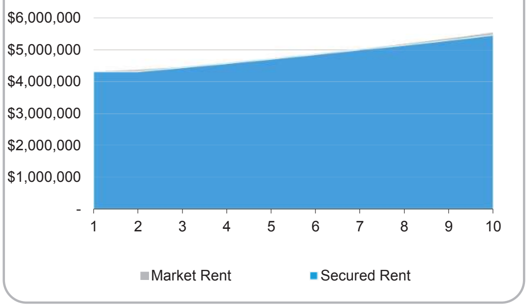
Tenancy Details As If Complete

No. of Tenants: 1		**Average Lease Duration**	20.00 years
Major Tenants		**Weighted Lease Duration (Area)**	20.00 years
TEYS Australia Pty Ltd	12,307.00 m²	**Weighted Lease Duration (Income)**	20.00 years
Total GLA	**12,307.00 m²**	**Current Vacancy: Industrial** -	0.00%

Major Tenant Composition by Area



Lease Expiries by Rental Income



Financial Details

	Passing Income	Market Income
Industrial	$4,309,050	$4,309,050
Outgoings Recoveries	$205,248	$205,248
Potential Fully Leased Gross Income	**$4,514,298**	**$4,514,298**
Less Adopted Outgoings ($16.68 /m²)	$205,248	$205,248
Less Ground Rent (70.88 per m²)	$872,314	$872,314
Potential Fully Leased Net Income	**$3,436,736**	**$3,436,736**
Net Passing Income	$3,436,736	

* Minor discrepancies may occur due to rounding

Key Assumptions and Important Comments

In the preparation of this valuation report we have made a variety of key assumptions and important comments. In this regard we advise that this entire report, including appendices, must be read and understood by the nominated parties to whom reliance is extended in order that the various assumptions and comments are understood in the context of the adopted valuation. Should the parties to this report have any concerns or queries regarding the contents or key assumptions made in the preparation of this valuation, those issues should be promptly directed to the nominated Valuer for comment and review. A selection of Key Assumptions and Important Comments are as follows:-.

(i) The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global Standards and the API Valuation Protocol – Significant Valuation Uncertainty. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

Additionally, given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the property under frequent review;

(ii) On a real estate and sector specific basis, we consider the potential for impact on industrial property will vary depending on the underlying use / subsector. For example, distribution centres, port related industrial property may see reduced throughput resulting in delayed decision making for investors and prospective tenants as well as impact business profits and the ability to afford rents. At the same time, local manufacturing businesses may be impacted to a lesser extent although may suffer where they rely on importing materials from overseas in their production and the impact on cold storage may be variable. It remains too early to tell if leasing requirements will be affected, however anecdotal evidence has begun to emerge of supply chain impacts affecting both construction and fit-out materials which may cause delays in current developments under construction and shop fit-outs which in turn may impact lease commencement dates. In regards to the investment market, industrial properties benefit from a high proportion of domestic purchasers, however a key impact for offshore investors is their ability to cope with both the COVID-19 impacts in their domestic markets and physically access property opportunities in Australia. This coupled with a weaker global economy may affect overall investor demand. Where the virus peaks and tapers within a reasonable timeframe and this impact on demand is short term we may well see a flurry of activity in the latter period of 2020.

CIVAS (QLD) Pty Limited recognises that the global risk outlook, particularly with regard to COVID-19, is extremely fluid. For that reason, we recommend the situation be closely monitored and regular valuation updates initiated by the reliant party;

(iii) All information provided by the Instructing Party is correct and current;

(iv) There are no other encumbrances or notations except those shown on Title or noted within this valuation report;

(v) The properties is not flood liable or within a landslip designated area;

(vi) Appropriate planning permission has been granted by the relevant statutory authorities in relation to the existing improvements on site;

(vii) We have not undertaken searches with the Queensland State Government Department of Environment and Science (DES). We have assumed the site is not listed for valuation purposes;

(viii) All fire and electrical services meet the Building Code of Australia requirements;

(ix) There are no GST or arrears liabilities over the subject property unless identified;

(x) Any heads of agreement, unsigned or unregistered leases noted within our report are converted to signed, registered leases as per the details provided. In this regard, we strongly recommend to the parties nominated within this valuation to which reliance is extended that they seek their own legal advice and satisfy themselves accordingly concerning this matter. On the basis that variations between the details noted within this report and the final registered documentation exists, these matters should be promptly referred to the Valuer for review and possible revision of this valuation advice;

(xi) Note, unlike a freehold property which generally has the ability to derive income in perpetuity, we highlight that on the basis of the leasehold nature of the subject property, with a defined income expiry date, the valuation assessed herein will diminish as the remaining leasehold tenure reduces. Accordingly, the party reliant on this report should consider the leasehold tenure and subsequent residual term in its consideration of the asset. Having regard to the leasehold nature of the subject property we also recommend regular valuation update.

Key Assumptions and Important Comments *(continued)*

(xii) **We have assumed that the Ground Sub-Lessee will abide by the terms and conditions of the lease agreement such that they will not instigate a breach which would result in early termination of the lease. In respect to the Head Lease we have assumed that the Ground Sub-Lessor will not breach any terms and conditions of the lease that would result in early termination of the lease.**

(xiii) **The 'As If Complete' assessment specifically assumes the subject is let to The Trust Company (Australia) Limited, as per the signed lease terms. We have reviewed the executed copies of the AFL and Lease. For the purpose of this valuation we have assumed the copies reviewed and information provided is accurate. We further note, valuation outcomes will alter should the lease terms differ to those assumptions adopted herein. Accordingly, we would recommend updated valuation instructions be issued at regular intervals in accordance with any changes that may occur.**

(xiv) In accordance with the Australian Property Institute Valuers Limited (APIV), this valuation is current as at the date of valuation only. The value[s] assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value is excluded as is liability where the valuation is relied upon more than 90 days after the date of valuation;

(xv) **Investment return based real estate such as the subject property is a dynamic investment medium to which point in time capital value pricing has the ability to vary widely over time, being highly dependent on the prevailing and future net cash flow certainty and strength in light of the corresponding market conditions. Accordingly, and of paramount importance for First Mortgage Security purposes, due consideration must be given to the dynamic nature of this style of investment. On the basis of the aforementioned comments, it is our strong recommendation that valuation updates for this property be initiated and formally instructed by the reliant parties at appropriate regular intervals;**

(xvi) 'As If Complete' basis can be defined as:

"the Market Value of the proposed improvements as detailed in the report on the assumption that all construction had been satisfactorily completed in all respects at the date of valuation. The valuation reflects the Valuer's view of the market conditions existing at the date of valuation and does not purport to predict the market conditions and the value at the actual completion of the improvements because of the time lag."

We confirm that for the purposes of our assessment we have not applied escalation / inflation to the rents and outgoings etc for the 'As if Complete' facility.

(xvii) Further to the above comments, our valuation analysis herein assumes continuity of assumed Sub-Lease arrangements, which at a future date may or may not prove to be correct. Accordingly, the party reliant upon this valuation should be fully aware that the impact of a tenant to renew at market terms or depart at lease expiry can have a material impact upon valuation. Accordingly, as tenancy occupation positions become certain, it is our strong recommendation that this valuation should be referred back to the Valuer for review, comment and update;

(xviii) We reserve the right to review and in appropriate circumstances revise our valuation report should any of the above key assumptions and important comments result in matters that will have a material impact on valuation.

Valuation Criteria

Reversionary Yield

Capitalisation Rate	5.000%
Rounded Value	$62,000,000

Discounted Cash Flow Inputs			Discounted Cash Flow Outputs	
Cash Flow Term		10 years	**NPV of Cash Flows**	$29,865,475
Discount Rate		6.750%	**Discounted Terminal Value**	$34,599,942
CAGR (10 Years)	**Industrial (Net Face)**	2.84%	**Sum of Cash Flows**	$64,465,417
CAGR (10 Years)	**Inflation (CPI)**	2.09%	**Less Acquisition Costs**	$3,648,986
Terminal Yield		5.500%	**Net Present Value**	$60,816,431
Capital Expenditure (As inflated)		$73,560	**Rounded DCF Value**	$61,000,000
Year 1 Forecast Capital Expenditure		$6,103		

Valuation Conclusions As if complete

Adopted Value (100% Leasehold Interest)	**$61,800,000 (GST Exclusive)**
Passing Initial Yield	4.79% (5.56% Freehold equivalent into perpetuity)
Equivalent Initial Yield	5.05% (5.77% Freehold equivalent into perpetuity)
Equivalent Reversionary Yield	5.05% (5.77% Freehold equivalent into perpetuity)
Internal Rate of Return (including capex)	6.52%
Internal Rate of Return (excluding capex)	6.53%
Direct Comparison Rate	$5,022 /m² of GLA

As If Complete Valuation

100% Leasehold Interest

$61,800,000 - GST Exclusive

(SIXTY ONE MILLION EIGHT HUNDRED THOUSAND DOLLARS)

Valuation completed by: Matthew Persley AAPI MRICS

34-58 Marshall Court, Altona VIC

$3,771,591 Net Passing Income | 40,572.00 m² GLA | WALE 3.94 Years by Income | Altona | 100.00% Leased | 48.91% Site Coverage

Valuation Details

Instructing Party

HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)

10 Marina Boulevard, #45-01 Marina Bay Financial Centre Tower 2

Singapore 018983

Reliant Party	HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)
Registered Proprietor	Perpetual Trustee Company Ltd
Purpose of Report	Proposed Acquisition
Interest Valued	100% Freehold interest subject to lease
Date of Valuation	1 October 2020
Date of Inspection	15 September 2020

Property Overview

The property is improved with three industrial buildings providing a total Gross Lettable Area (GLA) of approximately 40,572 square metres. The improvements include Building 1 (34 Marshall Court) with a GLA of approximately 9,990 square metres, Building 2 (39 Marshall Court) with a GLA of approximately 23,268 square metres and Building 3 (44 Marshall Court) with a GLA of approximately 7,314 square metres.

Building 1 is improved with a single storey office positioned to the southern alignment of the site and a high clearance warehouse adjoining the rear. Building 2 is improved with two-storey offices positioned to the southern and northern alignments of the site and a high clearance central warehouse. Building 3 is improved with a two-storey office positioned to the southern alignment of the site and a high clearance warehouse adjoining the rear.

Additional site improvements include canopies servicing the loading areas to each building including a 'super awning' to Building 2, concrete paved truck loading areas, concrete and asphalt paved driveways, on-site car parking, concrete paved crossovers for ingress and egress, boundary fencing and minor landscaping.

The site is an irregular shaped allotment held in two titles with a total land area of approximately 82,960 square metres (8.296 hectares) and is included in a 'Special Use' zone under the Hobsons Bay Planning Scheme. The site coverage is approximately 49% (GLA to site area) which is reasonably typical for an industrial facility of this nature. The property is located on the northern side of Marshall Court in a significant industrial development located in the western Melbourne suburb of Altona, approximately 20 kilometres by road from the Central Business District. This location is a well-regarded industrial precinct having good access to the local arterial road transport network.

Scalzo Trading Co. Pty Ltd occupy Building 1 for a fifteen-year term, expiring 31 May 2022, with a current passing income of $973,007.40 per annum net and annual fixed increases of 4.00%. Two further option terms of five years each are provided.

EFM Logistics Services Group Pty Ltd occupy Building 2 for a five-year term, expiring 5 June 2025, with a current passing income of $2,198,826.00 per annum net and annual CPI increases. Two further option terms of three years each are provided.

Tony Innaimo Transport Pty Ltd occupy Building 3 for a five-year term, expiring 31 August 2025, with a current passing income of $599,748.00 per annum net and annual fixed increases of 3.00%. Two further option terms of three years each are provided.


Building 1 Frontage

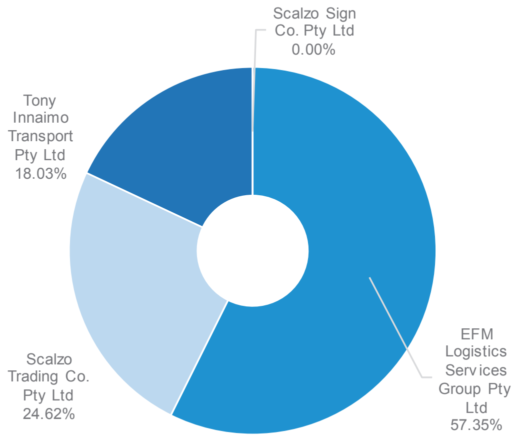

Building 2 Frontage


Building 3 Frontage

Tenancy Details

Major Tenants	
EFM Logistics Services Group Pty Ltd	23,268.00 m²
Scalzo Trading Co. Pty Ltd	9,990.00 m²
Tony Innaimo Transport Pty Ltd	7,314.00 m²
Scalzo Sign Co. Pty Ltd	-
Remainder of Tenanted GLA	-
Vacant GLA	-
Total GLA	**40,572.00 m²**
Weighted Average Lease Expiry (Area)	3.98 years
Weighted Average Lease Expiry (Income)	3.94 years

Tenant Composition by GLA



Financial Details

Component	Passing Income	Market Income
Industrial	$3,771,581	$3,771,581
Signage	$10	-
Outgoings Recoveries	$819,901	$819,901
Total Gross Passing Income	**$4,591,492**	**$4,591,482**
Vacant Areas (Gross)	-	
Potential Fully Leased Gross Income	**$4,591,492**	**$4,591,482**
Adopted Outgoings ($20.21 /m²)	($819,901)	($819,901)
Potential Fully Leased Net Income	**$3,771,591**	**$3,771,581**
Net Passing Income	**$3,771,591**	

Component	Avg. Passing Rent	Avg. Market Rent
Industrial	$93 /m² Net	$93 /m² Net

Passing Capitalisation Approach

Adopted Cap Rate	Fully Leased Passing NOI	Total Adjustments	Cap Result
5.250%	$3,771,591	($1,182,462)	$70,600,000

Market Capitalisation Approach

Adopted Cap Rate	Fully Leased Market NOI	Total Adjustments	Cap Result
5.250%	$3,771,581	($1,182,462)	$70,600,000

DCF Approach (10 Year DCF)

CAGR (Net Face)	Avg. Incentives	Total Capex		DCF Metrics		DCF Result	DCF Ratios	
Industrial	Industrial	Inflated	% of Value	Term Yield	Disc. Rate	Rounded	% Term	% Cash Flow
3.16%	17.50%	$1,031,232	1.46%	5.500%	6.500%	$69,000,000	63.51%	36.49%

Valuation

Adopted Value (100% Freehold Interest)	$70,600,000 (GST Exclusive)
Initial Passing Yield	5.34%
Equivalent Initial Yield	5.25%
Equivalent Revisionary Yield	5.25%
Internal Rate of Return (including capex)	6.20%
Direct Comparison Rate	$1,740 /m² of GLA

Valuation completed by: Ben McCallum, AAPI MRICS - National Director e: ben.mccallum@colliers.com ph: + 61 3 9612 8840

NOTE: This Executive Summary must be read in conjunction with the attached report and the details contained therein.

Liability Limited by a scheme approved under Professional Standards Legislation.

Key Assumptions & Important Comments

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global Standards and the API Valuation Protocol – Significant Valuation Uncertainty. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

Additionally, given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the property under frequent review.

On a real estate and sector specific basis, we consider the potential for impact on industrial property will vary depending on the underlying use / subsector. For example, distribution centres, port related industrial property may see reduced throughput resulting in delayed decision making for investors and prospective tenants as well as impact business profits and the ability to afford rents. At the same time, local manufacturing businesses may be impacted to a lesser extent although may suffer where they rely on importing materials from overseas in their production and the impact on cold storage may be variable. It remains too early to tell if leasing requirements will be affected, however anecdotal evidence has begun to emerge of supply chain impacts affecting both construction and fit-out materials which may cause delays in current developments under construction and shop fit-outs which in turn may impact lease commencement dates. In regards to the investment market, industrial properties benefit from a high proportion of domestic purchasers, however a key impact for offshore investors is their ability to cope with both the COVID-19 impacts in their domestic markets and physically access property opportunities in Australia. This coupled with a weaker global economy may affect overall investor demand. Where the virus peaks and tapers within a reasonable timeframe and this impact on demand is short term we may well see a flurry of activity in the latter period of 2020.

CIVAS (VIC) Pty Limited recognises that the global risk outlook, particularly with regard to COVID-19, is extremely fluid. For that reason, we recommend the situation be closely monitored and regular valuation updates initiated by the reliant party.

Key Assumptions & Important Comments continued…

- We assume all information provided by the Instructing Party and Property Manager is correct and current.

- There are no other encumbrances or notations except those shown on Title or noted within this valuation report.

- The property is not flood liable or within a landslip designated area.

- Appropriate planning permission has been granted by the relevant statutory authorities in relation to the existing improvements on site.

- All fire and electrical services meet the Building Code of Australia requirements.

- There are no GST or arrears liabilities over the subject property unless identified.

- Any agreements for lease, heads of agreement, draft leases, unsigned or unregistered leases and rental guarantee agreements noted within our report are converted to signed, registered leases as per the details provided. In this regard, we strongly recommend to the parties nominated within this valuation to which reliance is extended that they seek their own legal advice and satisfy themselves accordingly concerning this matter. On the basis that variations between the details noted within this report and the final registered documentation exists, these matters should be promptly referred to the Valuer for review and possible revision of this valuation advice.

- **We highlight that the valuation has been completed under the 'Valuation Protocol – Guidelines for API Declared Time of Crisis and/or State of Emergency Impacting Physical Inspections of Real Property' effective as at 29 March 2020. This protocol deals with valuations, undertaken by API members where a full (physical or personal) inspection of the property cannot be undertaken. The protocol provides that should the property be able to be physically inspected within 90 days, a Compliance Letter is to be provided and include a confirmation of assessed value (as at the date of the report), confirmation of the assumptions made in the original indicative market assessment, date of physical inspection undertaken and photographic evidence. Should the property not be able to be physically re-inspected, then it is the prerogative of the Instructing Party to arrange for a reinstruction at a later date**

Key Assumptions & Important Comments continued…

- **In accordance with the specific instructions provided by the Instructing Party, we note that we have completed the valuation on the basis that all tenant incentives have been paid out with nil outstanding as at the date of valuation. Should this valuation be required to be completed on an alternate basis we reserve the right to review and possibly amend our valuation advice detailed herein.**

- Unless specified otherwise within this report, the DCF valuation analysis assumes that all tenancies expire as at the respective lease expiry dates. Accordingly, our DCF valuation analysis does not assume the take up of the respective lease option periods (where applicable), which would generally comprise a variety of unique rental review structures (including but not limited to effective market reviews) and variations to tenancy make good obligations, that may not necessarily be reflective of current market lease terms. Rather, our DCF valuation analysis assumes that post the respective lease expiry dates there will be a period of rental void (downtime), subsequent to which a new lease (speculative lease) will commence on market terms. Despite this assumption, our DCF valuation analysis does adopt a retention probability profile for both the application of downtime and tenant incentives. However, these retention assumptions are on the basis of a new lease to the existing tenant(s) on new market terms only. The basis of adopted retention may have a material impact upon valuation, accordingly, should the parties to which this report is addressed require a different assumption to that outlined above and adopted herein, this request for alternative valuation advice should be promptly initiated by the Instructing Party and instructed for application by the Valuer.

- Further to the above comments, our valuation analysis herein assumes varying tenancy renewal probability assumptions, which at a future date may or may not prove to be correct. Accordingly, the parties reliant upon this valuation should be fully aware that the impact of a tenant to renew at market terms or depart at lease expiry can have a material impact upon valuation. Accordingly, as tenancy occupation positions become certain, it is our strong recommendation that this valuation should be referred back to the Valuer for review, comment and update.

- We reserve the right to review and in appropriate circumstances revise our valuation report should any of the above key assumptions and important comments result in matters that will have a material impact on valuation.

27-43 Toll Drive, Altona North VIC

$2,497,719 Net Passing Income | 21,349.00 m² GLA | WALE 10.39 Years by Income | Altona | 100.00% Leased | 22.05% Site Coverage

Valuation Details

Instructing Party

HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)

10 Marina Boulevard, #45-01 Marina Bay Financial Centre Tower 2

Singapore 018983

Reliant Party	HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)
Registered Proprietor	Perpetual Trustee Company Ltd
Purpose of Report	Proposed Acquisition
Interest Valued	100% Freehold interest subject to lease
Date of Valuation	1 October 2020
Date of Inspection	15 September 2020

Property Overview

The property is improved with two industrial buildings providing a total Gross Lettable Area (GLA) of approximately 21,349 square metres. The improvements include Building 1 (27 Toll Drive) with a GLA of approximately 16,229 square metres and Building 2 (37 Toll Drive) with a GLA of approximately 5,120 square metres.

Building 1 is improved with a two-storey office component positioned to the southern elevation of the site and a high clearance warehouse adjoining at the rear. Building 2 is also improved with a two-storey office to the southern elevation of the site and a high clearance warehouse adjoining the rear.

Additional site improvements include canopies servicing the loading areas of each building, substantial concrete paved hardstand, concrete and asphalt paved driveways, on-site car parking, six concrete paved crossovers for ingress and egress, steel and cyclone wire boundary fencing with steel access gates and minor landscaping.

The site is an irregular shaped allotment of approximately 96,820 square metres (9.682 hectares) and is included in a 'Special Use' zone under the Hobsons Bay Planning Scheme. Site coverage is approximately 22% (GLA to site area) which is reasonably typical for an industrial facility of this nature comprising such a high degree of hardstand. The property is located on the eastern side of Toll Drive in a significant industrial development in the western Melbourne suburb of Altona North, approximately 16 kilometres by road from the Central Business District. This location is a well-regarded industrial precinct having good access to the local arterial road transport network.

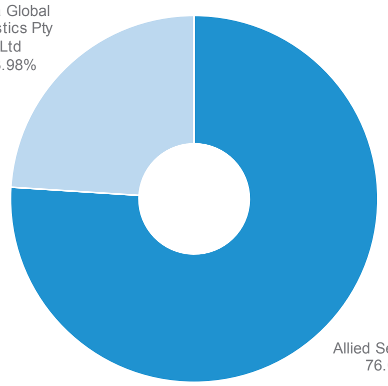
Building 1 Frontage

Building 2 Frontage

Tenancy Details

Major Tenants	
Allied Seafreight	16,229.00 m²
Visa Global Logistics Pty Ltd	5,120.00 m²
Remainder of Tenanted GLA	-
Vacant GLA	-
Total GLA	**21,349.00 m²**
Weighted Average Lease Expiry (Area)	10.37 years
Weighted Average Lease Expiry (Income)	10.39 years

Tenant Composition by GLA



Financial Details

Component	Passing Income	Market Income
Industrial	$2,497,719	$2,497,719
Outgoings Recoveries	$526,521	$526,521
Total Gross Passing Income	**$3,024,241**	**$3,024,241**
Vacant Areas (Gross)	-	
Potential Fully Leased Gross Income	**$3,024,241**	**$3,024,241**
Adopted Outgoings ($24.66 /m²)	($526,521)	($526,521)
Potential Fully Leased Net Income	**$2,497,719**	**$2,497,719**
Net Passing Income	**$2,497,719**	

Component	Avg. Passing Rent	Avg. Market Rent
Industrial	$117 /m² Net	$117 /m² Net

Passing Capitalisation Approach

Adopted Cap Rate	Fully Leased Passing NOI	Total Adjustments	Cap Result
5.000%	$2,497,719	($41,640)	$50,000,000

Market Capitalisation Approach

Adopted Cap Rate	Fully Leased Market NOI	Total Adjustments	Cap Result
5.000%	$2,497,719	($41,640)	$50,000,000

DCF Approach (10 Year DCF)

CAGR (Net Face)	Avg. Incentives	Total Capex		DCF Metrics		DCF Result	DCF Ratios	
Industrial	Industrial	Inflated	% of Value	Term Yield	Disc. Rate	Rounded	% Term	% Cash Flow
3.16%	17.50%	$241,562	0.48%	5.250%	6.500%	$50,200,000	60.60%	39.40%

Valuation

Adopted Value (100% Freehold Interest)	$50,200,000 (GST Exclusive)
Initial Passing Yield	4.98%
Equivalent Initial Yield	4.97%
Equivalent Revisionary Yield	4.97%
Internal Rate of Return (including capex)	6.49%
Direct Comparison Rate	$2,351 /m² of GLA

Valuation completed by: Ben McCallum, AAPI MRICS - National Director e: ben.mccallum@colliers.com ph: + 61 3 9612 8840

NOTE: This Executive Summary must be read in conjunction with the attached report and the details contained therein.

Key Assumptions & Important Comments

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global Standards and the API Valuation Protocol – Significant Valuation Uncertainty. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

Additionally, given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the property under frequent review.

On a real estate and sector specific basis, we consider the potential for impact on industrial property will vary depending on the underlying use / subsector. For example, distribution centres, port related industrial property may see reduced throughput resulting in delayed decision making for investors and prospective tenants as well as impact business profits and the ability to afford rents. At the same time, local manufacturing businesses may be impacted to a lesser extent although may suffer where they rely on importing materials from overseas in their production and the impact on cold storage may be variable. It remains too early to tell if leasing requirements will be affected, however anecdotal evidence has begun to emerge of supply chain impacts affecting both construction and fit-out materials which may cause delays in current developments under construction and shop fit-outs which in turn may impact lease commencement dates. In regards to the investment market, industrial properties benefit from a high proportion of domestic purchasers, however a key impact for offshore investors is their ability to cope with both the COVID-19 impacts in their domestic markets and physically access property opportunities in Australia. This coupled with a weaker global economy may affect overall investor demand. Where the virus peaks and tapers within a reasonable timeframe and this impact on demand is short term we may well see a flurry of activity in the latter period of 2020.

CIVAS (VIC) Pty Limited recognises that the global risk outlook, particularly with regard to COVID-19, is extremely fluid. For that reason, we recommend the situation be closely monitored and regular valuation updates initiated by the reliant party.

Key Assumptions & Important Comments continued…

- We assume all information provided by the Instructing Party and Property Manager is correct and current.

- There are no other encumbrances or notations except those shown on Title or noted within this valuation report.

- The property is not flood liable or within a landslip designated area.

- Appropriate planning permission has been granted by the relevant statutory authorities in relation to the existing improvements on site.

- All fire and electrical services meet the Building Code of Australia requirements.

- There are no GST or arrears liabilities over the subject property unless identified.

- **We have been specifically instructed to adopt the terms of a 'Allied Seafreight Shortfall Vendor Adjustment' over this premises commencing on 1 October 2020 and expiring 31 January 2021 with an equivalent annual rent of $1,497,007 net equating to $92.24 per square metre per annum net. We highlight that we have not been provided with documentation substantiating this agreement and that our valuation has been completed on the terms provided by the Instructing Party. Should these particulars prove erroneous we expressly reserve the right to review, and if appropriate, amend our valuation accordingly.**

- **We highlight that the Lease provided for the Allied Seafreight tenancy is executed however, not all pertinent details are provided in the document including but not limited to the Lease Commencement Date and Rent. We understand that in accordance with Clause 8.2 Authority to Complete Lease the Landlord will complete the Lease by insertion of the relevant particulars. As such, we have relied upon the details within the executed Heads of Agreement in undertaking our valuation.**

- **We have been specifically instructed to adopt the terms of a Heads of Agreement (HoA) over Building 2 (37 Toll Drive) that is not executed. We highlight that we have not been provided with executed documentation substantiating this agreement and that our valuation has been completed on the terms within the HoA. Should these particulars prove erroneous we expressly reserve the right to review, and if appropriate, amend our valuation accordingly.**

- **We assume that the agreements for lease, heads of agreement, draft leases, unsigned or unregistered leases noted within our report are converted to signed, registered leases as per the details provided. In this regard, we strongly recommend to the parties nominated within this valuation to which reliance is extended that they seek their own legal advice and satisfy themselves accordingly concerning this matter. On the basis that variations between the details noted within this report and the final registered documentation exists, these matters should be promptly referred to the Valuer for review and possible revision of this valuation advice.**

- **In accordance with the specific instructions provided by the Instructing Party, we note that we have completed the valuation on the basis that all tenant incentives have been paid out with nil outstanding as at the date of valuation. Should this valuation be required to be completed on an alternate basis we reserve the right to review and possibly amend our valuation advice detailed herein.**

- We have undertaken our valuation based on the critical assumption that periodic Environmental Audits are undertaken and that the contamination liability risk for ongoing commercial/industrial use is low. Furthermore, we have assumed that under the current regulatory framework the polluter (BP Australia Pty Ltd) have the obligation to manage contamination caused by them historically such that it does not impact the beneficial uses of land and groundwater. We strongly recommend that the Instructing Party undertake its own investigations to confirm the legal obligations of the continued completion of the Environmental Audits and confirm the legal responsibility for the management of any potential contamination.

- Unless specified otherwise within this report, the DCF valuation analysis assumes that all tenancies expire as at the respective lease expiry dates. Accordingly, our DCF valuation analysis does not assume the take up of the respective lease option periods (where applicable), which would generally comprise a variety of unique rental review structures (including but not limited to effective market reviews) and variations to tenancy make good obligations, that may not necessarily be reflective of current market lease terms. Rather, our DCF valuation analysis assumes that post the respective lease expiry dates there will be a period of rental void (downtime), subsequent to which a new lease (speculative lease) will commence on market terms. Despite this assumption, our DCF valuation analysis does adopt a retention probability profile for both the application of downtime and tenant incentives. However, these retention assumptions are on the basis of a new lease to the existing tenant(s) on new market terms only. The basis of adopted retention may have a material impact upon valuation, accordingly, should the parties to which this report is addressed require a different assumption to that outlined above and adopted herein, this request for alternative valuation advice should be promptly initiated by the Instructing Party and instructed for application by the Valuer.

- Further to the above comments, our valuation analysis herein assumes varying tenancy renewal probability assumptions, which at a future date may or may not prove to be correct. Accordingly, the parties reliant upon this valuation should be fully aware that the impact of a tenant to renew at market terms or depart at lease expiry can have a material impact upon valuation. Accordingly, as tenancy occupation positions become certain, it is our strong recommendation that this valuation should be referred back to the Valuer for review, comment and update.

- We reserve the right to review and in appropriate circumstances revise our valuation report should any of the above key assumptions and important comments result in matters that will have a material impact on valuation.

1 Hume Road, Laverton North VIC

$15,757,124 Net Passing Income | 123,353.40 m² GLA | WALE 20.32 Years by Income | Laverton North | 100.00% Leased | 53.87% Site Coverage

Valuation Details

Instructing Party

HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)

10 Marina Boulevard, #45-01 Marina Bay Financial Centre Tower 2

Singapore 018983

Reliant Party	HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ARA LOGOS Logistics Trust)
Registered Proprietor	Perpetual Trustee Company Ltd
Purpose of Report	Proposed Acquisition
Interest Valued	100% Freehold interest subject to lease
Date of Valuation	1 October 2020
Date of Inspection	15 September 2020

Property Overview

The subject property comprises a major temperature controlled complex of 14 principal buildings.

The original buildings date from circa 1981 and have been extended and modified at various stages up to the most recent extension in 2013. The Gross Lettable Area (GLA) of the improvements is approximately 123,353.40 square metres including a main office of approximately 657.90 square metres.

Additional site improvements include an extensive concrete paved internal road and driveway system, concrete paved hardstand, asphalt and concrete paved car parking, nine concrete paved crossovers for ingress and egress, cyclone wire boundary fencing and minor landscaping.

The site is a largely regular shaped allotment with a frontage of 351.83 metres to the northern side of Dohertys Road, a frontage of 495.71 metres to the western side of Hume Road and a total site area of 229,900 square metres (22.99 hectares). The allotment is zoned Industrial 2 (IN2Z) under the Wyndham Planning Scheme and is not included in any planning overlays.

The property is located on the north western corner of the intersection between Dohertys and Hume Roads within the western Melbourne suburb of Laverton North, approximately 16 kilometres by road from the Central Business District, and is situated in an established industrial precinct. The property has reasonable access to the local arterial road transport network including the Princes Highway, Western Ring Road and Westgate Freeway with the major interchange connecting each of these roadways approximately 3 kilometres east of the subject.

The property is fully leased to AB Oxford Cold Storage Company Pty Ltd, on a Triple Net basis, for a term of 25 years, expiring 24 January 2041, with a current passing income of $15,757,123.64 per annum net and annual fixed increases of 3.00%. The Lease also includes three further option terms of 10 years each.

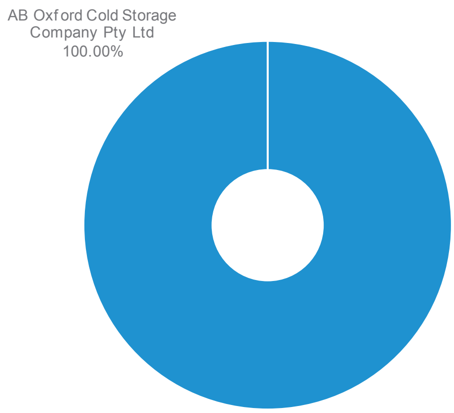
Aerial of Subject Property

Site Frontage

Tenancy Details

Major Tenants	
AB Oxford Cold Storage Company Pty Ltd	123,353.40 m²
Remainder of Tenanted GLA	-
Vacant GLA	-
Total GLA	**123,353.40 m²**
Weighted Average Lease Expiry (Area)	20.32 years
Weighted Average Lease Expiry (Income)	20.32 years

Tenant Composition by GLA



Financial Details

Component	Passing Income	Market Income
Industrial	$15,757,124	$15,757,124
Outgoings Recoveries	$2,467,068	$2,467,068
Total Gross Passing Income	**$18,224,192**	**$18,224,192**
Vacant Areas (Gross)	-	
Potential Fully Leased Gross Income	**$18,224,192**	**$18,224,192**
Adopted Outgoings ($20.00 /m²)	($2,467,068)	($2,467,068)
Potential Fully Leased Net Income	**$15,757,124**	**$15,757,124**
Net Passing Income	**$15,757,124**	

Component	Avg. Passing Rent	Avg. Market Rent
Industrial	$128 /m² Net	$128 /m² Net

Passing Capitalisation Approach

Adopted Cap Rate	Fully Leased Passing NOI	Total Adjustments	Cap Result
4.750%	$15,757,124	-	$332,000,000

Market Capitalisation Approach

Adopted Cap Rate	Fully Leased Market NOI	Total Adjustments	Cap Result
4.750%	$15,757,124	-	$332,000,000

DCF Approach (10 Year DCF)

CAGR (Net Face)		Avg. Incentives		Total Capex		DCF Metrics		DCF Result	DCF Ratios	
Industrial		Industrial		Inflated	% of Value	Term Yield	Disc. Rate	Rounded	% Term	% Cash Flow
3.16%	-	25.00%	-	-	-	5.000%	7.000%	$330,000,000	62.14%	37.86%

Valuation

Adopted Value (100% Freehold Interest)	$332,000,000 (GST Exclusive)
Initial Passing Yield	4.75%
Equivalent Initial Yield	4.75%
Equivalent Revisionary Yield	4.75%
Internal Rate of Return (including capex)	6.92%
Direct Comparison Rate	$2,691 /m² of GLA

Valuation completed by: Ben McCallum, AAPI MRICS - National Director e: ben.mccallum@colliers.com ph: + 61 3 9612 8840

NOTE: This Executive Summary must be read in conjunction with the attached report and the details contained therein.

Liability Limited by a scheme approved under Professional Standards Legislation.

Key Assumptions & Important Comments

The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global Standards and the API Valuation Protocol – Significant Valuation Uncertainty. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case.

Additionally, given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the property under frequent review.

On a real estate and sector specific basis, we consider the potential for impact on industrial property will vary depending on the underlying use / subsector. For example, distribution centres, port related industrial property may see reduced throughput resulting in delayed decision making for investors and prospective tenants as well as impact business profits and the ability to afford rents. At the same time, local manufacturing businesses may be impacted to a lesser extent although may suffer where they rely on importing materials from overseas in their production and the impact on cold storage may be variable. It remains too early to tell if leasing requirements will be affected, however anecdotal evidence has begun to emerge of supply chain impacts affecting both construction and fit-out materials which may cause delays in current developments under construction and shop fit-outs which in turn may impact lease commencement dates. In regards to the investment market, industrial properties benefit from a high proportion of domestic purchasers, however a key impact for offshore investors is their ability to cope with both the COVID-19 impacts in their domestic markets and physically access property opportunities in Australia. This coupled with a weaker global economy may affect overall investor demand. Where the virus peaks and tapers within a reasonable timeframe and this impact on demand is short term we may well see a flurry of activity in the latter period of 2020.

CIVAS (VIC) Pty Limited recognises that the global risk outlook, particularly with regard to COVID-19, is extremely fluid. For that reason, we recommend the situation be closely monitored and regular valuation updates initiated by the reliant party.

Key Assumptions & Important Comments continued…

- We assume all information provided by the Instructing Party and Property Manager is correct and current.
- There are no other encumbrances or notations except those shown on Title or noted within this valuation report.
- The property is not flood liable or within a landslip designated area.
- Appropriate planning permission has been granted by the relevant statutory authorities in relation to the existing improvements on site.
- All fire and electrical services meet the Building Code of Australia requirements.
- There are no GST or arrears liabilities over the subject property unless identified.
- Unless specified otherwise within this report, the DCF valuation analysis assumes that all tenancies expire as at the respective lease expiry dates. Accordingly, our DCF valuation analysis does not assume the take up of the respective lease option periods (where applicable), which would generally comprise a variety of unique rental review structures (including but not limited to effective market reviews) and variations to tenancy make good obligations, that may not necessarily be reflective of current market lease terms. Rather, our DCF valuation analysis assumes that post the respective lease expiry dates there will be a period of rental void (downtime), subsequent to which a new lease (speculative lease) will commence on market terms. Despite this assumption, our DCF valuation analysis does adopt a retention probability profile for both the application of downtime and tenant incentives. However, these retention assumptions are on the basis of a new lease to the existing tenant(s) on new market terms only. The basis of adopted retention may have a material impact upon valuation, accordingly, should the parties to which this report is addressed require a different assumption to that outlined above and adopted herein, this request for alternative valuation advice should be promptly initiated by the Instructing Party and instructed for application by the Valuer.

- Further to the above comments, our valuation analysis herein assumes varying tenancy renewal probability assumptions, which at a future date may or may not prove to be correct. Accordingly, the parties reliant upon this valuation should be fully aware that the impact of a tenant to renew at market terms or depart at lease expiry can have a material impact upon valuation. Accordingly, as tenancy occupation positions become certain, it is our strong recommendation that this valuation should be referred back to the Valuer for review, comment and update.

- **We highlight that the valuation has been completed under the 'Valuation Protocol – Guidelines for API Declared Time of Crisis and/or State of Emergency Impacting Physical Inspections of Real Property' effective as at 29 March 2020. This protocol deals with valuations, undertaken by API members where a full (physical or personal) inspection of the property cannot be undertaken. The protocol provides that should the property be able to be physically inspected within 90 days, a Compliance Letter is to be provided and include a confirmation of assessed value (as at the date of the report), confirmation of the assumptions made in the original indicative market assessment, date of physical inspection undertaken and photographic evidence. Should the property not be able to be physically re-inspected, then it is the prerogative of the Instructing Party to arrange for a reinstruction at a later date.**

- We reserve the right to review and in appropriate circumstances revise our valuation report should any of the above key assumptions and important comments result in matters that will have a material impact on valuation.

15 October 2020

The Trust Company (Australia) Ltd ACN 000 000 993
As Trustee for the Cache Logistics Trust Australia ("Trustee")
Level 18
123 Pitt Street
Sydney, NSW 2000

ARA LOGOS Logistics Trust Management Limited
(in its capacity as manager of ARA LOGOS Logistics Trust)
5 Temasek Boulevard
#12-01 Suntec Tower Five
Singapore 038985

Our Ref: GW20032031

Savills Valuations Pty Ltd
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Re: The Trust Company (Australia) Ltd As Trustee for the Cache Logistics Trust Australia ("Trustee") & ARA LOGOS Logistics Trust Management Limited (in its capacity as manager of ARA LOGOS Logistics Trust) – Valuation Summary Letter

Instructions

We refer to your instructions requesting Savills Valuations Pty Ltd to prepare a valuation of the freehold and leasehold interest (see table below), subject to existing tenancies of the below assets ("subject properties"). We have been instructed to provide this summary report on the subject properties for inclusion in a product disclosure statement (PDS) issued by **The Trust Company (Australia) Ltd As Trustee for the Cache Logistics Trust Australia ("Trustee") & ARA LOGOS Logistics Trust Management Limited (in its capacity as manager of ARA LOGOS Logistics Trust**. The subject properties are tabled below:

	Address	Suburb	State	Title
1	47 Logistics Place (With & Without Rental Guarantee)	Larapinta	QLD	100% Freehold
2	1-5 & 2-6 Bishop Drive (With & Without Rental Guarantee)	Port of Brisbane	QLD	100% Leasehold
3	8 Curlew Street	Port of Brisbane	QLD	100% Leasehold
4	53 Peregrine Drive	Port of Brisbane	QLD	100% Leasehold
5	Herron Drive	Port of Brisbane	QLD	100% Leasehold

These valuations have been prepared in accordance with API guidelines, RICS Valuation – Global Standards 2020 together with the Australian National Supplement effective August 2019 and International Valuation Standards (IVS). We further confirm that the Valuer who has undertaken this valuation:

a) is suitably qualified to carry out such valuations and has at least five years appropriate experience;
b) is authorised under the law of the state or territory where the valuation takes place to practice as a Valuer;
c) is a member of the Australian Property Institute and a Certified Practising Valuer;
d) has no pecuniary interest that could reasonably be regarded as being capable of affecting that person's ability to give an unbiased opinion of the value or that could conflict with a proper valuation of the property; and
e) accepts instructions to value the property only from the Trustee / Responsible Entity.

savills

Property Overviews

1.1 47 Logistics Place, Larapinta, QLD (100% Freehold Title)

A 2018 completed, portal steel frame, ‘dado’ tilt concrete panel / metal clad industrial building of good street appeal. It includes a two level office component of good quality representing circa 4.0% of lettable area. Adjoining to this is the warehouse providing high bay, columned accommodation with ESFR sprinkler system plus both at-grade and sunken loading dock access via its southern frontage. The property is fenced with secure access, with a low site cover ratio in the order of 43%, having car parking and hardstand accommodation to the front of the site, under the power line easement. The property is currently vacant, although being sold with a rental guarantee in place for 18 months at $107.50/m² with no reviews being applicable during this time. This rental rate and time frame would appear reasonable for leasing of the facility. It is located within a modern industrial estate, forming part of the Logan Motorway precinct having good access to the nearby motorway networks.

Assessment Including Benefit of Rental Guarantee

VALUATION DETAILS	
Date of Valuation	1 October 2020
Date of Cash Flow Model	1 October 2020
Purpose of Valuation	Acquisition Purposes
Interest Valued	100% Freehold

INCOME ASSESSMENT	NET		GROSS	
Passing Income	$828,180	$108/m²	$1,022,228	$133/m²
Passing Income (fully leased)	$828,180	$108/m²	$1,022,228	$133/m²
Market Income	$828,180	$108/m²	$1,022,228	$133/m²
Outgoings $ pa.	($194,048)	($25/m²)	($194,048)	($25/m²)
Vacancy Factor	-	-	-	-
Industrial Passing Income	$828,180	$108/m²	$1,022,228	$133/m²
Industrial Market Income	$828,180	$108/m²	$1,022,228	$133/m²

CAPITAL EXPENDITURE	$	$/m²	% of Value
Capital Expenditure adopted In Cap Val (24 months)	-	-	-
Capital Expenditure (10 years, inflated)	$188,729	$24/m²	*1.4%*
Capital Expenditure (10 years, PV)	$137,595	$18/m²	*1.0%*
Capex (10 yrs incl. terminal value allowances, inflated)	$262,152	$34/m²	*1.9%*
Capex (10 yrs incl. terminal value allowances, PV)	$228,760	$30/m²	*1.7%*

AREA & OCCUPANCY DETAILS		
Total GLA		7,704.00 m²
Occupied GLA	*100.0%*	7,704.00 m²
Vacant GLA	-	-
Weighted Lease Duration By Area		1.50 years
Weighted Lease Duration By Net Passing Income		1.50 years

VALUATION RECONCILIATION	
Market Capitalisation Approach	**$13,600,000**
DCF Approach	**$13,500,000**
Adopted Market Value	**$13,500,000**
Initial Passing Yield	**6.13%**
Initial Passing Yield (After Abatements)	6.13%
Initial Passing Yield (Fully Leased)	6.13%
Equivalent Initial Yield	**5.77%**
Reversionary Yield	6.13%
Equivalent Market Yield	**5.77%**
Capital Value $/m²	**1,752/m²**
10 Year IRR	**6.27%**
7 Year IRR	6.09%
5 Year IRR	5.13%
3 Year IRR	4.99%
10 Year Average Cash on Cash (on Gross Investment Capital)	4.91%
Capital Value of Additional Land	-
Capital Value including Additional Land	1,752/m²

Assessment Excluding Benefit of Rental Guarantee

VALUATION DETAILS	
Date of Valuation	1 October 2020
Date of Cash Flow Model	1 October 2020
Purpose of Valuation	Acquisition Purposes
Interest Valued	100% Freehold

INCOME ASSESSMENT	NET		GROSS	
Passing Income	($194,048)	($25/m²)	-	-
Passing Income (fully leased)	$828,180	$108/m²	$1,022,228	$133/m²
Market Income	$828,180	$108/m²	$1,022,228	$133/m²
Outgoings $ pa.	($194,048)	($25/m²)	($194,048)	($25/m²)
Vacancy Factor	-	-	-	-
Industrial Passing Income	-	-	-	-
Industrial Market Income	$828,180	$108/m²	$1,022,228	$133/m²

CAPITAL EXPENDITURE	$	$/m²	% of Value
Capital Expenditure adopted In Cap Val (24 months)	-	-	-
Capital Expenditure (10 years, inflated)	$188,205	$24/m²	*1.5%*
Capital Expenditure (10 years, PV)	$138,120	$18/m²	*1.1%*
Capex (10 yrs incl. terminal value allowances, inflated)	$262,870	$34/m²	*2.1%*
Capex (10 yrs incl. terminal value allowances, PV)	$228,914	$30/m²	*1.8%*

AREA & OCCUPANCY DETAILS		
Total GLA		7,704.00 m²
Occupied GLA	-	-
Vacant GLA	*100.0%*	7,704.00 m²
Weighted Lease Duration By Area		-
Weighted Lease Duration By Net Passing Income		-

VALUATION RECONCILIATION	
Market Capitalisation Approach	**$12,500,000**
DCF Approach	**$12,500,000**
Adopted Market Value	**$12,500,000**
Initial Passing Yield	**(1.55%)**
Initial Passing Yield (After Abatements)	(1.55%)
Initial Passing Yield (Fully Leased)	6.63%
Equivalent Initial Yield	**5.76%**
Reversionary Yield	6.63%
Equivalent Market Yield	**5.76%**
Capital Value $/m²	**1,623/m²**
10 Year IRR	**6.29%**
7 Year IRR	6.15%
5 Year IRR	5.19%
3 Year IRR	5.12%
10 Year Average Cash on Cash (on Gross Investment Capital)	4.55%
Capital Value of Additional Land	-
Capital Value including Additional Land	1,623/m²

1.2 1-5 & 2-6 Bishop Drive, Port Of Brisbane, QLD (100% Leasehold Title)

The subject comprises two lease area sites, opposite each other on Bishop Drive, Port of Brisbane. 1-5 Bishop Drive, Port of Brisbane, QLD comprises a typically older complex comprising a circa-2005 constructed facility comprising a freestanding office building to the north-eastern corner of the site with four industrial buildings to the remainder of the site with driveway and hardstand areas. 2-6 Bishop Drive, Port of Brisbane, QLD represents a more modern comprising a circa-2014 constructed, multi-tenant, facility comprising a single industrial building to the north-eastern corner of the site, incorporating office accommodation. The remainder of the site provides hardstand accommodation. The combined asset represents a multi-tenant industrial complex having seven tenancies in place to 2-6 Bishop Drive, while all of 1-5 Bishop Drive is occupied by a single tenant. It is within the Port of Brisbane, an area administered Port of Brisbane Pty Ltd, under the terms of a 99-year lease. It is an area intended as an intermodal for shipping related freight, providing a connection to nearby motorway networks and rail (albeit restricted by a common use passenger rail network).

Assessment Including Benefit of Rental Guarantee

VALUATION DETAILS	
Date of Valuation	1 October 2020
Date of Cash Flow Model	1 October 2020
Purpose of Valuation	Acquisition Purposes
Interest Valued	100% Freehold

INCOME ASSESSMENT	NET		GROSS	
Passing Income	$6,717,703	$53/m²	$13,598,514	$107/m²
Passing Income (fully leased)	$6,717,703	$53/m²	$13,598,514	$107/m²
Market Income	$6,717,703	$53/m²	$13,598,514	$107/m²
Outgoings $ pa.	($6,880,811)	($54/m²)	($6,880,811)	($54/m²)
Vacancy Factor	-	-	-	-
Industrial Passing Income	$12,126,364	$95/m²	$13,598,514	$107/m²
Industrial Market Income	$12,126,364	$95/m²	$13,598,514	$107/m²

CAPITAL EXPENDITURE	$	$/m²	% of Value
Capital Expenditure adopted In Cap Val (12 months)	$7,365	$0/m²	*0.0%*
Capital Expenditure (10 years, inflated)	$831,245	$7/m²	*0.8%*
Capital Expenditure (10 years, PV)	$602,821	$5/m²	*0.6%*
Capex (10 yrs incl. terminal value allowances, inflated)	$906,163	$7/m²	*0.9%*
Capex (10 yrs incl. terminal value allowances, PV)	$871,142	$7/m²	*0.9%*

AREA & OCCUPANCY DETAILS		
Total GLA		127,217.00 m²
Occupied GLA	*100.0%*	127,217.00 m²
Vacant GLA	-	-
Weighted Lease Duration By Area		8.12 years
Weighted Lease Duration By Net Passing Income		7.30 years

VALUATION RECONCILIATION	
Market Capitalisation Approach	**$103,000,000**
DCF Approach	**$99,400,000**
Adopted Market Value	**$100,000,000**
Initial Passing Yield	**6.72%**
Initial Passing Yield (After Abatements)	6.72%
Initial Passing Yield (Fully Leased)	6.72%
Equivalent Initial Yield	**6.65%**
Reversionary Yield	6.72%
Equivalent Market Yield	**6.65%**
Capital Value $/m²	**786/m²**
10 Year IRR	**6.42%**
7 Year IRR	5.45%
5 Year IRR	6.08%
3 Year IRR	4.83%
10 Year Average Cash on Cash (on Gross Investment Capital)	5.45%
Capital Value of Additional Land	-
Capital Value including Additional Land	786/m²

Assessment Excluding Benefit of Rental Guarantee

VALUATION DETAILS	
Date of Valuation	1 October 2020
Date of Cash Flow Model	1 October 2020
Purpose of Valuation	Acquisition Purposes
Interest Valued	100% Freehold

INCOME ASSESSMENT	NET		GROSS	
Passing Income	$6,317,503	$50/m²	$13,198,314	$104/m²
Passing Income (fully leased)	$6,762,466	$53/m²	$13,643,276	$107/m²
Market Income	$6,717,703	$53/m²	$13,598,514	$107/m²
Outgoings $ pa.	($6,880,811)	($54/m²)	($6,880,811)	($54/m²)
Vacancy Factor	-	-	-	-
Industrial Passing Income	$11,726,164	$92/m²	$13,198,314	$104/m²
Industrial Market Income	$12,126,364	$95/m²	$13,598,514	$107/m²

CAPITAL EXPENDITURE	$	$/m²	% of Value
Capital Expenditure adopted In Cap Val (12 months)	$4,216	$0/m²	*0.0%*
Capital Expenditure (10 years, inflated)	$827,868	$7/m²	*0.8%*
Capital Expenditure (10 years, PV)	$599,647	$5/m²	*0.6%*
Capex (10 yrs incl. terminal value allowances, inflated)	$902,786	$7/m²	*0.9%*
Capex (10 yrs incl. terminal value allowances, PV)	$867,765	$7/m²	*0.9%*

AREA & OCCUPANCY DETAILS		
Total GLA		127,217.00 m²
Occupied GLA	*97.4%*	123,882.00 m²
Vacant GLA	*2.6%*	3,335.00 m²
Weighted Lease Duration By Area		8.10 years
Weighted Lease Duration By Net Passing Income		7.27 years

VALUATION RECONCILIATION	
Market Capitalisation Approach	**$102,000,000**
DCF Approach	**$99,200,000**
Adopted Market Value	**$99,700,000**
Initial Passing Yield	**6.34%**
Initial Passing Yield (After Abatements)	6.34%
Initial Passing Yield (Fully Leased)	6.78%
Equivalent Initial Yield	**6.69%**
Reversionary Yield	6.74%
Equivalent Market Yield	**6.65%**
Capital Value $/m²	**784/m²**
10 Year IRR	**6.42%**
7 Year IRR	5.46%
5 Year IRR	6.01%
3 Year IRR	4.85%
10 Year Average Cash on Cash (on Gross Investment Capital)	5.44%
Capital Value of Additional Land	-
Capital Value including Additional Land	784/m²

1.3 8 Curlew Street, Port Of Brisbane, QLD (100% Leasehold Title)

The subject represents a sub-lease interest improved by a single level office building, incorporating a café at one end, a second larger structure providing warehouse accommodation plus a gatehouse. Improvements were completed circa 2015 and represent a low site cover with there being a significant concrete hardstand area plus high bay / forklift awning shelter. The property has a low site cover driven by the hardstand area provided. The property is fully leased to Australian Container Freight Services Pty Ltd on an initial 20 year lease until August 2035. The passing rental is considered within market parameters and we adopt this within our analysis. It is subject to fixed annual 3.6% rental increases, in line with the ground lease. It is within the Port of Brisbane, an area administered Port of Brisbane Pty Ltd, under the terms of a 99-year lease. It is an area intended as an intermodal for shipping related freight, providing a connection to nearby motorway networks and rail (albeit restricted by a common use passenger rail network).

VALUATION DETAILS	
Date of Valuation	1 October 2020
Date of Cash Flow Model	1 October 2020
Purpose of Valuation	Acquisition Purposes
Interest Valued	100% Freehold

INCOME ASSESSMENT	NET		GROSS	
Passing Income	$2,978,636	$110/m²	$6,671,752	$246/m²
Passing Income (fully leased)	$2,978,636	$110/m²	$6,671,752	$246/m²
Market Income	$2,978,636	$110/m²	$6,671,752	$246/m²
Outgoings $ pa.	($3,693,116)	($136/m²)	($3,693,116)	($136/m²)
Vacancy Factor	-	-	-	-
Industrial Passing Income	$5,816,041	$214/m²	$6,671,752	$246/m²
Industrial Market Income	$5,816,041	$214/m²	$6,671,752	$246/m²

CAPITAL EXPENDITURE	$	$/m²	% of Value
Capital Expenditure adopted In Cap Val (12 months)	-	-	-
Capital Expenditure (10 years, inflated)	$733,562	$27/m²	*1.4%*
Capital Expenditure (10 years, PV)	$545,943	$20/m²	*1.1%*
Capex (10 yrs incl. terminal value allowances, inflated)	$813,684	$30/m²	*1.6%*
Capex (10 yrs incl. terminal value allowances, PV)	$777,245	$29/m²	*1.5%*

AREA & OCCUPANCY DETAILS		
Total GLA		27,157.00 m²
Occupied GLA	*100.0%*	27,157.00 m²
Vacant GLA	-	-
Weighted Lease Duration By Area		14.92 years
Weighted Lease Duration By Net Passing Income		14.92 years

VALUATION RECONCILIATION	
Market Capitalisation Approach	**$51,800,000**
DCF Approach	**$51,300,000**
Adopted Market Value	**$51,500,000**
Initial Passing Yield	**5.78%**
Initial Passing Yield (After Abatements)	5.78%
Initial Passing Yield (Fully Leased)	5.78%
Equivalent Initial Yield	**5.78%**
Reversionary Yield	5.78%
Equivalent Market Yield	**5.78%**
Capital Value $/m²	**1,896/m²**
10 Year IRR	**6.20%**
7 Year IRR	5.62%
5 Year IRR	4.98%
3 Year IRR	3.97%
10 Year Average Cash on Cash (on Gross Investment Capital)	6.29%
Capital Value of Additional Land	-
Capital Value including Additional Land	1,896/m²

1.4 53 Peregrine Drive, Port Of Brisbane, QLD (100% Leasehold Title)

A regular shape corner site providing a mix of concrete sealed, 'container rated' hardstand accommodation (47% of site) while a significant area of the site is cleared, although undeveloped (53%). The full site is leased or pre-committed with development costs provided at circa $7.5 million to provide additional 'container rated' hardstand accommodation on the undeveloped site area. The property is currently occupied, via two leases (for Stages 1 and 2), to ACFS Port Logistics Pty Limited with a third lease (for Stage 3) to the same tenant to commence in June 2022, all of which expire in June 2036. The rentals range between $57/m² and $58/m² for that currently in place while the last lease area, yet to commence, will reflect $63/m² net. All leasing is considered within market rates and are subject to fixed annual 3.25% rental increase, slightly outpacing the ground rental growth rate (3.00%). We note that the ground rental includes an incentive period, with 50% rebate at present until July 2022 while the 'pre-lease' for this final area of the site is to commence one month before, as such, we caution any delay in construction or commencement of the pre-lease will have a significantly negative impact on value. It is within the Port of Brisbane, an area administered Port of Brisbane Pty Ltd, under the terms of a 99-year lease. It is an area intended as an intermodal for shipping related freight, providing a connection to nearby motorway networks and rail (albeit restricted by a common use passenger rail network).

VALUATION DETAILS	
Date of Valuation	1 October 2020
Date of Cash Flow Model	1 October 2020
Purpose of Valuation	Acquisition Purposes
Interest Valued	100% Freehold

INCOME ASSESSMENT	NET		GROSS	
Passing Income	$1,515,583	$29/m²	$3,651,592	$69/m²
Passing Income (fully leased)	$1,515,583	$29/m²	$3,651,592	$69/m²
Market Income	$1,515,583	$29/m²	$3,651,592	$69/m²
Outgoings $ pa.	($2,136,008)	($41/m²)	($2,136,008)	($41/m²)
Vacancy Factor	-	-	-	-
Industrial Passing Income	$3,162,825	$60/m²	$3,651,592	$69/m²
Industrial Market Income	$3,162,825	$60/m²	$3,651,592	$69/m²

CAPITAL EXPENDITURE	$	$/m²	% of Value
Capital Expenditure adopted In Cap Val (36 months)	$7,205,806	$137/m²	*40.9%*
Capital Expenditure (10 years, inflated)	$7,949,014	$151/m²	*45.2%*
Capital Expenditure (10 years, PV)	$7,310,025	$139/m²	*41.5%*
Capex (10 yrs incl. terminal value allowances, inflated)	$8,009,679	$152/m²	*45.5%*
Capex (10 yrs incl. terminal value allowances, PV)	$7,981,321	$152/m²	*45.3%*

AREA & OCCUPANCY DETAILS		
Total GLA		52,609.00 m²
Occupied GLA	*100.0%*	52,609.00 m²
Vacant GLA	-	-
Weighted Lease Duration By Area		15.75 years
Weighted Lease Duration By Net Passing Income		15.75 years

VALUATION RECONCILIATION	
Market Capitalisation Approach	**$17,600,000**
DCF Approach	**$17,600,000**
Adopted Market Value	**$17,600,000**
Initial Passing Yield	**8.61%**
Initial Passing Yield (After Abatements)	8.61%
Initial Passing Yield (Fully Leased)	8.61%
Equivalent Initial Yield	**5.99%**
Reversionary Yield	8.61%
Equivalent Market Yield	**5.99%**
Capital Value $/m²	**335/m²**
10 Year IRR	**6.50%**
7 Year IRR	5.67%
5 Year IRR	4.67%
3 Year IRR	2.69%
10 Year Average Cash on Cash (on Gross Investment Capital)	4.65%
Capital Value of Additional Land	-
Capital Value including Additional Land	335/m²

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1.5 'Teys Facility', Herron Drive, Port Of Brisbane, QLD (100% Leasehold Title – "As If Complete")

The subject represents a partly constructed cold store logistics facility. Our assessment is on an "As If Complete" basis comprising a new cold store facility with high and extra high clearance accommodation (8.5 to 10 metre and 22 metre clearance areas) plus ancillary office and ambient accommodation. It is expected to achieve 'practical completion' in December 2021. It is an area intended as an intermodal for shipping related freight, providing a connection to nearby motorway networks and rail (albeit restricted by a common use passenger rail network). The property is fully pre-committed to Teys Australia Limited on an initial 20 year lease from practical completion. The passing rental is considered within market parameters and we adopt this within our analysis. It is subject to fixed annual 3.0% rental increases, in line with the ground lease (ground lease has market reviews every three years from year 6 onwards). It is within the Port of Brisbane, an area administered Port of Brisbane Pty Ltd, under the terms of a 99-year lease. It is an area intended as an intermodal for shipping related freight, providing a connection to nearby motorway networks and rail (albeit restricted by a common use passenger rail network).

VALUATION DETAILS	
Date of Valuation	1 October 2020
Date of Cash Flow Model	1 October 2020
Purpose of Valuation	Acquisition Purposes
Interest Valued	100% Freehold

INCOME ASSESSMENT	NET		GROSS	
Passing Income	$3,436,736	$279/m²	$4,514,298	$367/m²
Passing Income (fully leased)	$3,436,736	$279/m²	$4,514,298	$367/m²
Market Income	$3,436,736	$279/m²	$4,514,298	$367/m²
Outgoings $ pa.	($1,077,562)	($88/m²)	($1,077,562)	($88/m²)
Vacancy Factor	-	-	-	-
Industrial Passing Income	$4,309,050	$350/m²	$4,514,298	$367/m²
Industrial Market Income	$4,309,050	$350/m²	$4,514,298	$367/m²

CAPITAL EXPENDITURE	$	$/m²	% of Value
Capital Expenditure adopted In Cap Val (12 months)	-	-	-
Capital Expenditure (10 years, inflated)	$332,435	$27/m²	*0.5%*
Capital Expenditure (10 years, PV)	$244,745	$20/m²	*0.4%*
Capex (10 yrs incl. terminal value allowances, inflated)	$368,809	$30/m²	*0.6%*
Capex (10 yrs incl. terminal value allowances, PV)	$351,806	$29/m²	*0.6%*

AREA & OCCUPANCY DETAILS		
Total GLA		12,307.00 m²
Occupied GLA	*100.0%*	12,307.00 m²
Vacant GLA	-	-
Weighted Lease Duration By Area		20.00 years
Weighted Lease Duration By Net Passing Income		20.00 years

VALUATION RECONCILIATION	
Market Capitalisation Approach	**$64,300,000**
DCF Approach	**$62,900,000**
Adopted Market Value	**$63,000,000**
Initial Passing Yield	**5.46%**
Initial Passing Yield (After Abatements)	5.46%
Initial Passing Yield (Fully Leased)	5.46%
Equivalent Initial Yield	**5.67%**
Reversionary Yield	5.46%
Equivalent Market Yield	**5.67%**
Capital Value $/m²	**5,119/m²**
10 Year IRR	**6.48%**
7 Year IRR	5.86%
5 Year IRR	5.14%
3 Year IRR	3.86%
10 Year Average Cash on Cash (on Gross Investment Capital)	6.23%
Capital Value of Additional Land	-
Capital Value including Additional Land	5,119/m²

Valuation Summary

We have arrived at our individual Market Value assessments after considering recent sales of comparable properties and having regard to the subject property's investment attributes. We have used both the capitalisation and discounted cash flow methods in arriving at our assessment of Market Value with the adopted analysis and valuation of the property as at 1 October 2020 being outlined as follows:

Property	GLA (m²)	Market Income p.a.	WALE (by income)	Cap Rate	Discount Rate	Adopted Value	$/m² GLA
47 Logistics Place, Larapinta, QLD (Freehold)							
- With Rental Guarantee	7,704m²	$828,180	1.50 yrs	5.75%	6.25%	$13,500,000	$1,752/m²
- Without Rental Guarantee		$828,180	0.0 yrs	5.75%	6.25%	$12,500,000	$1,623/m²
1-5 & 2-6 Bishop Drive, Port Of Brisbane (Leasehold)							
- With Rental Guarantee	127,217m²	$6,717,703	7.30 yrs	6.48%	6.50%	$100,000,000	$786/m²
- Without Rental Guarantee		$6,717,703	7.27 yrs	6.48%	6.50%	$99,700,000	$784/m²
8 Curlew Street, Port Of Brisbane (Leasehold)	27,157m²	$2,978,636	14.92 yrs	5.75%	6.25%	$51,500,000	$1,896/m²
53 Peregrine Drive, Port Of Brisbane (Leasehold)	52,609m²	$1,515,583	15.75 yrs	6.00%	6.50%	$17,600,000	$335/m²
'Teys Facility', Herron Drive, Port Of Brisbane (Leasehold)	12,307m²	$3,436,736	20.00 yrs	5.55%	6.50%	$63,000,000	$5,119/m²

Company Qualifications

Savills Valuations Pty Ltd **("Savills")** has prepared this summary letter for inclusion in the PDS on the following conditions:

1. This letter is a summary of the valuation reports only. Any reliance should therefore be based upon the actual possession or sighting of the original valuation reports duly signed and countersigned by Savills. Such reliance is subject to the assumptions, limitations and disclaimers contained therein. Savills disclaim liability to any party using this summary letter without reference to the actual valuation reports.

2. Savills has prepared the valuations and this letter based on information provided by the instructing party. Savills believes that this information is accurate and complete, however Savills has not independently verified such information.

3. Savills is not providing advice about a financial product, nor the suitability of the investment set out in the PDS. Savills does not, nor do the valuers, hold an Australian Financial Services Licence and neither are operating under such a licence in providing their opinion as to the value of the properties detailed in this letter and the valuation reports.

4. Savills has prepared this summary for inclusion in the PDS and has only been involved in the preparation of this summary and the valuation referred to therein. Savills specifically disclaim liability to any person in the event of any omission from, or false or misleading statements included in the PDS, that were not prepared by Savills.

5. The valuation reports are current at the date of valuation only. The value assessed therein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value are excluded as is liability where the valuation is relied upon after the date of the valuation.

6. The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on the 11th March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries. Market activity is being impacted in many sectors. As at the valuation date we consider that we can attach less weight to previous market evidence for comparison purposes to fully inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement. Our valuation is are therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the subject properties under frequent review.

7. Neither this letter nor the valuation reports may be reproduced in whole or in part without the prior written consent of Savills.

8. Savills's liability is limited by a scheme approved under Professional Standards Legislation.

Valuers Interest

We confirm that Savills Valuations Pty Ltd and the appointed Valuers nominated with the full valuation report, do not have any pecuniary interest that would conflict with the proper valuation of the subject properties and the valuation being made independently of The Trust Company (Australia) Ltd As Trustee for the Cache Logistics Trust Australia ("Trustee") & ARA LOGOS Logistics Trust Management Limited (in its capacity as manager of ARA LOGOS Logistics Trust and/or its officers. Neither the Valuers nor Savills Valuations Pty Ltd are licensed to provide financial services and the information detailed herein (and the full valuation report) is not intended to provide advice on your investment decision.

Yours sincerely,

Leigh Atkinson AAPI
Director
Savills Valuations Pty Ltd

Liability limited by a scheme approved under Professional Standards Legislation.

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15 October 2020

LOGOS REIT Investment Management Pty Limited ACN 641 509 060
Level 29
88 Phillip Street
Sydney, NSW 2000

Our Ref: GW20032031

Re: LOGOS REIT Investment Management Pty Limited – Valuation Summary Letter

Instructions

We refer to your instructions requesting Savills Valuations Pty Ltd to prepare a valuation of the freehold interest, subject to existing tenancies of the below assets ("subject properties"). We have been instructed to provide this summary report on the subject properties for inclusion in a product disclosure statement (PDS) issued by **LOGOS REIT Investment Management Pty Limited**. The subject properties are tabled below:

	Address	Suburb	State
1	1 Hume Road	Laverton North	VIC
2	27-43 Toll Drive	Altona	VIC
3	34-58 Marshall Court	Altona North	VIC

These valuations have been prepared in accordance with API guidelines, RICS Valuation – Global Standards 2020 together with the Australian National Supplement effective August 2019 and International Valuation Standards (IVS). We further confirm that the Valuer who has undertaken this valuation:

a) is suitably qualified to carry out such valuations and has at least five years appropriate experience;
b) is authorised under the law of the state or territory where the valuation takes place to practice as a Valuer;
c) is a member of the Australian Property Institute and a Certified Practising Valuer;
d) has no pecuniary interest that could reasonably be regarded as being capable of affecting that person's ability to give an unbiased opinion of the value or that could conflict with a proper valuation of the property; and
e) accepts instructions to value the property only from the Trustee / Responsible Entity.

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Property Overviews

1.1 1 Hume Road, Laverton North

The subject property comprises of fourteen (14) buildings constructed between the years of 1980 and 2013 which provide dry store and predominantly cold store accommodation. Older buildings to the northern and southern elevations offer re-development opportunities (as detailed in the lease agreement) and the property provides several internal driveways, hardstand areas, separated car parking areas and perimeter fencing. The property possesses a site coverage of approximately 54% and is located in Laverton North, within the Local Government Area administered by the Wyndham City Council being approximately 14 kilometres west of the Melbourne Central Business District (CBD).and is within the Local Government Area administered by the Maribyrnong City Council.

VALUATION DETAILS	
Date of Valuation	1 October 2020
Date of Cash Flow Model	1 October 2020
Purpose of Valuation	-
Interest Valued	100% Freehold

INCOME ASSESSMENT	NET		GROSS	
Passing Income	$15,757,124	$128/m²	$20,691,260	$168/m²
Passing Income (fully leased)	$15,757,124	$128/m²	$20,691,260	$168/m²
Market Income	$15,757,124	$128/m²	$20,691,260	$168/m²
Outgoings $ pa.	($4,934,136)	($40/m²)	($4,934,136)	($40/m²)
Vacancy Factor	-	-	-	-
Industrial Passing Income	$15,757,124	$128/m²	$20,691,260	$168/m²
Industrial Market Income	$15,757,124	$128/m²	$20,691,260	$168/m²

CAPITAL EXPENDITURE	$	$/m²	% of Value
Capital Expenditure adopted In Cap Val (12 months)	-	-	-
Capital Expenditure (10 years, inflated)	-	-	-
Capital Expenditure (10 years, PV)	-	-	-
Capex (10 yrs incl. terminal value allowances, inflated)	-	-	-
Capex (10 yrs incl. terminal value allowances, PV)	-	-	-

AREA & OCCUPANCY DETAILS		
Total GLA		123,353.40 m²
Occupied GLA	*100.0%*	123,353.40 m²
Vacant GLA	-	-
Weighted Lease Duration By Area		20.32 years
Weighted Lease Duration By Net Passing Income		20.32 years

VALUATION RECONCILIATION	
Market Capitalisation Approach	**$332,000,000**
DCF Approach	**$331,000,000**
Adopted Market Value	**$330,000,000**
Initial Passing Yield	**4.77%**
Initial Passing Yield (After Abatements)	4.77%
Initial Passing Yield (Fully Leased)	4.77%
Equivalent Initial Yield	**4.77%**
Reversionary Yield	4.77%
Equivalent Market Yield	**4.77%**
Capital Value $/m²	**2,675/m²**
10 Year IRR	**6.54%**
7 Year IRR	6.10%
5 Year IRR	5.58%
3 Year IRR	4.57%
10 Year Average Cash on Cash (on Gross Investment Capital)	5.29%
Capital Value of Additional Land	-
Capital Value including Additional Land	2,675/m²

1.2 27-43 Toll Drive, Altona North

The subject property provides two (2) separate office/warehouse industrial facilities. The Allied Seafreight Facility (located to the rear) was originally purpose built for and by Toll Transport in 2005 whilst the Visa facility was purpose built in 2015. The Allied Seafreight facility is the larger of the two, with a corner office to the south-western building elevation and an attached warehouse with additional surplus hardstand areas to the north-eastern (concrete paved) and south eastern (gravel) corners of the site. The Visa facility fronts Toll Drive and comprises a smaller office/warehouse structure with 13,632m² of 125 tonne container rated hardstand to the north west of the site. All office and warehouse accommodation is fully sprinklered. The subject property is located within the established industrial precinct of Altona North, situated approximately 15 radial kilometres from the Melbourne Central Business District (CBD).

VALUATION DETAILS	
Date of Valuation	1 October 2020
Date of Cash Flow Model	1 October 2020
Purpose of Valuation	-
Interest Valued	100% Freehold

INCOME ASSESSMENT	NET		GROSS	
Passing Income	$2,497,719	$117/m²	$3,155,862	$148/m²
Passing Income (fully leased)	$2,497,719	$117/m²	$3,155,862	$148/m²
Market Income	$2,444,207	$114/m²	$3,102,350	$145/m²
Outgoings $ pa.	($658,143)	($31/m²)	($658,143)	($31/m²)
Vacancy Factor	-	-	-	-
Industrial Passing Income	$2,497,719	$117/m²	$3,155,862	$148/m²
Industrial Market Income	$2,444,207	$114/m²	$3,102,350	$145/m²

CAPITAL EXPENDITURE	$	$/m²	% of Value
Capital Expenditure adopted In Cap Val (12 months)	-	-	-
Capital Expenditure (10 years, inflated)	$924,196	$43/m²	*1.8%*
Capital Expenditure (10 years, PV)	$687,711	$32/m²	*1.4%*
Capex (10 yrs incl. terminal value allowances, inflated)	$1,109,487	$52/m²	*2.2%*
Capex (10 yrs incl. terminal value allowances, PV)	$1,025,219	$48/m²	*2.0%*

AREA & OCCUPANCY DETAILS		
Total GLA		21,349.00 m²
Occupied GLA	*100.0%*	21,349.00 m²
Vacant GLA	-	-
Weighted Lease Duration By Area		10.37 years
Weighted Lease Duration By Net Passing Income		10.39 years

VALUATION RECONCILIATION	
Market Capitalisation Approach	**$49,500,000**
DCF Approach	**$50,500,000**
Adopted Market Value	**$50,200,000**
Initial Passing Yield	**4.98%**
Initial Passing Yield (After Abatements)	4.98%
Initial Passing Yield (Fully Leased)	4.98%
Equivalent Initial Yield	**4.97%**
Reversionary Yield	4.87%
Equivalent Market Yield	**4.93%**
Capital Value $/m²	**2,351/m²**
10 Year IRR	**6.38%**
7 Year IRR	6.04%
5 Year IRR	5.36%
3 Year IRR	3.92%
10 Year Average Cash on Cash (on Gross Investment Capital)	5.21%
Capital Value of Additional Land	-
Capital Value including Additional Land	2,351/m²

savills

1.3 34-58 Marshall Court, Altona

The subject properties comprise three adjoining industrial facilities contained over two certificates of title, known as 34-38 Marshall Court and 39-58 Marshall Court, Altona. The property known as 34-38 Marshall Court, provides a temperature controlled warehouse facility, with a front single level office provided to the south eastern corner of the built form, while the adjoining 39-58 Marshall Court provides two recently completed industrial facilities, the larger providing further temperature controlled accommodation with front office accommodation, while the smaller providing generic office/warehouse accommodation. All three facilities provide loading access to the eastern warehouse elevations.

The subject property is located within the established industrial precinct of Altona, located approximately 16 radial kilometres west of the Melbourne Central Business District.

VALUATION DETAILS	
Date of Valuation	1 October 2020
Date of Cash Flow Model	1 October 2020
Purpose of Valuation	-
Interest Valued	100% Freehold

INCOME ASSESSMENT	NET		GROSS	
Passing Income	$3,771,591	$93/m²	$4,663,724	$115/m²
Passing Income (fully leased)	$3,771,591	$93/m²	$4,663,724	$115/m²
Market Income	$3,771,581	$93/m²	$4,663,714	$115/m²
Outgoings $ pa.	($892,133)	($22/m²)	($892,133)	($22/m²)
Vacancy Factor	-	-	-	-
Industrial Passing Income	$3,771,591	$93/m²	$4,663,724	$115/m²
Industrial Market Income	$3,771,581	$93/m²	$4,663,714	$115/m²

CAPITAL EXPENDITURE	$	$/m²	% of Value
Capital Expenditure adopted In Cap Val (24 months)	$45,869	$1/m²	*0.1%*
Capital Expenditure (10 years, inflated)	$743,319	$18/m²	*1.1%*
Capital Expenditure (10 years, PV)	$529,990	$13/m²	*0.8%*
Capex (10 yrs incl. terminal value allowances, inflated)	$858,077	$21/m²	*1.2%*
Capex (10 yrs incl. terminal value allowances, PV)	$805,886	$20/m²	*1.1%*

AREA & OCCUPANCY DETAILS		
Total GLA		40,572.00 m²
Occupied GLA	*100.0%*	40,572.00 m²
Vacant GLA	-	-
Weighted Lease Duration By Area		3.98 years
Weighted Lease Duration By Net Passing Income		3.94 years

VALUATION RECONCILIATION	
Market Capitalisation Approach	**$70,500,000**
DCF Approach	**$70,500,000**
Adopted Market Value	**$70,600,000**
Initial Passing Yield	**5.34%**
Initial Passing Yield (After Abatements)	5.34%
Initial Passing Yield (Fully Leased)	5.34%
Equivalent Initial Yield	**5.25%**
Reversionary Yield	5.34%
Equivalent Market Yield	**5.25%**
Capital Value $/m²	**1,740/m²**
10 Year IRR	**6.26%**
7 Year IRR	5.93%
5 Year IRR	5.01%
3 Year IRR	3.60%
10 Year Average Cash on Cash (on Gross Investment Capital)	4.78%
Capital Value of Additional Land	-
Capital Value including Additional Land	1,740/m²

Valuation Summary

We have arrived at our individual Market Value assessments after considering recent sales of comparable properties and having regard to the subject property's investment attributes. We have used both the capitalisation and discounted cash flow methods in arriving at our assessment of Market Value with the adopted analysis and valuation of the property as at 1 October 2020 being outlined as follows:

Property	GLA (m²)	Market Income p.a.	WALE (by income)	Cap Rate	Discount Rate	Adopted Value	$/m² GLA
1 Hume Road, Laverton North	123,353m²	$15,757,124	20.32 yrs	4.75%	6.50%	$330,000,000	$2,675/m²
27-43 Toll Drive Altona North	21,349m²	$2,444,207	10.39 yrs	5.00%	6.25%	$50,200,000	$2,351/m²
34-58 Marshall Court, Altona	40,572m²	$3,771,591	3.94 yrs	5.25%	6.25%	$70,600,000	$1,740m²

Company Qualifications

Savills Valuations Pty Ltd **("Savills")** has prepared this summary letter for inclusion in the PDS on the following conditions:

1. This letter is a summary of the valuation reports only. Any reliance should therefore be based upon the actual possession or sighting of the original valuation reports duly signed and countersigned by Savills. Such reliance is subject to the assumptions, limitations and disclaimers contained therein. Savills disclaim liability to any party using this summary letter without reference to the actual valuation reports.

2. Savills has prepared the valuations and this letter based on information provided by the instructing party. Savills believes that this information is accurate and complete, however Savills has not independently verified such information.

3. Savills is not providing advice about a financial product, nor the suitability of the investment set out in the PDS. Savills does not, nor do the valuers, hold an Australian Financial Services Licence and neither are operating under such a licence in providing their opinion as to the value of the properties detailed in this letter and the valuation reports.

4. Savills has prepared this summary for inclusion in the PDS and has only been involved in the preparation of this summary and the valuation referred to therein. Savills specifically disclaim liability to any person in the event of any omission from, or false or misleading statements included in the PDS, that were not prepared by Savills.

5. The valuation reports are current at the date of valuation only. The value assessed therein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property). Liability for losses arising from such subsequent changes in value are excluded as is liability where the valuation is relied upon after the date of the valuation.

6. The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on the 11th March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries. Market activity is being impacted in many sectors. As at the valuation date we consider that we can attach less weight to previous market evidence for comparison purposes to fully inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement. Our valuation is are therefore reported on the basis of 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep the valuation of the subject properties under frequent review.

7. Neither this letter nor the valuation reports may be reproduced in whole or in part without the prior written consent of Savills.

8. Savills's liability is limited by a scheme approved under Professional Standards Legislation.

Valuers Interest

We confirm that Savills Valuations Pty Ltd and the appointed Valuers nominated with the full valuation report, do not have any pecuniary interest that would conflict with the proper valuation of the subject properties and the valuation being made independently of LOGOS REIT Investment Management Pty Limited and/or its officers. Neither the Valuers nor Savills Valuations Pty Ltd are licensed to provide financial services and the information detailed herein (and the full valuation report) is not intended to provide advice on your investment decision.

Yours sincerely,

Ross Smillie AAPI
Certified Practising Valuer
National Director – Industrial Valuations
Savills Valuations Pty Ltd

Liability limited by a scheme approved under Professional Standards Legislation.

Office | Retail | Industrial | Hotels & Leisure | Residential Development | Retirement & Healthcare | Agribusiness | Rating & Taxing | Government | Specialised Assets

CBRE

Our Ref: LOGOS REIT INVESTMENT MANAGEMENT Summary Letter

CBRE Valuations Pty Limited
ABN 15 008 912 641
Level 5
10-14 Smith Street
Parramatta NSW 2150
T 61 2 9891 3330
F 61 2 9891 5533

21 October 2020

LOGOS REIT INVESTMENT MANAGEMENT PTY LTD ACN 641 509 060 (ABN 57 641 509 060)
Level 29,
88 Phillip Street,
Sydney NSW 2000
Attn: Krista King

Dear Ms King,

Acquisition by LOGOS REIT INVESTMENT MANAGEMENT PTY LTD ACN 641 509 060 (ABN 57 641 509 060) of interests in 2 industrial properties located in Erskine Park and Minchinbury, NSW, Australia.

Summary of Valuation Reports:

Property Address
69 Sargents Road, Minchinbury NSW
11-14 John Morphett Place, Erskine Park NSW

Instructions

CBRE Valuations Pty Limited ("CBRE") accepted instructions dated 19 October 2020 issued by LOGOS REIT INVESTMENT MANAGEMENT PTY LTD ACN 641 509 060 (ABN 57 641 509 060). The instructions request us to provide our opinion of the market value of each property as at 1 October 2020.

CBRE has been instructed to provide full Valuation Reports in addition to this Summary Letter, which is to be included in a Circular to holders of units in LOGOS REIT INVESTMENT MANAGEMENT PTY LTD ACN 641 509 060 (ABN 57 641 509 060) for information purposes only. The Valuation Reports are to be relied upon for Acquisition purposes only and is specifically addressed for use and reliance upon by the parties noted as follows:

Reliant Parties

- The Trust Company (Australia) Ltd ACN 000 000 993
  As Trustee for the Cache Logistics Trust Australia ("Trustee")
  Level 18
  123 Pitt Street
  Sydney, NSW 2000
  Attn: John O' Connell
  William Wong

- ARA LOGOS Logistics Trust Management Limited
  (in its capacity as manager of ARA LOGOS Logistics Trust)
  5 Temasek Boulevard
  #12-01 Suntec Tower Five
  Singapore 038985
  Attn: Ho Jiann Ching

For the avoidance of doubt, reliance on the full Valuation Reports and/or this Summary Letter is not extended to the holders of units in LOGOS REIT INVESTMENT MANAGEMENT PTY LTD ACN 641 509 060 (ABN 57 641 509 060).

The Valuation Reports have been prepared in accordance with the Australian Property Institute Australia and New Zealand Valuation and Property Standards. Our Valuation Reports draw attention to the key issues and considerations impacting value and provides a detailed Property Risk Assessment and SWOT Analysis, plus details our Critical Assumptions, Disclaimers, Limitations and Qualifications and our Recommendations.

As commercial investments of this nature are inherently complex and the market conditions have changed and/or have been uncertain in recent times, it is considered prudent to consider the entire contents of each Valuation Report. Therefore, this Summary Letter must be read and considered together with the Valuation Reports. We accept no responsibility for reliance upon the Summary Letter alone. A copy of each full Valuation Report can be obtained from LOGOS REIT INVESTMENT MANAGEMENT PTY LTD ACN 641 509 060 (ABN 57 641 509 060).

Market Movement

The valuation reports referred to above represents the value of each property as at the date of valuation only. The value assessed may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements or factors specific to the particular property or particular property sector). CBRE is not liable for losses arising from any subsequent changes in value.

Critical Assumptions and Reliance on Information Provided

- Our assessment addresses the market value subject to existing tenancy arrangements.
- We have examined the lease documentation and our assessment of value is provided on the assumption that leases are executed and that the individual lease provisions are in accordance with the tenancy schedule provided.
- We have relied upon information provided to us by the Instructing Party with respect to passing rental income, outgoings and capital expenditure as well as recoverable outgoings which we have crossed referenced against lease documentation. In the event of information provided to us in the process of completing our findings are proven to be inaccurate or misleading, we reserve the right to reconsider our findings.
- We have not been provided with legal advice regarding any non-recoverable GST liability in relation to the leases over the subject property. In the absence of such, we have relied upon the Owner/Manager disclosing any current or potential GST shortfalls in either rent or outgoings payments.
- We have assumed that the floor areas provided to us have been calculated in accordance with the Property Council of Australia (PCA) Method of Measurement. We reserve the right to reconsider our findings in the event of a survey being completed in the future that indicates areas that differ to those adopted herein.
- We have been provided with partial outgoings applicable to the subject property by the Instructing Party. Where the outgoings provided to us are incomplete, we have estimated these having regard to current outgoings payable within similar properties in the immediate and surrounding locality.
- Should the actual outgoings differ significantly to those adopted herein, this valuation must be returned to the Valuer for review and possible re-assessment of value.
- Major assets by their very nature require continual expenditure to maintain the aesthetic appeal, structural integrity, and hence their capital value. We have not been provided with budgeted costs and as such, we have incorporated a total capital expenditure allowance throughout the term of our cash flow analysis in recognition of the requirement for an ongoing refurbishment program.
- We reserve the right to reconsider our valuation should a report be commissioned in the future that indicates a capital expenditure allowance that materially differs to our adopted costs herein.

Market Instability

The market has been performing at levels considered to be at or near the top of the cycle. The likelihood of market conditions remaining at these levels in the long term is unlikely. If economic and real estate market conditions deteriorate in the future, then the market value of each asset will decline. This inherent risk factor should be considered in any lending or investment decisions.

Market Value Definitions

In accordance with the International Valuation Standard, the definition of market value is:

- "The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently, and without compulsion."

We have also had regard to the requirements of the Australian Accounting Standards Board. In particular, we have considered AASB13 Fair Value Measurement, which adopts the following definition of Fair Value:

- "Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date."

The fair value of a non-financial asset is based on its highest and best use to market participants.

Report Content

Our full Valuation Reports, in addition to the content noted earlier herein, contains detailed information and description for each property pertaining to:

- Instructions, Reliance and Liability;
- Site Details including Location, Legal, Environmental and Town Planning; Building Improvements;
- A SWOT analysis;
- Analysis of the Financial attributes;
- A comprehensive Market Overview and details of the sales evidence regarded, along with our Investment Considerations; and
- The Market Value and marketability.

We again refer the reader of this letter to our Valuation Reports for detail in respect of the above items.

Valuation Rationale

In arriving at our opinion of value for each asset, we have employed industry recognised valuation methodologies. We have considered relevant general and economic factors and in particular, have investigated sales and leasing transactions of comparable properties.

We have utilised the Market Capitalisation Analysis and Discounted Cash Flow Analysis in determining our opinion of value for each asset. A detailed explanation of the investment credentials and the application of the Market Capitalisation Analysis and Discounted Cash Flow Analysis is provided within each Valuation Report.

Valuation Summary

In accordance with our instructions, we summarise our opinion of value for each property, as at 1 October 2020 as follows:

Market Value (excluding GST)

Property Address	Market Value	Basis of Value
69 Sargents Road, Minchinbury*	$290,000,000	Market Value - As Is - Subject to Existing Occupancy Arrangements
11-14 John Morphett Place, Erskine Park	$52,500,000	Market Value - As Is - Subject to Existing Occupancy Arrangements

* Subject to a leasehold interest

Consent

CBRE provides its consent for the inclusion of this Summary Letter within the Circular to holders of units in LOGOS REIT INVESTMENT MANAGEMENT PTY LTD ACN 641 509 060 (ABN 57 641 509 060), for information purposes only. Recipients of the Circular should take note of the following liability disclaimers:

- CBRE is not operating under an Australian Financial Services Licence when providing the full Valuation Reports or this Summary Letter and those documents do not constitute financial product advice. Investors should consider obtaining independent advice from their financial advisor before making any decision to invest in/with LOGOS REIT INVESTMENT MANAGEMENT PTY LTD ACN 641 509 060 (ABN 57 641 509 060).
- The Valuation Reports and this Summary Letter are strictly limited to the matters contained within those documents and are not to be read as extending, by implication or otherwise, to any other matter in the Circular. Without limitation to the above, no liability is accepted for any loss, harm, cost or damage (including special, consequential or economic harm or loss) suffered as a consequence of fluctuations in the real estate market subsequent to the date of valuation.
- CBRE has prepared the full Valuation Reports and this Summary Letter relying on and referring to information provided by third parties, including financial and market information ("Information"). CBRE assumes that the Information is accurate, reliable and complete and it has not tested the information in that respect.

- References to each Property's value within this Summary Letter or the Circular have been extracted from the full Valuation Reports. The Valuation Reports draw attention to the key issues and considerations impacting value and provides a detailed assessment and analysis as well as key critical assumptions, assumptions, disclaimers, limitations and qualifications and recommendations. As commercial investments of this nature are inherently complex and the market conditions have changed and/or have been uncertain in recent times, CBRE recommends that this Summary Letter and any references to value within the Circular must be read and considered together with the Valuation Reports. This Summary Letter is to be read in conjunction with our full Valuation Reports and is subject to the same Assumptions, Limitations, Disclaimers and Qualifications as contained therein. A copy of each full Valuation Report can be obtained from LOGOS REIT INVESTMENT MANAGEMENT PTY LTD ACN 641 509 060 (ABN 57 641 509 060) We confirm that the valuation reports can be made available for inspection at the registered office of the REIT Manager, in accordance with applicable laws and regulations.
- No responsibility is accepted for any loss or damage arising as a result of reliance upon this Summary Letter.
- Neither this Summary Letter nor the full Valuation Reports may be reproduced in whole or in part without prior written approval of CBRE.
- CBRE charges a professional fee for producing valuation reports and a fee was paid by LOGOS REIT INVESTMENT MANAGEMENT PTY LTD ACN 641 509 060 (ABN 57 641 509 060) Limited for the Valuation Report and this Summary Letter.
- We confirm that each valuer noted within the full Valuation Reports does not have a pecuniary interest that would conflict with a proper valuation of the interest in the properties.
- This summary letter is for the use of the addressee and for the Purposes as specified previously. Use by, or reliance upon this document by anyone other than those parties named above is not authorised by CBRE and CBRE is not liable for any loss arising from such unauthorised use or reliance.

Yours sincerely

J. Volpato

Julian Volpato
Director – Head of NSW Industrial
Valuation & Advisory Services
Liability limited by a scheme approved under Professional Standards Legislation.

Appendix – Executive Summaries

EXECUTIVE SUMMARY - 69 Sargents Road, Minchinbury, NSW

INSTRUCTIONS / RELIANCE

Instructing Party	Krista King of LOGOS REIT Investment Management Pty Limited.
Instruction Date	2 September 2020
Reliant Party/Purpose	ARA LOGOS Logistics Trust Management Limited (in its capacity as manager of ARA LOGOS Logistics Trust) for Acquisition purposes only. The Trust Company (Australia) Ltd ACN 000 000 993 As Trustee for the Cache Logistics Trust Australia ("Trustee") for Acquisition purposes only. Perpetual ATF the SPV Trust entity for Acquisition purposes only.
Interest Valued	Leasehold (100%) The property is currently subject to a ground lease from Queensland Property Investments (wholly owned by a Woolworths Limited subsidiary) for a term of 65 years and 1 day, for a sum of $1 per annum expiring 31 July 2071. The property is also currently the subject of a sublease for a 15 year term to Woolworths Limited that commenced on 30 July 2006, which has been recently extended for an additional 5 years.

PROPERTY PARTICULARS

Brief Description	A purpose-built industrial distribution facility constructed in 1997 and extended in 2006. The facility provides temperature-controlled accommodation, warehouse space, 95 individual despatch and receiving docks, together with associated office accommodation at various locations throughout the building. Ancillary improvements comprise a security gatehouse, standalone contractor's office, truck wash facility, truck refuelling facility and extensive hardstand areas incorporating staff car parking for 500 vehicles in marked bays, truck parking and turning areas. The property is located on the southern side of Sargents Road within Minchinbury, an established industrial precinct of western Sydney.
Title Details	Lot 1 in Deposited Plan 880175
Registered Owner/s	Queensland Property Investments Pty Limited
Site Area (sqm)	214,500 sqm
Lettable Area (sqm)	88,555 sqm
Zoning	B5 Business Development
Planning Scheme	Blacktown Local Environmental Plan 2015

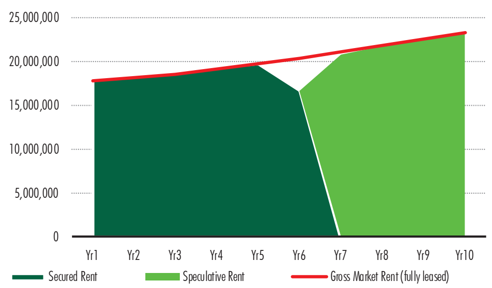
TENANCY PROFILE

Major Tenant	GLA (sqm)	Expiry
Woolworths Limited	88,554.9	29-Jul-26
-	-	-
-	-	-
-	-	-
-	-	-
Current Vacancy	-	-
WALE (by Area)	5.83 yrs	
WALE (by Passing Income)	5.83 yrs	
WALE (by Market Income)	5.83 yrs	

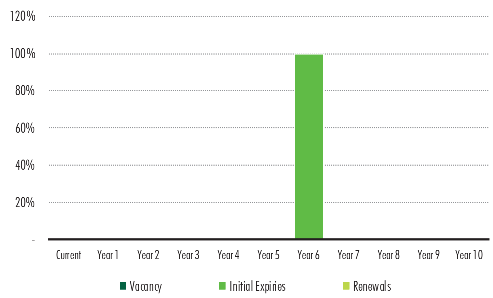
INCOME PROFILE

	Passing	Market
Gross Income	$17,782,662	$17,782,662
Net Income	$15,343,297	$15,343,297
Net Income - Fully Leased	$15,343,297	$15,343,297
Net Income - Fully Leased	$173 psm	$173 psm
Outgoings (adopted)	$2,439,365	$28 psm
Net Mkt Income - Vacancies	-	$0 psm
Outstanding Incentives (PV)	$0	
Outstanding Incentives (Total)	$0	

PROPERTY INCOME PROFILE



LEASE EXPIRY PROFILE



CASH FLOW ASSUMPTIONS	5 year avg	10 year avg		
Growth Forecasts			**Renewal Profiles**	**Industrial**
CPI	1.64%	1.99%	Lease Renewal Probability	75.00%
Industrial Net Mkt Rent	2.85%	3.15%	Downtime	9.0 months
Special Income Growth	2.14%	2.49%	New Lease Term	5.0 years
Statutory Outgoings	2.14%	2.49%	Incentives	13.33%
Operating Outgoings	2.14%	2.49%	Leasing Commissions	12.00%
Building CAPEX	2.14%	2.49%	New Lease Reviews	3.25%

CAPITAL EXPENDITURE	5 year avg	10 year avg			
Total CAPEX (inflated)	$937,063	$3,992,015	Tenancy Refurbishment	Industrial	$20 psm
% of Adopted Value	0.32%	1.38%			
Total Tenancy Refurb	-	$2,007,588			
Sinking Fund Allowance	$937,063	$1,984,427			

VALUATION SUMMARY			
Market Capitalisation Value	**$290,000,000**	**Discounted Cash Flow Value**	**$295,000,000**
Market Cap Rate	4.75%	Discount Rate	6.00%
Initial Yield	4.80%	Terminal Yield	5.00%
Initial Yield - Fully Leased	4.80%	Ten Year IRR	6.11%
Equivalent Yield	4.80%	Terminal Value contribution to IRR	61.82%
Direct Comparison Rate ($psm of GLA)	$3,275	Expiry Horizon Captured in Terminal Value	24 months
Initial Yield - assumed Freehold basis	5.29%		

ASSESSMENT	This valuation is exclusive of GST.
Valuation Approach	Market Capitalisation & Discounted Cash Flow Analysis
Date of Inspection	1 October 2020
Date of Valuation	1 October 2020
ADOPTED VALUE (100% Interest)	**$290,000,000** (Two Hundred and Ninety Million Dollars)
Conditional Terms	This summary must not be read independently of the valuation report in its entirety. This valuation is subject to all content, assumptions, disclaimers, qualifications and recommendations throughout the report. The report is prepared for the use of and reliance by the Reliant Party only and limited only to the Purpose specifically stated. No responsibility is accepted or assumed to any third party for the whole or any part of the report.

Liability limited by a scheme approved under Professional Standards Legislation.

CBRE Valuations Pty Limited | ABN 15 008 912 641 | Valuation & Advisory Services
Ground Floor, 10-14 Smith Street, Parramatta NSW 2150 | T 61 2 9891 3330 | F 61 2 9891 5533 | www.cbre.com.au

EXECUTIVE SUMMARY - 11-14 John Morphett Place, Erskine Park, NSW

INSTRUCTIONS / RELIANCE

Instructing Party	Krista King of LOGOS REIT Investment Management Pty Limited.
Instruction Date	2 September 2020
Reliant Party/Purpose	ARA LOGOS Logistics Trust Management Limited (in its capacity as manager of ARA LOGOS Logistics Trust) for Acquisition purposes only. The Trust Company (Australia) Ltd ACN 000 000 993 As Trustee for the Cache Logistics Trust Australia ("Trustee") for Acquisition purposes only. Perpetual ATF the SPV Trust entity for Acquisition purposes only.
Basis of Valuation	Market Value - As Is - Subject to existing occupancy arrangements
Interest Valued	Freehold (100%).

PROPERTY PARTICULARS

Brief Description	A purpose-built freight transport facility constructed circa 2018. The property comprises a modern warehouse of approximately 4,388 sqm together with an attached corporate office component of 1,028 sqm that is positioned towards the eastern alignment of the site. On-grade car parking for approximately 62 vehicles is provided to the immediate south of the warehouse, with an extensive concrete sealed hardstand envelope of approximately 17,850 sqm provided to the immediate north and west. Positioned off John Morphett Place, the staff and visitor car park is accessed via a single, dual width driveway access handle designated for light vehicles, with the warehouse and hardstand areas accessed via a separate, concrete sealed driveway approximately 30 metres in width and designated for heavy vehicles. The property is fully secured by steel perimeter fencing and benefits from good site landscaping to the John Morphett Place and Lenore Drive frontages.
Title Details	Lot 8 in Deposited Plan 1097134
Registered Owner/s	Perpetual Trustee Company Limited
Site Area	37,030 sqm
Lettable Area	5,415 sqm
Zoning	IN1 General Industrial.
Planning Scheme	Western Sydney Employment Area SEPP 2009.

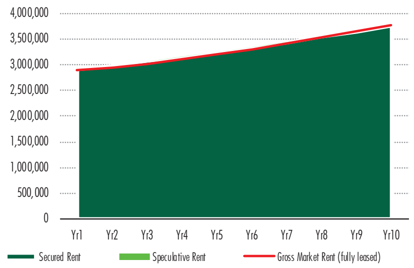
TENANCY PROFILE

Major Tenant	GLA (sqm)	Expiry
Visa Global Logistics Pty Ltd	5,415.3	27-Aug-35
Current Vacancy	-	-
WALE (by Area)	14.91 yrs	
WALE (by Passing Income)	14.91 yrs	
WALE (by Market Income)	14.91 yrs	

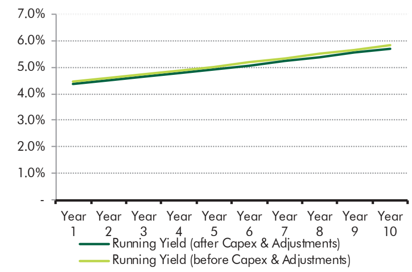
INCOME PROFILE

	Passing	Market
Gross Income	$2,891,212	$2,891,212
Net Income	$2,336,221	$2,336,221
Net Income - Fully Leased	$2,336,221	$2,336,221
Net Income - Fully Leased	$431 psm	$431 psm
Outgoings (adopted)	$554,990	$102 psm
Net Mkt Income - Vacancies	-	$0 psm
Outstanding Incentives (PV)	$0	
Outstanding Incentives (Total)	$0	

PROPERTY INCOME PROFILE



RUNNING YIELD PROFILE



CASH FLOW ASSUMPTIONS	5 year avg	10 year avg		
Growth Forecasts			**Renewal Profiles**	**Industrial**
CPI	1.64%	1.99%	Lease Renewal Probability	50.00%
Industrial Net Mkt Rent	2.85%	3.15%	Downtime	6.0 months
Special Income Growth	2.14%	2.49%	New Lease Term	5.0 years
Statutory Outgoings	2.14%	2.49%	Incentives	11.67%
Operating Outgoings	2.14%	2.49%	Leasing Commissions	9.00%
Building CAPEX	2.14%	2.49%	New Lease Reviews	3.25%

CAPITAL EXPENDITURE	5 year avg	10 year avg			
Total CAPEX (inflated)	$268,275	$578,051	Tenancy Refurbishment	Industrial	$15 psm
% of Adopted Value	0.51%	1.10%			
Total Tenancy Refurb	-	-			
Sinking Fund Allowance	$268,275	$578,051			

VALUATION SUMMARY			
Market Capitalisation Value	**$53,500,000**	**Discounted Cash Flow Value**	**$52,500,000**
Market Cap Rate	4.38%	Discount Rate	6.25%
Initial Yield	4.45%	Terminal Yield	4.75%
Initial Yield - Fully Leased	4.45%	Ten Year IRR	6.25%
Equivalent Yield	4.44%	Terminal Value contribution to IRR	64.93%
Direct Comparison Rate ($psm of GLA)	$9,695	Expiry Horizon Captured in Terminal Value	24 months

ASSESSMENT	This valuation is exclusive of GST.	Date of Issue: 1 October 2020
Valuation Approach	Market Capitalisation & Discounted Cash Flow Analysis	
Date of Inspection	1 October 2020	
Date of Valuation	1 October 2020	
ADOPTED VALUE	**$52,500,000**	
(100% Interest)	(Fifty Two Million, Five Hundred Thousand Dollars)	
Conditional Terms	This summary must not be read independently of the valuation report in its entirety. This valuation is subject to all content, assumptions, disclaimers, qualifications and recommendations throughout the report. The report is prepared for the use of and reliance by the Reliant Party only and limited only to the Purpose specifically stated. No responsibility is accepted or assumed to any third party for the whole or any part of the report.	

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INDEPENDENT MARKET RESEARCH REPORT

Australian East Coast Industrial & Logistics Market Overview

Prepared for:

ARA LOGOS Logistics Trust Management Limited (as manager of ARA LOGOS Logistics Trust ("ALOG"))

HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of ALOG)

Prepared by:

Colliers International Strategic Advisory Pty Limited

Level 30, Grosvenor Place, 225 George St, Sydney NSW 2000 Australia

October 2020

FINAL REPORT

CONTENTS

DISCLAIMER

Colliers International (Australia) recognises that the global risk outlook, particularly regarding COVID-19, is extremely fluid. All indicators, forecasts and commentary are up-to-date and to the best of our knowledge as at time of writing. For that reason, we recommend the situation be closely monitored and further advice sought if necessary, by the reliant party.

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KEY DEFINITIONS

Industrial and logistics: Throughout this report, we refer to the sector as the industrial and logistics sector which is defined as all uses that occur within a warehouse facility (manufacturing, storage, transportation, fulfilment centres etc). Broadly, this report refers to industrial and logistics facilities sized 5,000 sqm and above in size. Where references are made to 'warehouse', this refers to the same definition as they are interchangeable.

Prime grade: Industrial and logistics facility with a modern design (<10 years old), good condition and utility with an office component of 10-15%. Located in an established precinct with good access.

Secondary grade: Industrial and logistics facility which is of an older design (10+ years) in reasonable/poor condition in an inferior location.

1. AUSTRALIAN INDUSTRIAL MARKET

The outbreak of COVID-19 has had a significant impact on financial markets globally. As a result, global economic growth will contract over the short term and many are now starting to draw comparisons with the GFC in 2008 with regards to both occupier and investment markets. The reality is, it remains too early to draw any major conclusions and comparisons to the GFC as the COVID-19 situation is still unfolding.

Unlike the GFC in 2008, both the occupier and investment markets are presently well placed to ride out the short-term uncertainty. This outlook is underpinned by the recent growth in demand for transport and logistics and its key role to play in keeping the basic day-to-day necessities of Australians in supply. Notwithstanding this, there are going to be tenant casualties who are unable to weather through this period and there are going to be others who experience a significant pick-up in business revenue. Tenant covenants will increasingly be scrutinised going forward and length of WALE will never be more important as the flight to quality thematic plays out.

At this stage, there has been no downward movement in net face rents across the Australian industrial market, however, certain locations have recorded a rise in incentives. We do not expect the decline in net effective rents to be the same extent as we saw in the GFC. Likewise, we do not expect yields to spike by 150 basis points as they did in the GFC. While there may be some softening of yields for secondary assets as risk becomes priced in, core assets with strong tenants in occupation will remain highly sought after by both domestic and global capital. Yields will remain firm and recent sales evidence in some selected submarkets supports a modest level of firming.

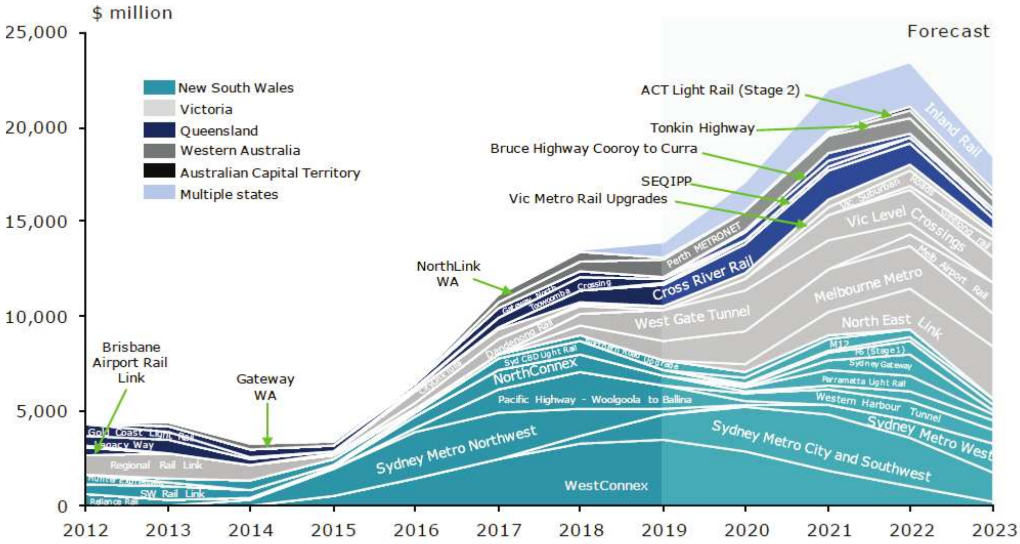
The fundamentals for industrial and logistics property remain sound over the long term and as a result, the sector is expected to be less impacted than others through this period. Apart from population growth which will take a hit in the short term as net overseas migration drops significantly off the back of border closures, the other key drivers of infrastructure investment and growth in e-commerce will continue to remain strong in the current environment.

1.1 INFRASTRUCTURE INVESTMENT

Australia is currently witnessing an era of transformation and renewal, with an unprecedented amount of funds being directed to transport infrastructure projects including new roads, rail, intermodal terminals and an airport. For the industrial sector, ultimately these projects will shape the location of industrial demand while areas that were once considered secondary may perhaps become prime demand areas. It is estimated that there is A$133 billion worth of transport infrastructure projects under construction and committed, 65% of which is scheduled for completion in the next three to five years.

The current spate of transport infrastructure investment is set to transform the outlook of the industrial market not only for operators, but also for developers and investors currently revisiting their investment strategy to recognise the changing market dynamics created by the infrastructure investment.

Figure 1. Major Road and Rail Projects



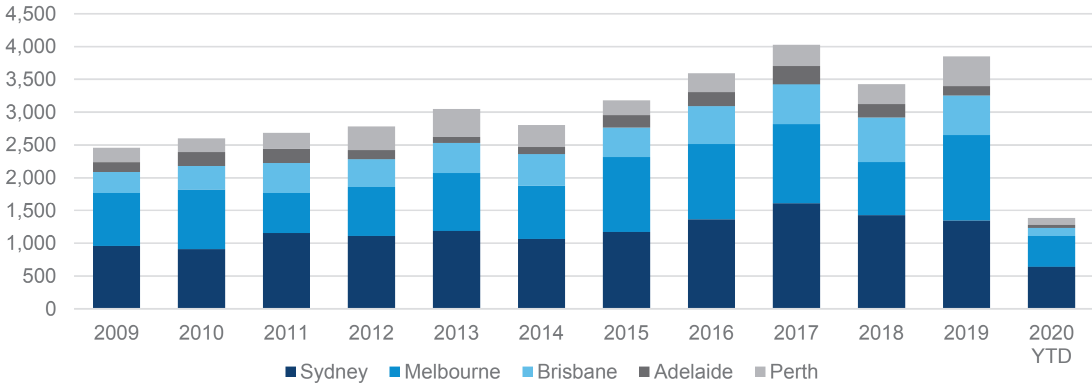
Source: Deloitte Access Economics

1.2 OCCUPIER MARKET

At the beginning of the year, we were expecting 2020 to be a record year in terms of demand. In 2019, approximately 3.8 million sqm of industrial and logistics space was leased (for facilities sized 1,000 sqm and above), representing the second highest annual total on record. While enquiry levels remain healthy in most markets, demand has shifted towards defensive occupiers including food and beverage retailers, e-commerce groups (including fast moving consumer goods), transport and logistics providers, data centres and cold storage occupiers. These occupiers have accounted for approximately 75% of leasing volumes in H1 2020. Other businesses which were previously in the market for new or expansionary space have since placed these decisions on hold as they determine the impact of COVID-19 on their business.

As at Q2 2020, almost 1.5 million sqm has been leased nationally with Sydney accounting for 46% of the total, followed by Melbourne at 33%. Leasing volumes in Sydney were significantly boosted by Amazon's announcement that they will occupy 200,000 sqm at Goodman's Oakdale West estate in Western Sydney.

Figure 2. National Leasing Take-up, 1,000sqm+ (000s - sqm)



Source: Colliers Edge YTD 2020: Six months to June 2020

While long term requirements (10+ years) are still coming through, there has been a notable spike in enquiry for short term overflow space and fulfillment centres. As an illustration, there was the announcement in late March that Coles will open three 'pop-up' distribution centres in New South Wales, Victoria and Queensland to cater towards the rapid growth in food and grocery purchases. There are also other examples of this trend, albeit a large share is tied to the growth for supermarket and food provisions.

Another positive trend that may emerge post COVID-19 is the rebound in the Australian manufacturing sector as businesses and Governments look to ensure future availability of essential products. The early signs of this are starting to emerge in food and pharmaceutical manufacturing industries and such trend will support the logistics sector through both increased domestic and offshore consumption.

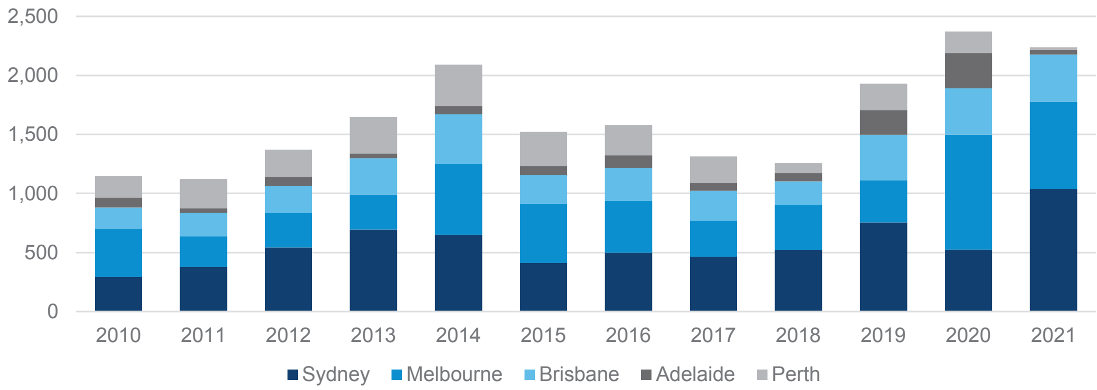
On the other hand, there are industrial and logistics businesses which are struggling in the current environment and will continue to do so over the foreseeable future. As a result, many occupiers have approached their landlords for rental relief, particularly at the smaller end of the market where businesses do not have the same economies of scale as larger occupiers. While these requests need to be assessed on a case by case basis, it is important that they are negotiated in conjunction with the requirements under the National Code of Conduct (for businesses with a turnover of A$50 million or less). For larger tenants that fall outside of the Code, many landlords remain open for discussion and the assessment will be done on its merits once financial information is provided.

The recent June 2020 Australian REIT reporting season highlights the resilience of the sector with rent collections averaging 95% across the groups with exposure to industrial property in the three months to June 2020. Goodman (99%), GPT (98%) and Growthpoint Properties (98%) fared better over the period.

The recent announcement of Government stimulus packages by both federal and state Governments will provide a cushion effect to businesses within the logistics space. The fiscal and regulatory measures are designed to keep small to medium enterprises (SMEs) operating and employing workers during this time. In addition, land tax refunds of up to 25% for eligible landlords will provide relief to struggling occupiers, whereby the refunds will be passed onto tenants.

On the supply side, some speculative developments that were in the pipeline have not progressed as developers place their short-term developments on hold, however supply levels will significantly pick-up in 2020, held up by the Melbourne market. In 2020, approximately 2.37 million sqm of new supply will enter the Australian industrial market, buoyed by the pre-commitment market. Supply is expected to fall slightly to 2.24 million sqm in 2021, however, it is likely this level will increase as further pre-commitments are achieved.

Figure 3. National Industrial Supply, 5,000sqm+ (000s - sqm)



Once COVID-19 is contained and the impact to businesses over the medium term are better understood, we expect a significant pickup in leasing activity as businesses begin to regroup and move ahead with previous capital expenditure plans.

1.3 INVESTMENT MARKET

With solid fundamentals and attractive pricing relative to other asset classes, the industrial property sector has experienced an unprecedented surge in investor demand, albeit with volumes restricted by stock being tightly held. This was evidenced by the bulk of vendors over the past 12 months being corporates who continue to capitalise on the strength of the industrial market and favourable pricing metrics.

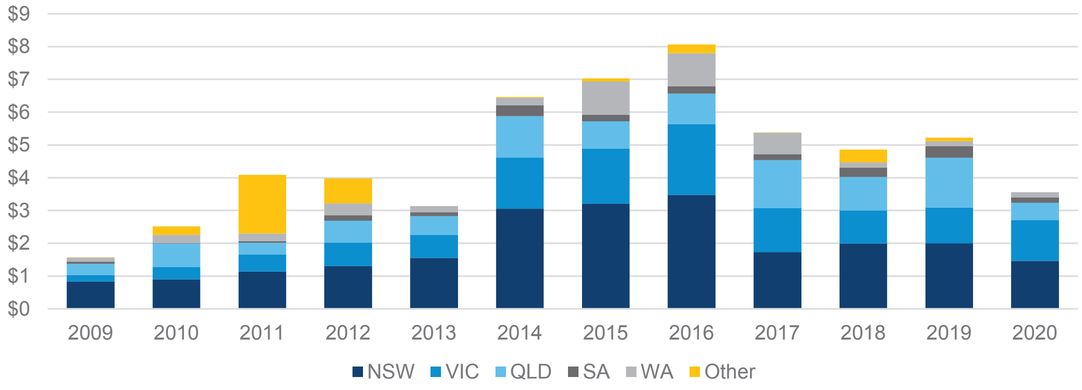
Despite broader economic headwinds, industrial and logistics investment volumes for 2020 currently total just over A$3.5 billion YTD August (for transactions priced above A$10 million), 83% of which has transacted during the COVID-19 period (since mid-March 2020).

Two key themes have emerged in 2020 – flight to quality and sale and leaseback transactions. Shifting market dynamics has forced groups to reassess risk and chase security and as a result, prime assets with strong underlying covenants have been highly sought after. Similarly, corporates who own their warehouses are increasingly taking advantage of strong market fundamentals via a sale and leaseback strategy and subsequently, these types of transactions have accounted for 61% of investment volumes in so far 2020.

Up until recently, risk was often overlooked as groups aggressively expanded their presence in the market and as a result, there was little (if any) discount applied to weaker assets that did not have the covenant or length of lease of prime core offerings. However, recent events have forced groups to reassess risk and chase security and subsequently, the flight to quality will persist as the distinction and pricing between grades, locations and covenants comes to the forefront.

Given the defensive nature of industrial and logistics property, industrial and logistics property is expected to remain in favour with investors over the next 12 months.

Figure 4. National Investment Volumes ($bn - AUD)



Source: Colliers Edge   *2020 is YTD August*

1.4 CONSTRUCTION/DEVELOPMENT COSTS

The rising cost of industrial and logistics construction has not constrained the amount of new development being completed across the Australian industrial markets. Instead, strong demand and limited supply of modern industrial facilities has resulted in record prices being paid for industrial development land, particularly in Sydney, whereby land values have reached above A$700/sqm in Western Sydney.

With regards to the development costs associated with industrial builds we note the following are typically the standard:

- Acquisition (including stamp duty and other due diligence costs);
- Planning & Statutory costs;
- Contamination / Remediation;
- Early Works Infrastructure;
- Site Preparation, Demolition & Excavation;
- Drainage allocation, OSD's and internal roadways construction;
- Foundations, Benching & Servicing;
- Basement Retention System;
- Warehouse Construction; and
- Final Infrastructure.

The above costs will typically include allowances for escalation, design and contingency, preliminaries and supervision, design fees and an allowance for additional margins. However, additional costs can also include Development Management fees of approximately 3.00% of total Project Costs, as well as Project Legal costs.

Servicing and benching of industrial land generally include connection of all main services (water, electricity, gas and sewer) to the site, and benching of a site includes levelling of the land, removal of excess soil/rock to create a level building contour for future development. However, this often does not include the creation of any slabs or retaining walls associated with any future warehouse construction or associated planning costs, nor does it include any drainage allocation, OSD's or construction of internal roadways.

We have benchmarked three key industrial developments in Western Sydney which detail the following costs to bench and service a site (approximate), the results are as follows:

Table 1. Western Sydney Benchmarks

Location	Site Area (approximate)	Benching & Servicing $/sqm
Kemps Creek NSW	370,000 sqm	A$122/sqm
Greystanes NSW	950,000 sqm	A$112/sqm
Eastern Creek NSW	220,000 sqm	A$118/sqm

In other States, rates for benching and servicing land are typically lower, reflecting between A$85 and A$105 sqm of site area. Nonetheless, the overall trend is for preliminary site costs continue to rise.

Construction costs for industrial facilities remain elevated across the whole of the country, this is due to several factors, including a strong demand/need for construction materials, reducing levels of market competition, ongoing skills shortages, increasing energy and labour costs, and elevated supplier prices due to strengthening commodity prices. Our research indicates that construction costs across Australia for high-clearance warehousing (above 10,000 sqm of GLA) provides for the following ranges:-

Table 2. Construction Costs by Capital City

State	Construction Cost Rate $/sqm (ranges) AUD
Sydney	$800 to $1,100 sqm
Melbourne	$750 to $950 sqm
Brisbane	$800 to $950 sqm
Perth	$800 to $950 sqm
Adelaide	$700 to $900 sqm

Although land and development costs in the industrial sector are on the rise, they have been counterbalanced by stronger rental growth and firmer yields, which are now at historic lows. Ultimately, the impact of the higher development costs on investment return has been minimal, and the likelihood of these costs having any negative impact on returns in the short to medium term is considered low.

1.5 GOVERNMENT STIMULAS

The Australian Government have announced a range of measures to support the economy, business and employment during COVID-19. Below is a summary of the main measures:

JobKeeper Payment:

Under the JobKeeper Payment, businesses and not for profits significantly impacted by COVID-19 will be able to access a Government wage subsidy of A$1,500 per fortnight per eligible employee and business participant up to 27 September 2020.

The JobKeeper Payment was extended to 28 March 2021 at an additional cost of $16 billion. As part of the extension, the payment was reduced to A$1,200 per fortnight from 28 September 2020 to 3 January 2021 (A$750 per fortnight for those who worked on average less than 20 hours per week in the four weeks before either 1 March 2020 or 1 July 2020, whichever is higher)).

From 4 January 2021 to 28 March 2021, the fortnightly payment will be further reduced to A$1,000 (and A$650 per fortnight for those who worked on average less than 20 hours per week in the four weeks before either 1 March 2020 or 1 July 2020, whichever is higher).

Employers (including not-for-profits) are eligible for the subsidy if, at the time of applying:

- Their business has an aggregated turnover of less than A$1 billion (for income tax purposes) and they estimate their turnover has declined or will likely decline by at least 30 per cent relative to a comparable period 12 months prior (of at least a month); or
- Their business has a turnover of A$1 billion or more and they estimate their turnover has declined or will likely decline by at least a 50 per cent relative to a comparable period a year ago (of at least a month);
- If they are an ACNC-registered charity (other than universities and schools) and they estimate their turnover has declined or will likely decline by at least a 15 per cent relative to a comparable period a year ago (of at least a month).

Increased Income Support for Individuals:

The Government temporarily expanded the eligibility for income support payments and established a new Coronavirus supplement, to be paid at a rate of A$550 per fortnight. This supplement will be paid to both existing and new recipients of the eligible payment categories. This increase will end on 24 September 2020. From 25 September to 31 December 2020, the Supplement amount will be A$250 per fortnight.

The income support payment categories eligible to receive the Coronavirus supplement are:

- Jobseeker Payment
- Youth Allowance
- Parenting Payment (Partnered and Single)
- Austudy
- ABSTUDY Living Allowance
- Farm Household Allowance
- Special Benefit
- Eligible New Enterprise Incentive Scheme
- Department of Veterans' Affairs Education Schemes

In addition, the Government provided two separate payments of A$750 to around 6.5 million social security, veterans and other income support recipients and eligible concession card holders residing in Australia. The first payment was paid between 12 March 2020 to 13 April 2020 and the second payment was made on 10 July 2020.

Cashflow Boost for Employers:

Employers with an aggregated annual turnover of under A$50 million (based on prior year turnover) will receive payments of between A$20,000 to A$100,000 from the Government to help with cash flow.

There will be two components to the payment. The first stage will be for the March and June quarters. Employers will receive a payment equal to 100 per cent of the taxes withheld on salary and wages, with the maximum payment being A$50,000. Where an employer (both for profit businesses and not-for-profits) is not required to withhold any tax on salary and wages, the minimum payment is A$10,000.

The second component will be for the July to September quarter. Eligible entities will receive an additional payment equal to the total payment received under the first stage. This means that eligible entities will receive anywhere between A$20,000 to A$100,000 in total payments from the Government.

The payment will be delivered as a credit in the activity statement system from 28 April 2020 upon businesses lodging their activity statements. Where this puts the business in a refund position, the ATO will deliver the refund within 14 days.

Increasing the Instant Tax Write off

The Government has increased the threshold for the instant asset write off from A$30,000 to A$150,000 and expanded access to businesses with an aggregated annual turnover of up to A$500 million (up from A$50 million). The increase will be available from 12 March to 31 December 2020 for new or second-hand assets first used or installed ready for use by 31 December 2020.

Apprentice and Trainee Wage Subsidy:

The Government initially offered small employers a wage subsidy of 50 per cent of an apprentice's or trainee's wage from 1 January to 30 September 2020, capped at A$7,000 each quarter per each eligible apprentice or trainee. From 1 January to 30 June 2020, only businesses with less than 20 full-time staff will be eligible, however employers of any size and Group Training Organisations that re-engage an eligible out-of-trade apprentice or trainee will be eligible for the subsidy.

To be eligible during this period, the apprentice or trainee must have been in training with the small business as at 1 March 2020. From 1 July 2020 to 31 March 2021, eligibility is expanded to businesses with fewer than 200 employees, including those using a Group Training Organisation, who retain an Australian Apprentice engaged as at 1 July 2020. Payments will be made until 31 March 2021. Final claims for payment must be lodged by 30 June 2021.

Commercial & Residential Tenancies Relief:

The State and Territory Governments have implemented a moratorium on evictions until September 2020 for commercial and residential tenancies in financial distress who are unable to meet their commitments due to COVID-19.

Each state and territory have legislated a requirement for landlords to provide a rent relief to their commercial tenants whose turnover has been significantly impacted by COVID-19. The reduction should be commensurate with the tenants reduction in turnover.

Temporary Early Access to Superannuation:

The Government has allowed eligible individuals to apply online through myGov to access up to A$10,000 of their superannuation before 1 July 2020. They may also be able to access up to a further A$10,000 from 1 July 2020 until 31 December 2020.

People accessing their superannuation will not need to pay tax on amounts released and the money they withdraw will not affect Centrelink or Veterans' Affairs payments.

Reserve Bank Support:

The Reserve Bank of Australia (RBA) announced a term funding facility for the banking system. Banks will have access to at least A$90 billion in funding from the RBA at a fixed interest rate of 0.25%. To encourage lending to businesses, the facility offers additional low-cost funding to banks if they expand their business lending, with particular incentives applying to new loans to SMEs.

1.6 CODE OF CONDUCT

To assist landlords and tenants to negotiate in the new COVID-19 environment, the Federal Government released a Code of Conduct which is a set of principles on which landlords and tenants can negotiate. Commercial tenancies are governed by the states, so legislation was required at the state level to enact this, and there are slight differences across states as to the application of these principles. To be covered by the code, businesses need to have an annual turnover of A$50 million or below and have seen a reduction in turnover of 30% (i.e. be applicable for JobKeeper). The release on the 3rd of April outlines these principles which are:

- Where it can, rent should continue to be pre-paid, and where there is financial distress as a result of COVID-19 (i.e. tenant eligible for JobKeeper program) tenants and landlords should negotiate a mutually agreed outcome
- There will be proportionality to rent reductions based on the decline in turnover to ensure that the burden is shared between landlord and tenant
- Prohibition on termination of leases for non-payment of rent (lockouts and evictions)
- Freeze on rent increases (except turnover leases)
- Prohibition on penalties for tenants who stop trading or reduce opening hours
- Prohibition on landlords passing land tax to tenants
- Prohibition on landlords charging interest on unpaid rent
- Prohibition on landlords from making a claim on a bank guarantee for non-payment of rent
- Ensure that any legislative barriers or administrative hurdles to lease extensions are removed (i.e. so a tenant and landlord could agree a rent waiver in return for a lease extension).

1.7 LEASE STRUCTURE

Industrial and logistics leases vary and are tailored to the specific lessee and lessor. However, there are standard inclusions which are included as part of the lease. The following table provide a brief overview of the key items.

Term	Lease terms can vary significantly, however, for industrial and logistics property, lease terms typically range between 5-10 years with options for renewal. There are instances where landlords will accept a short-term lease (as recently seen given overflow requirements stemming from COVID-19) while others are up to 30 years (as seen by the Arnott's sale and leasebacks in 2019).

Rental Payments	How much and when to pay. For comparable purposes, they are generally expressed as a lump sum per annum and a rate per sqm per annum.
Outgoings	Outgoings are a particularly tedious and often legally challenged component of commercial leases, and an area of constant conjecture as to what is included or excluded in their calculation. For industrial, outgoings include Rates, Taxes and Charges.
Maintenance	Landlord is generally responsible for structural repairs while the tenant is generally responsible for day to day maintenance of premises.
Incentive	In an industrial leasing transaction, it's common for a landlord to offer some form of lease incentive to entice a potential tenant, such as a rent abatement, rent free period or fit-out contribution. For industrial, they can range considerably and are dependent on the owner's willingness to lease vacant space. The indicative industrial and logistics incentive by market are provided in the capital city sections of this report.
Annual Reviews	Annual reviews for industrial are typically fixed initially with mid-term market reviews. Generally, they are in the range of 3.00-3.75% per annum.

2. ECONOMIC OVERVIEW

Australian Economic Indicators – September 2020

Indicator	Previous	Previous period	Current	Current period	Direction
Cash Rate	1.00%	Sept-19	0.25%	Sept-20	↓
Inflation Rate	1.6%	Jun-19	-0.3%	Jun-20	↓
AUD to USD Exchange Rate	0.67	Aug-19	0.72	Aug-20	↑
GDP Growth	1.56%	Jun-19	-6.3%	Jun-20	↓
Unemployment Rate	5.2%	July-19	7.5%	July-20	↑
Population Growth	1.61%	Dec-18	1.39%	Dec-19	↓
Retail MAT* Growth	2.3%	Jul-19	12.0%	Jul-20	↑
Consumer Sentiment Index	100.0	Aug-19	79.5	Aug-20	↓
Business Conditions Index	-1.7	Aug-19	-1.5	Aug-20	↓

Source: ABS / RBA / NAB / Westpac / Colliers International Research **Moving Annual Turnover*

SUMMARY

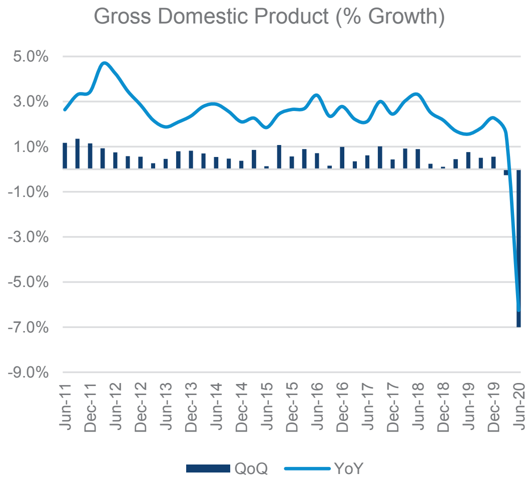
- More than six months into COVID-19, the data evidencing the economic impact of the pandemic is revealing the severity that this health crisis is having on the Australian economy. The latest GDP quarterly numbers for the June quarter showed a sharp contraction of 7% within the June quarter (6.3% YoY). While the 7% fall in the June quarter was the largest on record, in a global context, this fall was relatively modest with only a handful of countries recording superior growth.
- The contraction in GDP during the June quarter was led by household expenditure which fell over 12% during the period.
- From a COVID-19 case number perspective, apart from Victoria, all states have been successful in suppressing and containing the virus. While Victoria went into Stage 4 lockdown in early August, the situation in recent weeks has shown positive signs with low case numbers being recorded. While there is a plan to

open the Victorian economy, many businesses will be unlikely to commence trading until the end of October 2020 under the current road map devised by the Victorian Government. This is likely to cause a further drag on economic recovery as Victoria accounts for 25% of Australian GDP.

- The Federal Government has extended the JobKeeper package until March 2021, with some tapering in payments over the December and March quarters.
- There is no clear plan for international borders to open and they are unlikely to open until the middle of 2021. This has resulted in Qantas and Virgin reducing their workforce and having longer stand downs for international staff. This will have a significant impact on international tourism, international students returning to Australia and overseas migration.
- Overseas migration is expected to fall by 85% in 2020 which will have a further dampening effect on economic growth. The impacts will be hardest felt within NSW and VIC which are more reliant on overseas migration for population growth.
- Business confidence has improved from all-time lows in March and forward orders are looking far more positive although still recording a negative reading. This however was conducted prior to the Melbourne outbreak and resulting shutdowns are expected to have a significant drag on recovery.
- Consumer confidence has wiped out any gains made in June in the July survey. The sentiment reading has been dragged down by the six-week shutdown in Melbourne, with VIC seeing larger falls in consumer sentiment. All other states recorded falls, but they were of a smaller scale.
- The unemployment rate in July has risen to 7.5% up from 7.4% in June 2020. This is well above the pre-pandemic unemployment rate of 5.1% in February 2020. This is mostly due to the improvement in the participation rate, which has increased from 62.7% in May to 64.7% in July. This is still well below the peak participation rate of 66% in January 2020.
- There has been an improvement in the number of employed people between June and July with an additional 114,720 people employed over the month, however, the number of employed people remains -3.2% lower than in July 2019. Between February and July 2020 there were 531,540 fewer people employed.
- By state, the largest jobs growth from June to July was in NSW (+56,200) and VIC (+22,400). However, we note, these figures do not capture the Stage 4 lockdown introduced in VIC which came into effect in early August.
- NSW and QLD saw an increase in the unemployment rate to 7.2% and 8.8% respectively. All other states have seen a fall in unemployment: Victoria (6.9%), SA (7.9%) and WA (8.3%).
- The cash rate remains at an all-time low of 0.25%. The RBA has continued quantitative easing measures to support the economy through the COVID-19 pandemic which is aimed at keeping the cost of borrowing low. There will also be a term funding facility for banks, so they are able to supply credit to small to medium enterprises.
- Retail sales have risen by 12% YoY in July with a significant disruption in spending patterns since March.
- Australian Consumer Price Index (CPI) fell by 1.9% in the June 2020 quarter, following a rise of 0.3% in the March 2020 quarter. Annually CPI has fallen by 0.3% which is the first time we have seen deflation since 1998.

GDP

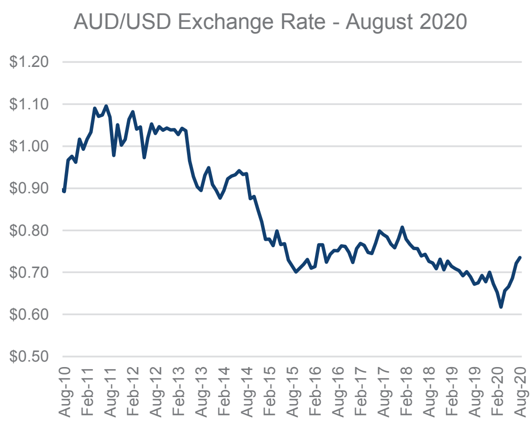
- The Australian economy contracted by 7.0% in the June quarter 2020, following a 0.3% contraction in the March quarter. This was the largest fall in quarterly GDP since records commenced, with Australia now in recession. On an annual basis (YoY), Australian GDP contracted by 6.3% in the year to June 2020.
- The quarterly fall in Australian GDP was relatively modest when compared to other countries within the Asia Pacific region including Japan (-7.1%), India (-23.9%), Singapore (-13.2%), Malaysia (-17.1%) and Hong Kong (-9.0%) and highlights the resilience of the Australian economy.
- Positively, Government expenditure remains at healthy levels, underpinned by the defence sector. Household consumption fell by 12% and this was a large contributor to the falls in GDP witnessed in the June quarter.
- Savings rates have increased substantially in the June quarter increasing from 6% to 19.8%. This represents consumers becoming more cautious with their spending habits given the current economic uncertainty.
- The only industries to see growth over the June quarter were Mining (0.22%), Finance and Insurance (0.73%), Public administration (0.9%) and Education (0.41%).
- Household consumption expenditure contracted by -12% in the June quarter. Areas of growth include, Alcoholic beverages (12.98%), Utilities (4.83%), Household goods (9.48%) and Communications (1.5%).



- NSW saw the largest fall in Gross State Product (GSP) falling by 8.6% in the quarter followed by Vic (-8.5%) WA (-5.97%), QLD (-5.93%) and SA (-5.79%).
- RBA forecasts are expecting a recovery in the September and December quarters; however, this could be hampered with the extension of restrictions in Victoria.

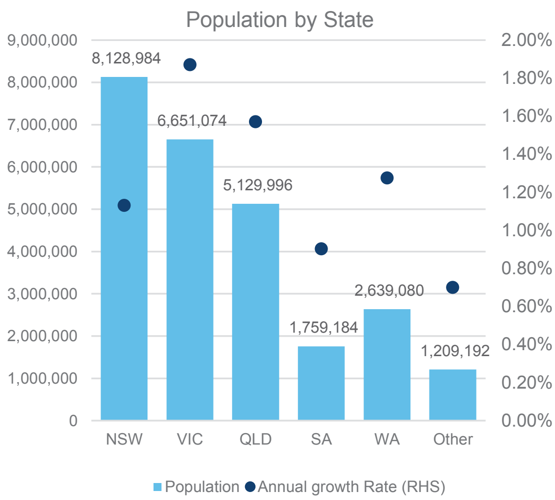
CURRENCY MOVEMENTS

- The Australian dollar has seen a significant appreciation over the last 6 weeks and at the end of August was trading at 73.5c. This has rallied significantly since the end of March and is a result of the strong demand for iron ore.
- Similarly, against the Singapore dollar (SGD), the Australian dollar has appreciated over the past six months, albeit has recorded a modest fall over the past month. At present, the Australian dollar is trading at 0.98 SGD.



POPULATION GROWTH

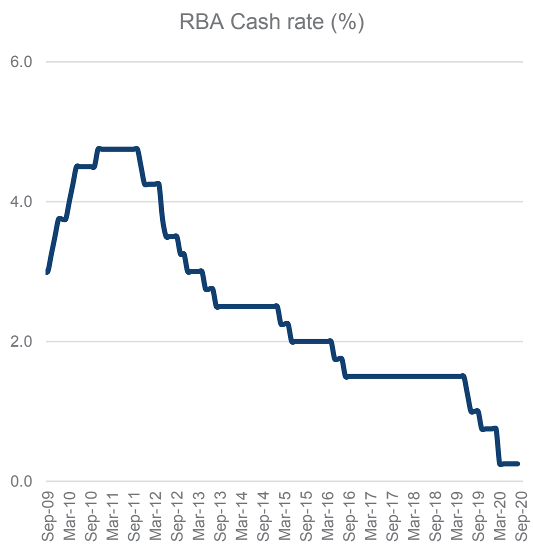
- The latest estimates for population growth are December 2019 which was pre-COVID-19 and the border closures to overseas migration. As at December 2019, Australia's population totalled 25.5 million persons, up 1.4% from a year prior. From a number perspective, this represents growth of almost 350,000 persons over the period. Over the past 10 year, Australia has grown by 17% (1.6% per annum).
- By state, New South Wales is the largest state with a population of 8.12 million persons, followed by Victoria (6.65 million persons) and Queensland (5.13 million persons). From a growth rate perspective, Victoria has been the fastest growing state, increasing 1.9% over the past 12 months, compared to 1.1% for New South Wales and 1.6% for Queensland.



- Looking ahead, while it is yet to show up in any official population estates, Australia's population growth will slow considerably in 2020 given the borders are closed. With Net Overseas Migration accounting for 60% of population growth on average, we estimate that population growth will fall to 200,000 persons in 2020 (0.8%). However, once the borders open, we expect the Australian Government to pursue their migration programs, particularly short-term visa programs such as students and skilled workers.

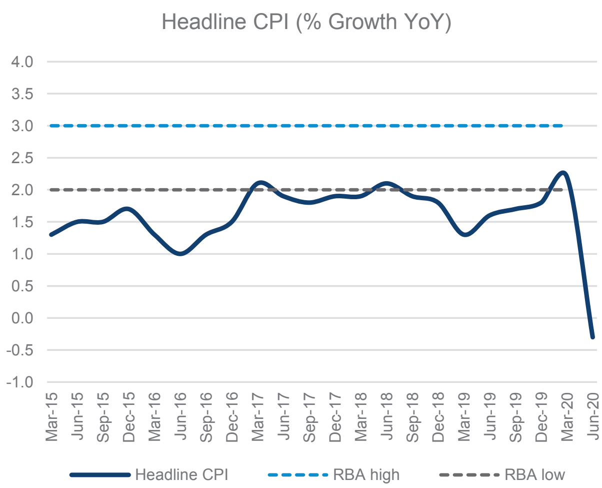
CASH RATE

- On 19 March 2020 the RBA cut the cash rate to 0.25% as part of the plan to help drive economic growth post COVID-19. This is over and above the 25-basis point cut at the beginning of March and this cut has been held through to July.
- In addition, the RBA has put in place quantitative easing measures with the target 3-year bond rate of 0.25%, which will be achieved by purchasing bonds on the secondary market.
- A term funding facility has been set up for the banking system, which will allow banks to access funding of up to 3 per cent of their credit at 0.25%. This measure was introduced to assist small to medium enterprises during the COVID-19 period.
- Central banks across the world have taken similar measures to support the economy with the US cutting their cash rate to zero.
- As outlined, there is significant stimulus from the Federal Government to support the economy through the pandemic period. Events have been rapidly unfolding however there appears to be some more certainty with the road map to begin opening the economy.
- The most recent RBA meeting (October 2020) has indicated the current low cash rate setting is likely to be in place for some time.



CPI

- Australian Consumer Price Index (CPI) fell by 0.3% in the year to June 2020 and was underpinned by a -1.9% fall in the June Quarter alone.
- Inflationary falls in the June 2020 quarter were led by Childcare (-95%), domestic & household services (-40.1%), fuel (-19.3%), Furnishings, household equipment & Services (-11.2%) private motoring (-7.1%), and transport (-6.8%).
- By location, all prices fell over the June quarter (March 2020 to June 2020). Sydney experienced the highest level of deflation (-2.3%), followed by Brisbane (-

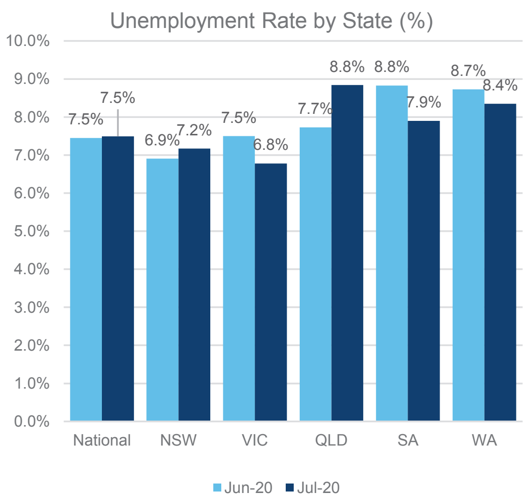


2.2%), Melbourne (-1.8%) Perth (-1.2%) and Adelaide (-1.0%).

- With CPI having fallen into negative territory and well below the RBA band of 2-3%, forecasts are suggesting that CPI is expected to remain weak until mid-2021.

LABOUR MARKET

- The unemployment rate in July has risen to 7.48% up from 7.45% in June 2020. This is well above the pre-pandemic unemployment rate of 5.10% in February 2020.
- This is mostly due to the improvement in the participation rate which has increased from 62.7% in May to 64.7% in July. This is still well below the peak participation rate of 66% in January 2020. The increase in the participation rate is unsurprising as there appears to be some improvement in the jobs market in some states.



- There has been an increase in number of employed people between June and July with an additional 14,720 people employed over the month, however the number of employed people remains -3.2% lower than in July 2019. Between February and June there were 414,500 fewer people employed.
- NSW and Queensland saw an increase in the unemployment rate to 7.2% and 8.8% respectively. All other states have seen a fall in unemployment Victoria (6.87%), SA (7.9%) and WA (8.3%).
- The break down by state is showing significant differences. States where the pandemic has been harder to contain and therefore required a higher level of social distance restrictions have seen the worst falls (NSW and Victoria). States which have had swift containment and have mostly eliminated community transmission are seeing better results in their labour markets.

ECONOMIC OUTLOOK

- The outlook remains very uncertain and is highly dependent on the management of outbreaks of COVID-19. With a significant outbreak in Melbourne and Level 4 restrictions in place until at least the end of September and substantial reopening not expected until late October, this will be a drag on the economic recovery. States including NSW which have been more successful in containing the spread of the virus have appeared to show some signs of recovery.
- Some states across Australia have commenced easing of restrictions, as they have successfully eliminated the virus at the time of writing. WA, SA. Tasmania and NT are well ahead in the easing of restrictions compared to the eastern seaboard.

- Inflation is unlikely to increase significantly during 2020 as there are limited pressure to cause inflation to rise. RBA forecasts are seeing a 0.25% increase in between June to December 2020.
- Share markets continue to be highly volatile due to the uncertainty created with many advanced economies in lockdown and infection and death rates due to COVID-19 rising.
- Recent forecasts from the RBA are showing a slowing of GDP growth with forecasts for growth in June 2021 increase 4% and December 2021 of 5%.
- Forecasts have remained highly variable due to the magnitude of the double shock of both a health and economic crisis. The RBA and Treasury are expecting unemployment to increase to 9-10% in December 2020 and only to fall to 7.5% by December 2021.
- The Federal Government have pumped over A$200 billion of fiscal stimulus into the Australian economy and coupled with rate cuts and quantitate easing, it is hoped that these measures will allow the economy to get through the pandemic period in a strong position and aid the recovery on the other side.
- The extension of Job Keeper into 2021 has provided further support for the economy, however there are concerns for the labour market and increased unemployment when Job Keeper ceases at the end of March.

COVID-19 AND THE AUSTRALIAN LOGISTICS MARKET

Despite the outbreak of COVID-19, fundamentals within the Australian industrial and logistics market remain favourable. Notwithstanding this, there will be short term impacts (some positive and some negative) on the local logistics market.

Key observations include:

- Supply chains have and will continue to be tested. Overall, supply chains held up quite well, albeit with longer delivery times for certain products. Since COVID-19, retailers and other businesses have focussed on their supply chain efficiencies and have developed strategies to better deal with periods of peak demand. This includes holding more stock locally.
- The logistics market will benefit in the medium to long term as consumers increasingly opt to buy online. The take-up of online retail has been significant, and we expect these consumer habits to become permanent. As a result, this could translate to increased demand for industrial space as retailers look to further drive their e-commerce channels.
- Certain industrial occupiers have delayed expansion or relocation decisions in the short term as they adopt a 'wait and see' approach and are focusing on any potential impacts of the virus to their business. Anecdotal feedback from local leasing agents in each state suggests those occupiers who rely on imported goods from offshore markets have been hardest hit.
- Some speculative developments have not progressed with developers citing longer lease times and difficulty in sourcing some construction materials as the primary reasons.
- For the investment market, there has been a large shift to prime core assets as institutions chase income security. Private investors have become more active for core plus and secondary assets, particularly along the East Coast.

3. SYDNEY INDUSTRIAL

3.1 MARKET OVERVIEW

The Sydney industrial and logistics market is broken into several major precincts; Central West, Outer West, North West, South West, South and North. The South market has traditionally been Sydney's most important industrial hub due to its proximity to Port Botany, the Sydney Airport and the CBD. The South precinct is predominantly occupied by logistics, retail and port-related tenants. In recent years, however, the South Sydney industrial market has experienced strong levels of stock withdrawal for alternative uses due to zoning changes. This has put significant upward pressure on rents and declining availability. A similar situation was experienced in the North industrial precinct where residential activity has continued to encroach on the industrial space market. The North industrial precinct today is dominated by smaller and high-value users such as IT, Pharmaceutical and Hi-tech industries.

In recent years, the lack of larger space availability in the inner-city markets has resulted in larger industrial users moving towards the South West, Outer West and North West precincts where much of the new supply is concentrated. The Western markets are benefiting from a significant level of road upgrades and infrastructure investment. Tenancy profiles include a diverse range of industries including Third Party Logistics (3PL), retail, supermarkets, construction and Fast-Moving Consumer Goods (FMCG), amongst others.

★ represents asset location (indicative only)

The following table provides a summary of the key industrial locations in each submarket.

South	North	Central West	Outer West	North West	South West
Alexandria	St Leonards	Greystanes	Eastern Creek	Marsden Park	Moorebank
Botany	Artarmon/Chatswood	Smithfield	Erskine Park	Huntingwood	Prestons
Banksmeadow	Lane Cove	Wetherill Park	St Marys	Arndell Park	Bankstown
Rosebery	Frenchs Forest/Belrose	Chullora	Penrith	Seven Hills	Milperra
Matraville/Hillsdale	Mona Vale/Warriewood	Rydalmere	Kemps Creek	Glendenning	Ingleburn
Waterloo	Brookvale	Strathfield		Kings Park	Minto

3.2 STATE GOVERNMENT STIMULAS

In addition to the Federal Government stimulus packages, the following provides a brief snapshot of the state Government stimulus provided in response to COVID-19.

- New South Wales announced AU$450 million for the waiver of payroll tax for businesses with payrolls of up to AU$10 million for three months (the rest of 2019-20), with a deferral available for larger businesses; and AU$56 million to bring forward the next round of payroll tax cuts by raising the threshold limit to AU$1 million in 2020-21.
- Waiving fees and charges for small businesses
- A$500 million allocated to bring forward capital works and maintenance
- A$250 million of additional maintenance on public assets – social housing and crown land fencing

3.3 SUBJECT SITE PROPERTIES

ALOG (through their investment in LAIV) are currently looking to acquire the following assets within Sydney:

Property	Submarket	Distance to Closest Motorway	Distance to Port	Distance to CBD	Distance to Airport
69 Sargents Road, Minchinbury	North West	0.0 km (M4 Motorway)	42 km	37 km	37 km
11-14 John Morphett Place, Erskine Park	Outer West	2.6 km (M4 Motorway)	42 km	37 km	37 km

Note – distances are based off straight line measurements

Both assets are in key industrial hubs which have enjoyed strong growth in recent years due to the ability to cater towards ‘big box’ demand as well as new space requirements. Off the back of a large number of significant land estates, the North West and Outer West submarkets have grown rapidly in recent years. Development has been most pronounced at the intersection of the M4 and M7 Motorways in Eastern Creek and Erskine Park. More recently, there has been a large increase in supply in the North West submarket and has been led by new developments within Marsden Park.

Both properties benefit from connectivity to the M4 Motorway which provides access to both eastern and western suburbs and the M7 Motorway which provides access to key north/south suburbs. In addition, both properties are well serviced by other arterial and minor road networks including the Great Western Highway, the M2 Motorway and the Hume Motorway.

For the 11-14 John Morphett Place, Erskine Park asset, the site benefits from dual street frontages to John Morphett Place and Lenore Drive. Completion of the Link Road which extended the road link between Erskine Park and Eastern Creek has led to the improved access to the area, providing enhanced access to main arterial roads including the M4 and M7 Motorways.

From a total size perspective, almost 3.3 million sqm of industrial stock (for facilities sized 5,000 sqm and above) is provided within the North West submarket and 3.0 million sqm within the Outer West market.

3.3.1 Tenant Type & Rents

In terms of tenant analysis, both submarkets attract a similar user and recent leasing demand for both submarkets has stemmed from a diverse profile. At a high level, transport and logistics, e-commerce (including Fast Moving Consumer Goods - FMCG), retail and wholesale trade are the dominant tenant types in both submarkets. Collectively, these tenant types have accounted for ~80% of lease deals so far in 2020. For the subject site properties, major tenants in the surrounding locality include Aldi, StarTrack, Blue Star Global Logistics, TNT, Winc and Rondo Building Services.

In terms of rents, the following table highlights the key indicators within the rental market for both Minchinbury and Erskine Park.

Table 3. ALOG Suburb Rental Metrics

	Net Face Rent (A$/sqm p.a.)				Incentive			
	Low (Jun-20)	Low (Jun-19)	**High (Jun-20)**	High (Jun-19)	**Low (Jun-20)**	Low (Jun-19)	**High (Jun-20)**	High (Jun-19)
Prime								
Minchinbury	**$120**	*$115*	**$135**	*$135*	**10.0%**	*8.0%*	**17.5%**	*12.0%*
Erskine Park	**$123**	*$120*	**$135**	*$135*	**10.0%**	*8.0%*	**17.5%**	*12.0%*
Secondary								
Minchinbury	**$110**	*$110*	**$120**	*$110*	**12.5%**	*8.0%*	**17.5%**	*12.0%*
Erskine Park	**$117**	*$117*	**$125**	*$117*	**12.5%**	*8.0%*	**17.5%**	*12.0%*

Source: Colliers Edge Note – figures are based on the assumption of a 5,000sqm+ facility (Ambient warehouse only does not take into account specialised modifications)

3.3.2 Infrastructure

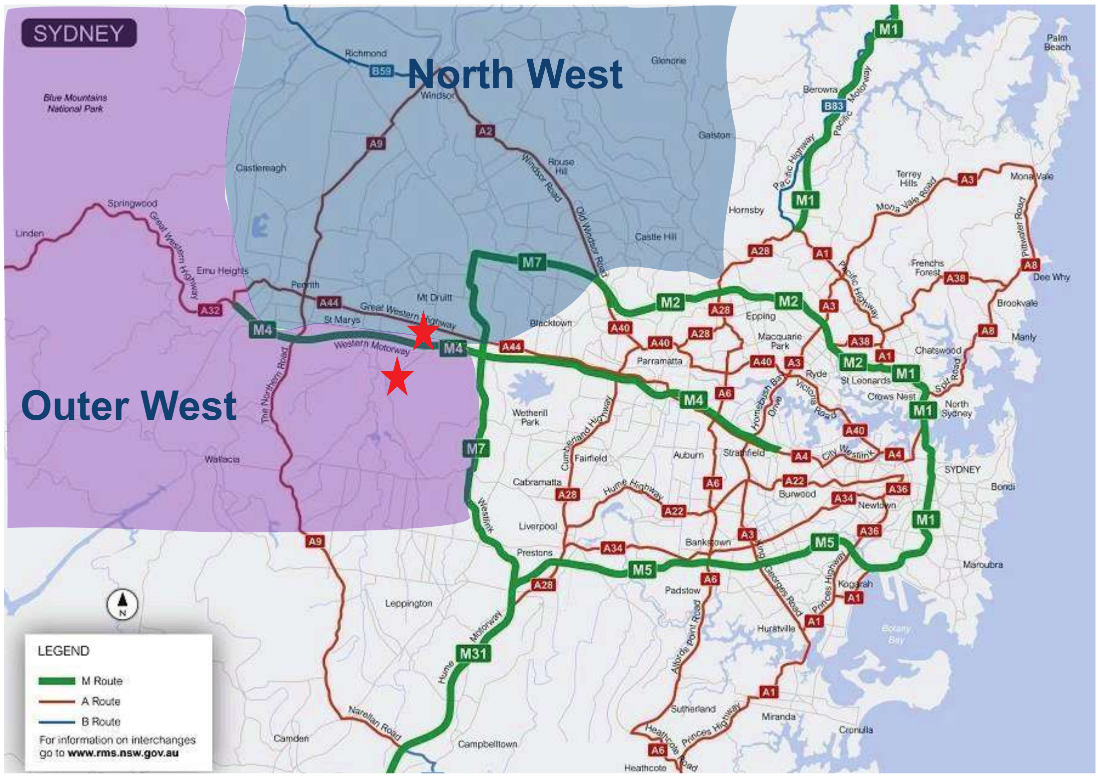
A significant investment in transport infrastructure is underway or planned for the Outer West and North West submarkets. In addition, there are projects outside of the submarkets which will also directly benefit the local industrial markets (including the WestConnex road project). Colliers Research is currently tracking $77 billion in transport infrastructure projects across Sydney, 79% of which are in Western Sydney.

Major projects of note for the two submarkets include:

Project	Value	Completion Year	Summary
Moorebank Intermodal Terminal	$1.9 billion	2025	The Moorebank Intermodal Terminal will provide an efficient solution for improved movement of container freight between Port Botany and South West Sydney. The current 'sweet spot' in demand around the M4 and M7 intersection will be challenged by the Moorebank IMT. The WestConnex project and widening of the M5 will also shift industrial market impetus to the South West.

Project	Value	Completion Year	Summary
Western Sydney Airport	$5.3 billion	2026	Under construction. Airport is set to open in 2026 and will provide a full-service airport capable of catering for domestic and international passengers as well as freight services. The airport will open with a single runway and facilities to handle 10 million passengers.
Outer Sydney Orbital	N/A	2028+	A planned motorway which would provide a major transport link between the North West and South West Growth Areas, connecting with the planned Western Sydney Airport and future employment lands.
M12 Motorway	$1.8 billion	2026	Planned motorway to link Western Sydney Airport at Badgerys Creek (The Northern Road) to the M7 Motorway.
NorthConnex	$3.0 billion	2020	A dual 9-kilometre tunnel linking the M1 and M2 Motorways under Pennant Hills Road.
WestConnex	$16.8 billion	2023	The $16.8 billion WestConnex project brings together several important road projects which together form a vital link in Sydney's Orbital Network. They include a widening of the M4 east of Parramatta, a duplication of the M5 East and new sections of motorway to provide a connection between the two key corridors. The project is expected to complete in 2023.

Map 1. Sydney Transport Infrastructure Map



Source: NSW Government   Note – submarket boundaries are indicative only   ★ represents asset location

3.4 LEASING ACTIVITY & DEMAND

Sydney's industrial market continues to experience solid levels of leasing demand with take-up being recorded from a broad mix of industries. Large occupiers are increasingly opting for newer facilities to achieve operational efficiencies while e-commerce groups are continuing to seek smaller fulfilment centres strategically located within infill markets to meet their last mile logistics functions.

In 2019, approximately one million sqm of industrial space was leased across Sydney, over 75% of which stemmed from the Western markets. Over the first six months of 2020, approximately 400,000 sqm has been leased and highlights the strong start to 2020 despite broader economic challenges.

Third-party logistics providers (3PL) and omnichannel retailers remain one of the most active industrial tenants over the past 12 months. Food retailers are also having a growth spurt off the back of increasing competition in the supermarkets space and resilience of non-discretionary spending, which has outperformed discretionary spending in recent years.

Leasing demand has been concentrated in the South West and Outer West markets with notable lease deals including Woolworths (75,300 sqm at Moorebank Intermodal Terminal), William Sonoma (17,000 sqm at Frasers Horsley Park Estate), LF Logistics (12,800 sqm at LOGOS' Marsden Park Logistics Estate) and Concept Logistics (14,480 sqm at 5-7 Murtha Street, Arndell Park).

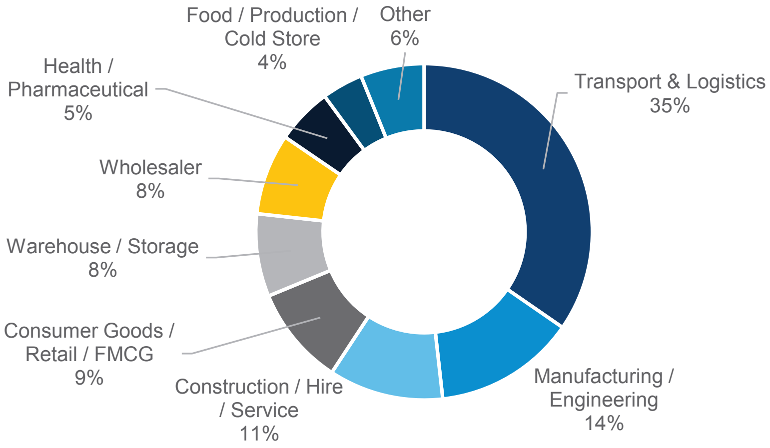
Outside of the Q2 2020 quarter, Amazon Australia announced a 20-year pre-commitment within the Oakdale West Estate at Kemps Creek (Western Sydney). The estate is held in a 50:50 JV between Brickworks and Goodman and will represent Amazon's first robotics fulfilment centre in Western Sydney. The fulfilment centre will have a total floor area of approximately 200,000 sqm across four levels and is scheduled for completion in late 2021.

Our analysis of recent leases reveals that whilst there is still strong tenant demand for existing buildings, occupiers with larger space requirements are more prevalent in the pre-lease market. It is estimated that pre-committed activity represented approximately 30% of total tenant demand.

When COVID-19 first hit, occupiers in Sydney began to put a hold on any relocation or expansion commitments. However, we have since seen these occupiers return to the market as they view the current period an opportune time to renegotiate an extension to their current lease, albeit at more favourable terms.

Enquiry levels have picked up significantly over the past month with approximately 950,000 sqm in active briefs within the market, up from 515,000 sqm at the depths of COVID-19. By submarket, 24% of active enquiries are focussed on the Outer West submarket and a further 22% are looking at the West submarket. By tenant type, 35% of this active demand stems from transport and logistics providers and 14% from manufacturing/engineering occupiers.

Figure 5. Current Sydney Leasing Requirements, by Tenant Type



Source: Colliers Edge

3.5 DEVELOPMENT SUPPLY

Industrial supply levels in 2019 totalled 755,353 sqm across Sydney, the highest annual total in over a decade and above the 10-year average of 519,212 sqm. Given the strong leasing market, developers had increasingly undertaken speculative developments, most of which has been leased prior to practical completion.

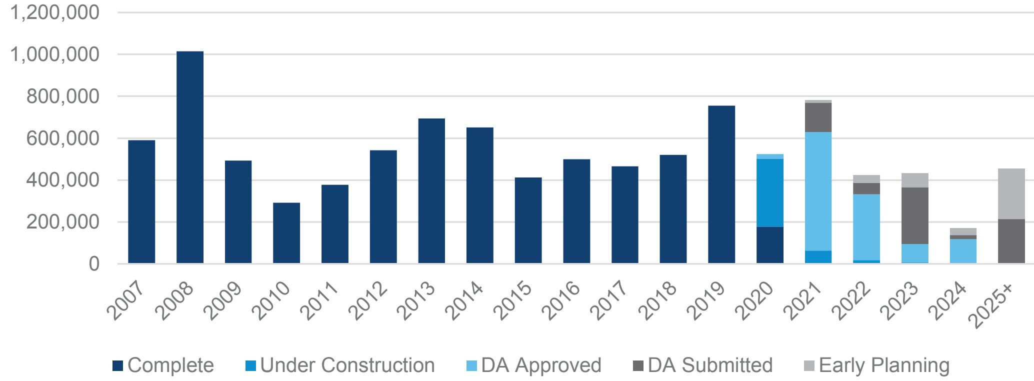
By submarket, new supply in 2019 was concentrated in the Outer West (35% - 267,477 sqm), South West (26% - 199,674 sqm) and North West (17% - 130,119 sqm) while little supply was added in the South market (15,500 sqm) and reflects the limited land opportunities in that market.

Prior to COVID-19, we were forecasting a similar level of supply to be delivered in 2020 at around 750,000 sqm. However, several developers have since put their developments on hold to instead focus on their current portfolio and rental abatements. As a result, supply levels are now forecast to total 524,346 sqm in 2020 with the drop primarily the result of fewer speculative builds being delivered with approximately 80% of projects to be delivered over the period to stem from pre-commitments.

Supply in 2020 will be more evenly spread across the submarkets with the South West (35% - 184,423 sqm) expected to represent the bulk of new supply and includes Qube Logistics warehouse within the Moorebank Intermodal Terminal (50,900 sqm), Kirby and Beijer Ref pre-lease at Bankstown Airport (23,400 sqm) and Versiclad within the Crossroads Industrial Estate (17,495 sqm).

Elsewhere, other major additions in 2020 will include Ceva Logistics at First Estate Erskine Park (37,800 sqm), Snack Brands also within First Estate (30,165 sqm) and Dicker Data Warehouse at Kurnell (28,000 sqm).

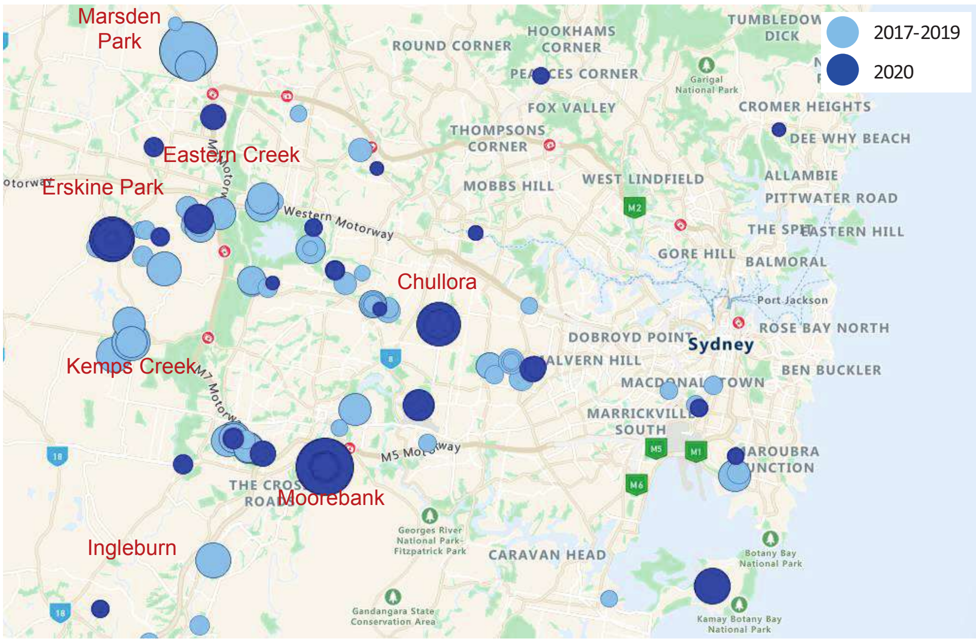
Figure 6. Sydney Industrial Supply (sqm)



Source: Colliers Edge

Beyond 2020, supply levels are anticipated to increase back to the levels recorded in 2019. We note, given the need for pre-commitments in most cases, it is likely that some of these projects will be pushed out to 2022 and 2023.

Map 2. Sydney Industrial Supply by Location, 2017-2020



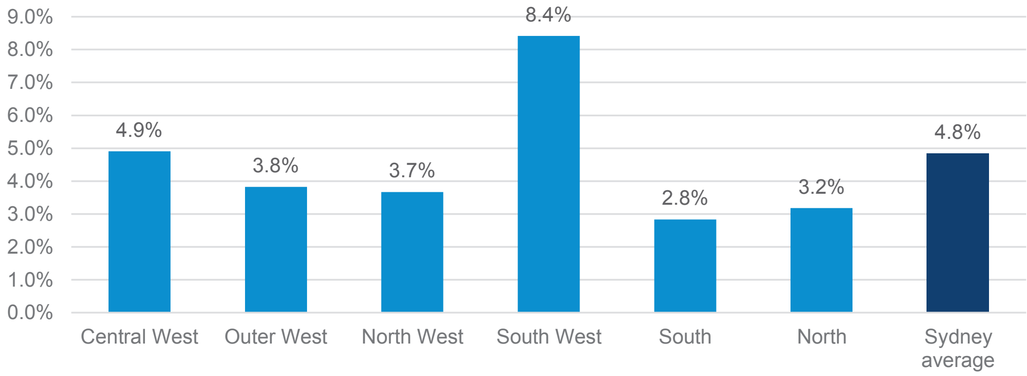
Source: Colliers Edge, eSpatial

3.6 VACANCY

As at June 2020, the industrial vacancy rate across Sydney measured 4.8% (for facilities sized 5,000 sqm and above) with just 842,484 sqm available for lease. Most of these vacancies exist within the Central West (285,350 sqm), however, given the large stock base, the vacancy rate remains low at 4.9%. On the other hand, the vacancy rate within the South West is more elevated at 8.4% and is the result of several speculative developments reaching completion and remaining vacant.

The Outer West and North West vacancy rates are low at 3.8% and 3.7% respectively, while there are very few options within the South submarket where the vacancy rate currently stands at 2.8%.

Figure 7. Sydney Industrial Vacancy Rates by Submarket, June 2020 (5,000sqm+)



Source: Colliers Edge

Looking ahead, it is expected that a modest rise in vacancy will pan out in the second half of 2020 as some tenants' struggle through the current economic environment. However, given the strong level of enquiry within the market, we expect the rise to be minor in the order of ~1-2%, underpinned by a rise in sublease vacancy (i.e. Vacant industrial space being offered for lease by a tenant holding a head lease as opposed to an owner).

3.7 RENTS, INCENTIVES & OUTGOINGS TRENDS

Rental growth has been solid across Sydney in recent years as strong tenant demand amid a low vacancy rate placed upward pressure on rents. The significant growth in transport and logistics off the back of the e-commerce boom has had a hugely positive impact on the Sydney industrial market, whilst the more traditional sectors of Manufacturing and Retail/Wholesale trade has also placed upward pressure on rents.

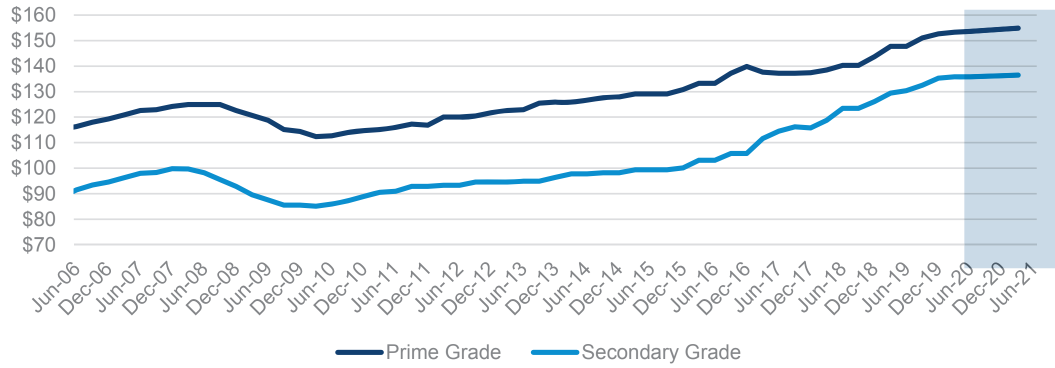
In the 12 months to June 2020, average prime net face rents across Sydney increased 4.9% to measure A$154/sqm p.a. However, the bulk of this growth occurred in the second half of 2019 with rents largely remaining flat in 2020.

By market, prime net face rental growth has been strongest in the South (+8.0%) and Central West (+5.4%) submarkets over the past year. Strong rental growth in the South submarket stems from the area's proximity to the Port, CBD and surrounding dense population in conjunction with demand from a broad mix of tenants. Such tenants include not only typical industrial tenants, but also creative spaces, gyms and showrooms.

For the secondary market, rental growth of 5.6% has been recorded in the 12 months to June 2020, underpinned by strong growth in H2 2019.

In the Outer West and North West submarkets where the two subject properties are located, rental growth has averaged 3.0% and 0.0% respectively over the past 12 months within both the prime and secondary market. As at June 2020, prime net face rents currently range between A$120/sqm to A$135/sqm while secondary rents are lower in the A$110/sqm to A$125/sqm range. Both subject site assets are prime grade assets.

Figure 8. Sydney Industrial Net Face Rents (A$/sqm p.a)



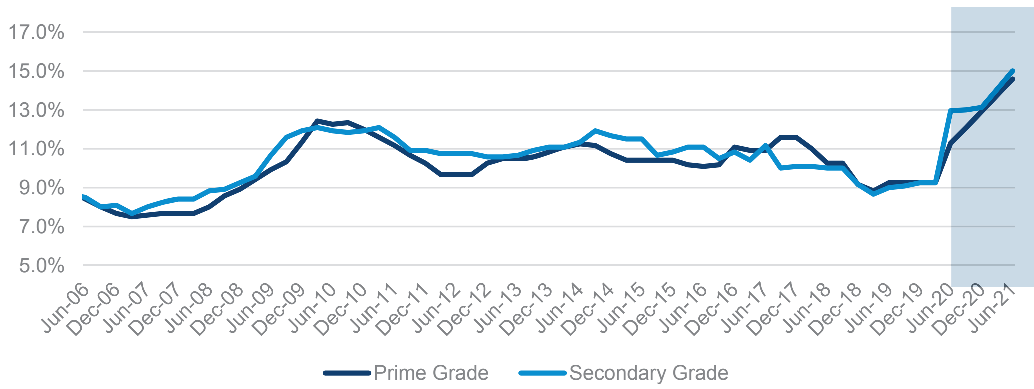
Source: Colliers Edge

After a period of very low incentive levels across all Sydney submarkets, incentives are starting to shift in favour of tenants. A slowing of leasing activity is the primary catalyst while owners are increasingly opting to keep face rents steady at the expense of incentives in order to secure tenants.

In the prime market, incentive levels increased from 9.3% in March 2020 to 10.9% in June 2020 with all markets recording an increase. Incentives in the prime market are highest in the Western markets at 12.5% on average (10-15% range) while the South and North markets have the lowest incentive. Pre-commitment incentives are higher at 15-20% and depend on the owner's willingness to progress development.

Incentives in the secondary market are slightly higher at 12.4% and broadly range between 8.0% and 17.5% depending on the market.

Figure 9. Sydney Industrial Incentives

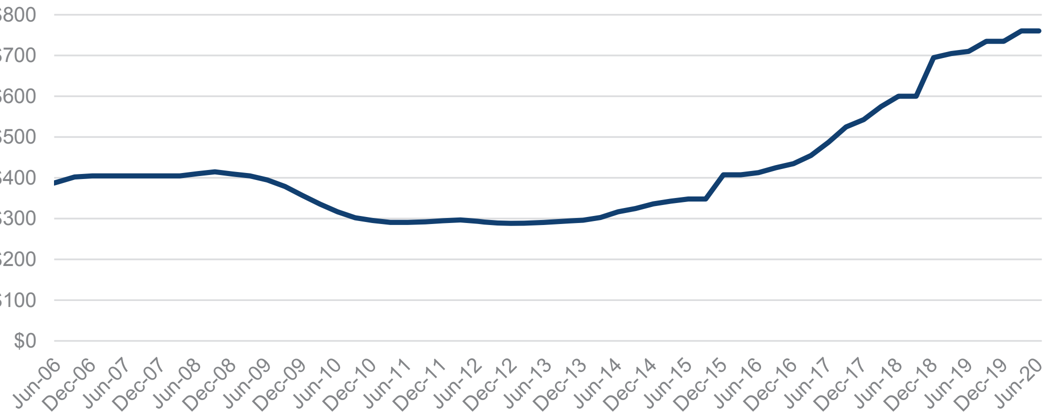


Source: Colliers Edge

3.8 LAND VALUES

Sydney industrial land values have recorded significant growth over the past five years and has been in response to yield compression and developers perusing a build-to-core strategy (a strategy where a developer/institution will develop and retain assets on completion) to grow funds under management. Coupled with a lack of serviced and readily available land for immediate development, Sydney land values for industrial land has risen at a faster rate than capital values. In the five years to June 2020, land values in Sydney have more than doubled, growing from A$533/sqm to A$1,057/sqm. For the western submarkets where the bulk of land is located, land values have grown from A$336/sqm to A$760/sqm over the same period.

Figure 10. Sydney West Industrial Land Values (A$/sqm)



Source: Colliers Edge

Historically, industrial land values have recorded higher growth rates during periods of new industrial infrastructure development (e.g. motorways). In particular, during the stages when a project has been 'committed', precincts within proximity experience the greatest value uplift. Commitment stages include when investment/finance has been allocated or funding committed, as well as the construction commencement stage. Therefore, the commitment of Western Sydney's Airport at Badgerys Creek translated into significant demand for land.

Table 4. Sydney Industrial Land Values by Submarket, June 2020 – AUD sqm

Market	<1 ha	1-5ha	5+ ha
Sydney Average	**$1,314**	**$1,057**	**$675**
Central West	$1,060	$825	$700
Outer West	$950	$750	$700
North West	$967	$742	$650
South West	$860	$725	$650
South	$2,250	$1,700	n/a
North	$1,800	$1,600	n/a

Source: Colliers Edge

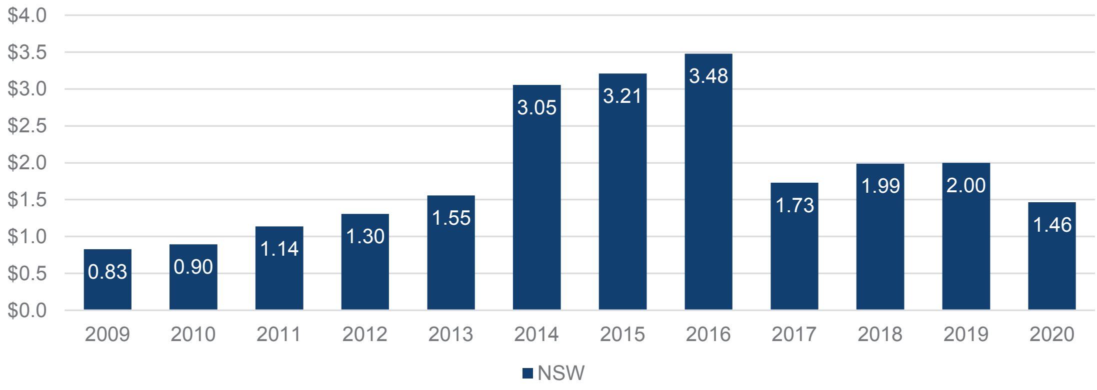
3.9 SYDNEY INVESTMENT MARKET

The rate of capital flows into the Sydney industrial and logistics market remains strong, however, since COVID-19, several institutions have adopted a wait-and-see approach with regards to acquisitions and divestments. As a result, the depth of capital is not as strong as it was at the end of 2019 and investors are becoming more selective in their acquisitions.

Total investment volumes for 2019 in Sydney measured A$2.0 billion, largely on par with the levels recorded in 2018. More recently, investment volumes in 2020 (YTD August) have so far totalled almost A$1.5 billion across 16 assets (for transactions priced above A$10 million). The strong result for 2020 comes off the back of several large core offerings including Aldi Minchinbury and Prestons (collective total of A$285.4 million) and 40 Lockwood Road, Erskine Park (A$115 million).

For the Outer West and North West submarkets where the subject properties are located, investment volumes in 2020 have totalled $618.7 million. Major sales so far this year have included Aldi Minchinbury ($181.5 million), Sigma at Kemps Creek ($133.6 million) and 130-170 Andrews Road, Penrith ($88.38 million).

Figure 11. Sydney Industrial Investment Volumes (A$Bn)



Source: Colliers Edge

While 2019 was dominated by local REITs and unlisted funds who acquired 89% of assets (by volume) over the period, the first half of 2020 has seen the re-emergence of private investors into the market. Institutions remain active in the Sydney market; however, their focus has shifted towards prime assets in core locations (with a solid tenant profile) or opportunistic acquisitions which offer perceived value.

The weight of capital flowing into Sydney industrial and logistics property continues to be sourced from a diverse range of investors, including offshore capital from the USA, Canada, Asia and Europe. However, domestic REIT's have continued to outbid these offshore groups as they look to reweight their portfolios and gain further exposure into the logistics sector.

The focus for 2020 has shifted towards tenant covenant and the security offered under the lease. Well located assets in core markets with a sound covenant and long WALE will continue to attract strong levels of capital from a diverse buyer pool. There are early signs this is already occurring with several major institutions flagging their intention to only participate on such assets in the short term. As a result, we expect yield metrics for these assets to remain firm as groups increasingly seek quality.

Alternatively, secondary assets are expected to be harder to price in changing market conditions with value largely to be determined by the tenant's ability to pay rent. Risk is now being priced properly by investors and as a result secondary facilities and assets with weaker covenants will require a discount and subsequently, we anticipate yields to trend moderately upwards.

In addition, the spread between prime and secondary yields is expected to widen. In recent years, there was a lack of prime core assets brought to market and as such secondary assets were highly pursued, often without pricing in the appropriate levels of risk. Consequently, the gap between prime and secondary narrowed to 70 basis points, well below the historical average of 120 basis points.

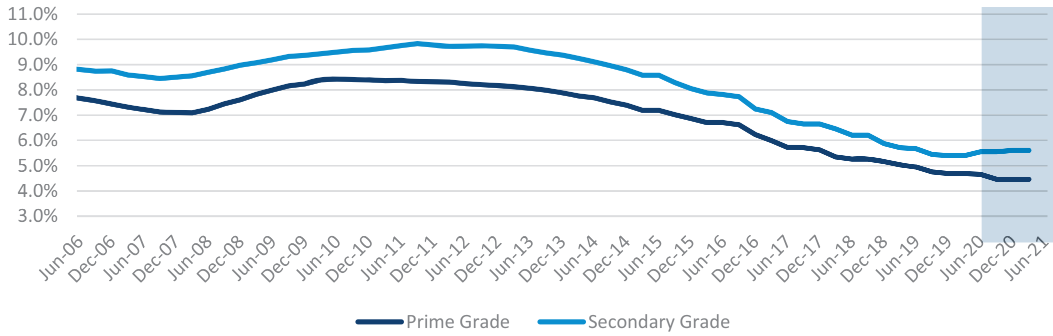
3.10 YIELDS & CAPITAL VALUES

A lack of assets being brought to the market coupled with intensified competition has resulted in further yield compression across the Sydney industrial market. Average prime yields have firmed 48 basis points over the past year to average 4.66% (range of 4.25% to 5.00%) as at June 2020.

With risk now being priced into the secondary market with regards to both the underlying covenant and the facility, some moderate levels of softening have been recorded. As at June 2020, secondary yields in Sydney average 5.50%, up from 5.40% in March 2020.

For the Outer West and North West submarkets where the subject properties are located, prime yields currently range between 4.50% and 4.75% (Outer West) and 4.50% and 5.00% (North West). Secondary yields currently range between 5.00% and 5.50% for the Outer West and 5.50% to 6.00% for the North West submarkets (five-year WALE).

Figure 12. Sydney Industrial Yields, Historical

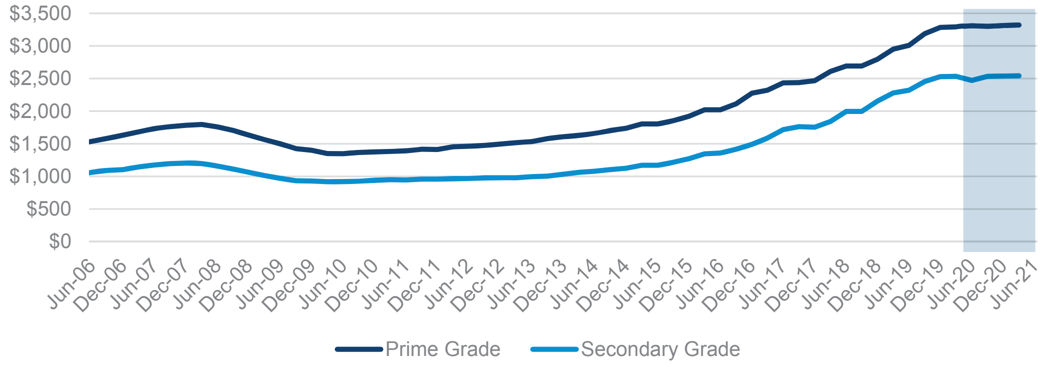


Source: Colliers Edge

Capital values in Sydney has risen sharply in both prime and secondary markets over the past year, however, more recently we have seen some softening in capital values in the secondary market and it reflects the yield softening recorded over the past quarter. As at June 2020, prime capital values in Sydney averages A$3,311/sqm, up 11% over the past year. For the secondary market, capital values averaged A$2,472/sqm, up 8% over the same period while a fall of 2.4% over the quarter.

Prime capital values currently range between A$2,579-A$3,000/sqm for the Outer West and A$2,400-A$3,000/sqm for the North West while secondary are lower at A$2,127-A$2,500/sqm (Outer West) and A$1,833-A$2,182/sqm (North West).

Figure 13. Sydney Capital Values (A$/sqm)



Source: Colliers Edge

Table 5. Sydney Industrial Key Investment Metrics, June 2020* (AUD)

	Submarket	Avg. Capital Value ($/m²)			Avg. Yield (%)		
		Low	High	Average	Low	High	Average
Prime	Central West	$2,606	$3,144	$2,863	4.50%	4.90%	4.70%
	Outer West	$2,579	$3,000	$2,784	4.50%	4.75%	4.63%
	North West	$2,400	$3,000	$2,684	4.50%	5.00%	4.75%
	South West	$2,340	$2,911	$2,611	4.50%	5.00%	4.75%
	South	$4,133	$4,988	$4,549	4.25%	4.50%	4.38%
	North	$3,700	$5,111	$4,368	4.50%	5.00%	4.75%
Secondary	Central West	$1,953	$2,314	$2,126	5.44%	5.91%	5.67%
	Outer West	$2,127	$2,500	$2,305	5.00%	5.50%	5.25%
	North West	$1,833	$2,182	$2,000	5.50%	6.00%	5.75%
	South West	$1,648	$2,109	$1,864	5.50%	6.25%	5.88%
	South	$3,124	$4,084	$3,580	4.75%	5.25%	5.00%
	North	$2,486	$3,455	$2,949	5.50%	6.00%	5.75%

Source: Colliers Edge   ** Assumes five-year WALE*

3.11 INDUSTRIAL INVESTMENT SALES EVIDENCE

Notable transactions that occurred in 2019-2020 include the following:

Property	Sale Price ($ AUD)	Submarket	Sale Date	NLA	Capital Value (A$/m²)	Initial Yield	WALE	Tenant	Vendor	Purchaser
1 Sargents Road, Minchinbury	$181,500,000	North West	Jun-20	56,281	$3,225	4.75%	7.0	Aldi	Aldi	Charter Hall (CPIF)/Allianz (50%)
10 Burando Road, Prestons	$175,400,000	South West	Jun-20	56,098	$3,127	4.58%	7.0	Aldi	Aldi	Charter Hall (CPIF)/Allianz (50%)
40 Lockwood Road, Erskine Park	$115,000,000	Outer West	May-20	43,085	$2,669	4.50%	12.3	Winc	Kador Group	Charter Hall
126 Andrew Road, Penrith	$17,250,000	Outer West	Apr-20	8,956	$1,926	5.80%	7.4	VISY	VISY	Sandran (Private Investor)
13 Endeavour Road, Caringbah	$170,500,000	South	Mar-19	44,131	$3,863	VP	VP	VP	Toyota Motor Corporation	Aliro
520-535 Gardeners Road, Alexandria	$70,000,000	South	Jan-20	8,203	$8,534	3.33%	5.1	Bunnings	Private	Charter Hall
61 Huntingwood Drive, Huntingwood	$397,800,000	Outer West	Dec-19	67,444	$5,898	4.52%	32.0	Arnott's	Arnott's (KKR)	Charter Hall
7 Williamson Road, Ingleburn	$28,175,000	South West	Dec-19	18,860	$1,494	VP	VP	VP	Kimberly Clark	Pipeclay Lawson
576B Mamre Road, Erskine Park	$52,000,000	Outer West	Jul-19	22,382	$2,323	5.17%	10.0	DHL	DHL	Blackstone
2-4 Harvey Road, Kings Park	$81,285,000	North West	Jul-19	40,336	$2,015	5.34%	10.5	Best & Less	Greenlit Brands	LOGOS
50 Eastern Creek Drive, Eastern Creek	$31,000,000	Outer West	Jun-19	12,091	$2,564	VP	VP	VP	Jacfin Pty Ltd	Fife Capital
57-89 Lockwood Road, Erskine Park	$107,000,000	Outer West	May-19	37,700	$2,838	5.01%	11.1	Rondo & Viridian Glass	Fitzpatrick Investments	GPT
1 Eucalyptus Place, Eastern Creek	$90,500,000	Outer West	Mar-19	36,404	$2,486	4.93%	10.2	Best & Less	Greenlit Brands	AMP Capital
8 Williamson Road, Ingleburn	$66,300,000	South West	Mar-19	34,061	$1,624	5.18%	9.5	Viridian Glass	CSR Limited	Fife Capital

Source: Colliers Edge *VP refers to vacant possession*

3.12 OUTLOOK

Despite recent events surrounding COVID-19, the short-term outlook for the Sydney industrial market remains positive. Our forecasts highlight the following:

- Prime core yields to remain at their current levels. Isolated submarkets may experience some yield compression, underpinned by the weight of capital chasing industrial and logistics property. Secondary yields may experience some softening as risk becomes priced in, however, without any sales evidence, there is nothing to support a material movement at this stage.
- Rental growth to be modest in 2020, before a pick-up in 2021 across most markets. South Sydney to outperform.
- Incentive levels to creep upwards in the second half of 2020 and remain stagnant thereafter.

The following table highlights our 'house view' across the Sydney industrial submarkets.

Table 6. Sydney Rent* and Incentive Forecasts

Net Face Rents		**Central West**	**Outer West**	**North West**	**South West**	**North**	**South**
Prime (% YoY change)	***Current***	*5.4%*	*3.0%*	*0.0%*	*1.2%*	*3.8%*	*8.0%*
	2021	1.0%	1.0%	1.0%	1.0%	1.0%	1.5%
	2022	2.5%	2.5%	2.5%	2.5%	2.5%	3.0%
Secondary (% YoY change)	***Current***	*2.6%*	*3.0%*	*0.0%*	*9.5%*	*2.8%*	*6.9%*
	2021	0.5%	0.5%	0.5%	0.5%	0.5%	1.0%
	2022	2.0%	2.0%	2.0%	2.0%	2.0%	2.5%
Incentives		**Central West**	**Outer West**	**North West**	**South West**	**North**	**South**
Prime	***Current***	*11.3%*	*12.5%*	*12.5%*	*12.5%*	*7.5%*	*9.0%*
	2021	12.5%	12.5%	12.5%	12.5%	10.0%	10.0%
	2022	12.5%	12.5%	12.5%	12.5%	10.0%	10.0%
Secondary	***Current***	*11.3%*	*15.0%*	*15.0%*	*15.0%*	*9.0%*	*9.0%*
	2021	15.0%	15.0%	15.0%	15.0%	12.5%	12.5%
	2022	15.0%	15.0%	15.0%	15.0%	12.5%	12.5%

Source: Colliers Edge   ** Net Face Rent figures are the annual change*

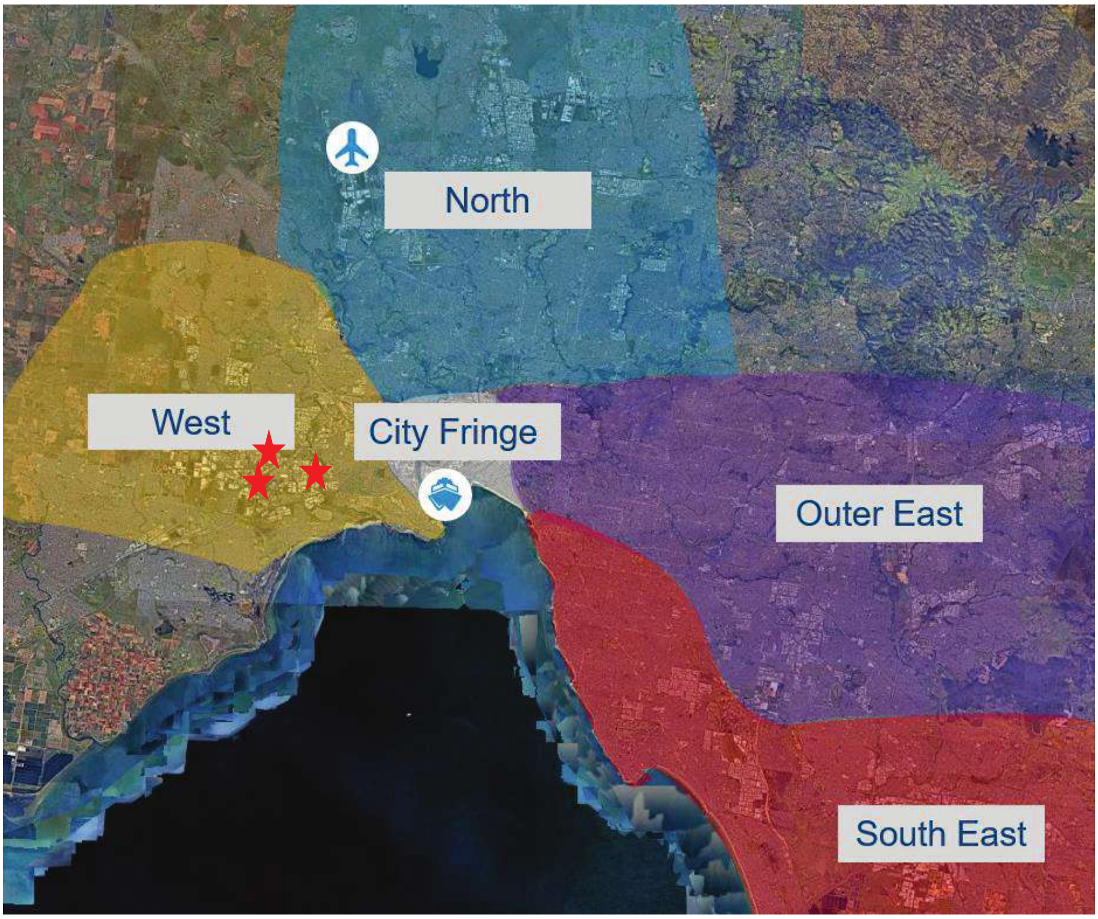
With regards to the Outer West and North West submarkets (where the subject site properties are located), both markets are expected to recorded solid growth in leasing demand with several major tenant briefs in the market. With the vacancy rate within each precinct remaining low, some modest pressure on rents will be maintained before a pick-up in rental growth from 2022, towards the longer-term average. Over the medium term, both markets will benefit from a significant investment in transport infrastructure, underpinned by the Western Sydney Airport which is near both assets.

From an investor perspective, institutional demand will remain significant for assets in these submarkets, evidenced by a number of major sales which have been highly contested. Yield compression for prime core assets is likely to occur, underpinned by the weight of capital looking to acquire prime grade assets in these submarkets.

4. MELBOURNE INDUSTRIAL

4.1 MARKET OVERVIEW

The Melbourne industrial market comprises five major precincts; the North, South East, West, Outer East and City Fringe. The City Fringe precinct primarily consists of smaller sites with higher rents specifically appealing to tenants that need to be located close to the city. Many of these industrial sites are being slowly converted to residential sites due to high underlying land values and diminishing availability of land suitable for residential development. The South East and Outer East precincts comprise larger land holdings with Industrial hubs including Moorabbin, Cheltenham, Clayton and Dandenong. The largest industrial precinct in Australia is the West precinct which has the largest industrial and logistics sites. This precinct continues to have new pockets of land unlocked in areas including Truganina, Tarneit and Ravenhall.



★ represents asset location (indicative only)

The following table provides a summary of the key industrial locations in each submarket.

City Fringe	West	North	Outer East	South East
Port Melbourne	Truganina	Epping	Clayton	Dandenong South
	Altona North	Tullamarine	Clayton South	Braeside
	Laverton North	Somerton	Mulgrave	Keysborough
	Derrimut	Campbellfield	Scoresby	Noble Park
	Brooklyn		Bayswater	Hallam

4.2 STATE GOVERNMENT STIMULAS

In addition to the Federal Government stimulus packages, the following provides a brief snapshot of the state Government stimulus provided in response to COVID-19.

- Victoria announced that businesses with annual taxable wages up to $3 million will have their payroll tax for the 2019-20 financial year waived. This has been further extended under Stage 4 restrictions.
- A$500 million hardship payments to be distributed through the Chamber of Commerce & Industry, Australian Hotels association, the Australian Industry group and other industries
- Waiver of Fees up to A$600million such as liquor licencing
- Rent relief for tenants in Government buildings

4.3 SUBJECT SITE PROPERTIES

ALOG (through their investment in LAIV) are currently looking to acquire the following assets within Melbourne, all of which are in the West submarket:

Property	Submarket	Distance to Closest Motorway	Distance to CBD	Distance to Port	Distance to Airport
34-38 Marshall Court, Altona	West	0.0 km (Princes Freeway)	16 km	10 km	20 km
27-43 Toll Drive, Altona North	West	2.5 km (Princes Freeway)	12 km	7 km	20 km
1 Hume Road, Laverton North	West	1.5 km (Princes Freeway)	15 km	10 km	17 km

Note – distances are based off straight line measurements

All three properties are located within the Melbourne West industrial and logistics market which has been one of the most active markets in Australia and accounted for a large share of Melbourne's pre-commitment activity over the past six months. In the first half of 2020, pre-commitments within the West submarket totalled 151,260 sqm and includes Uniqlo (46,000 sqm) and Bridgestone (24,000 sqm) at Charter Hall's Midwest Estate in Truganina while CEVA Logistics pre-committed to 37,307sqm within Frasers West Park Industrial estate, also at Truganina.

The speculative development market has also been active with 125,000 sqm due for completion in 2020 and includes EFM Logistics Services Group (23,222 sqm) to the LOGO Marshall Court, Altona site and Aliro leasing half of their 45 National Drive, Truganina development to Quatius Logistics (8,500 sqm).

The existing building market (i.e. previously occupied facilities) has picked-up from the depths of COVID-19 with transport companies experiencing higher volumes of work off the back of increased online shopping and has led to an increase in short term requirements. Notably, this includes Linfox (7,500 sqm) and Australia Post (15,000 sqm). Existing building transactions in H1 2020 have totalled 131,988 sqm.

All three properties are well serviced by major road networks which provides access to the broader Melbourne metropolitan area and beyond. Major road networks in proximity of each site includes the Princes Freeway, Kororoit Creek Road and Fitzgerald Road. In addition, the West submarket is near Port Melbourne and Melbourne Airport.

From a total size perspective, the West submarket of Melbourne provides 7.6 million sqm of industrial space (for facilities sized 5,000 sqm and above). Major tenants near each asset include DHL, GMK Logistics, Woolworths, TOLL, Seaway Logistics and TNT.

4.3.1 Tenant Type & Rents

Given its ability to accommodate larger and new space requirements, tenant demand for the West stems from a broad mix of industries. In addition, given the affordability of the West when compared to other Melbourne industrial submarkets, tenant migration from other markets has been a key feature within the market. In 2019, almost 350,000 sqm of occupier activity was attributed to occupiers migrating from other markets across Melbourne, underpinned by the City Fringe submarket.

Transport and logistics occupiers are the dominant tenant type in the submarket, representing 32% of the market. Notable transport and logistics businesses in the West submarket include Toll, eStore Logistics, Nippon Express, McPhee Transport and CEVA Logistics. Retail occupiers (Kmart, Target, Uniqlo etc) are the next most dominant sector in the West submarket, representing 14% of the total market while the remaining occupier types include e-commerce, manufacturing (including food manufacturing) and consumer staples.

In terms of rents, the following table highlights the key indicators within the rental market for the three suburbs.

Table 7. Subject Site Suburb Rental Metrics

	Net Face Rent (A$/sqm p.a.)				**Incentive**			
	Low (Jun-20)	Low (Jun-19)	**High (Jun-20)**	High (Jun-19)	**Low (Jun-20)**	Low (Jun-19)	**High (Jun-20)**	High (Jun-19)
Prime								
Altona	**$78**	*$77*	**$85**	*$85*	**15.0%**	*15.0%*	**20.0%**	*17.5%*
Altona North	**$78**	*$77*	**$85**	*$85*	**15.0%**	*15.0%*	**20.0%**	*17.5%*
Laverton North	**$78**	*$77*	**$85**	*$85*	**15.0%**	*15.0%*	**23.0%**	*20.0%*
Secondary								
Altona	**$60**	*$60*	**$70**	*$70*	**15.0%**	*15.0%*	**25.0%**	*25.0%*
Altona North	**$60**	*$60*	**$70**	*$70*	**15.0%**	*15.0%*	**25.0%**	*25.0%*
Laverton North	**$60**	*$60*	**$70**	*$70*	**15.0%**	*15.0%*	**25.0%**	*25.0%*

Source: Colliers Edge   Note – figures are based on the assumption of a 5,000sqm+ facility (Ambient warehouse only does not take into account specialised modifications)

4.3.2 Infrastructure

Melbourne is currently experiencing a significant investment in transport infrastructure projects which will ultimately improve connectivity both into and within the city. Colliers Research shows that there is an estimated $83 billion in the infrastructure pipeline across Victoria, $37 billion of which is either underway or committed.

Major projects of note include:

Project	Value	Estimated Completion	Summary
West Gate Tunnel	$6.7 billion	2022	The project involves the upgrading and widening of the West Gate Freeway, a new tunnel from the West Gate Freeway to the Maribyrnong River and a new bridge over the Maribyrnong River
Level Crossing Removal Project	$8.3 billion	2025	The Level Crossing Removal Project involves the removal of 75 level crossings across metropolitan Melbourne by 2025, in addition to other rail network upgrades such as new train stations, track duplication and train stabling yards. Major benefits include reduced congestion, improved travel time reliability and improved safety.
Melbourne Airport Link	$10.0 billion	2028	The proposed construction of a new rail link between Melbourne Airport and Southern Cross Station within the CBD.
Suburban Roads Upgrade Project	$2.2 billion	2025	The Suburban Roads Upgrade package will fix 22 key suburban arterial road networks and will be delivered through a Program Approach, modelled on the successful Level Crossing Removal Project. The Suburban Roads Upgrade will fix more than 50 kilometres of roads across Melbourne.

Map 3. Selected Melbourne Transport Infrastructure Map

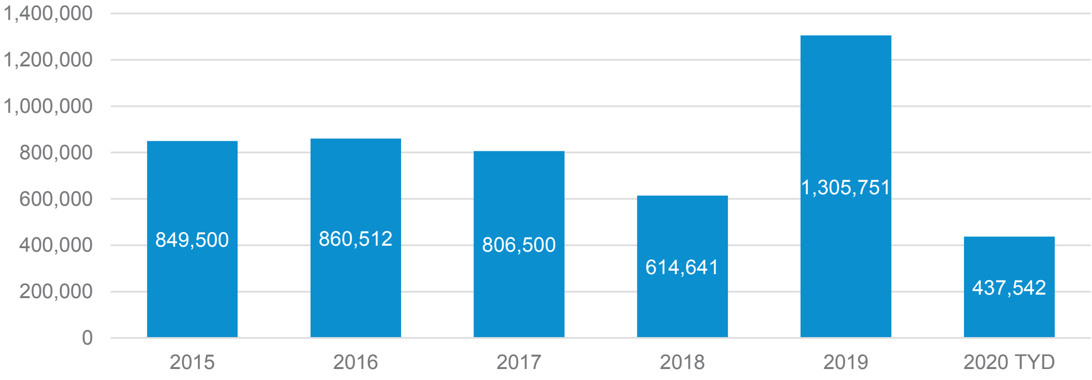
Source: VIC Government Note – submarket boundaries is indicative only ★ represents asset location

4.4 LEASING ACTIVITY & DEMAND

Overall, tenancy demand has been significant across the Melbourne market, led by the West where high levels of activity have been recorded from transport and logistics providers as well as retailers. Leasing enquiries have dropped off as a result of COVID-19 as businesses look to assess the impacts on their operations. However, we are starting to see a pick-up in demand from defensive occupiers and those operating in the non-discretionary space and this has included cold storage providers, food and beverage retailers, e-commerce providers and transport and logistics groups.

In 2019, approximately 1.3 million sqm of industrial space was leased across Melbourne while in 2020, 437,542 sqm has been leased (H1 2020), with the West and South East markets capturing the bulk of this activity at 46% and 29% respectively.

Figure 14. Melbourne Industrial Take-up (sqm)



Source: Colliers Edge

The Melbourne West industrial and logistics market continues to be one of the most active markets in Australia and accounted for a large share of Melbourne's pre-commitment activity over the past six months. Major pre-commitments in 2020 include Uniqlo (46,000 sqm) and Bridgestone (24,000 sqm) at Charter Hall's Midwest Estate in Truganina while CEVA Logistics pre-committed to 37,307sqm within Frasers West Park Industrial estate, also at Truganina.

Similar to Sydney, Third-party logistics providers (3PL) and omnichannel retailers remain one of the most active industrial tenants over the past 12 months. Looking ahead, leasing volumes are expected to pick-up in the second half of 2020 with several major tenant briefs within the market.

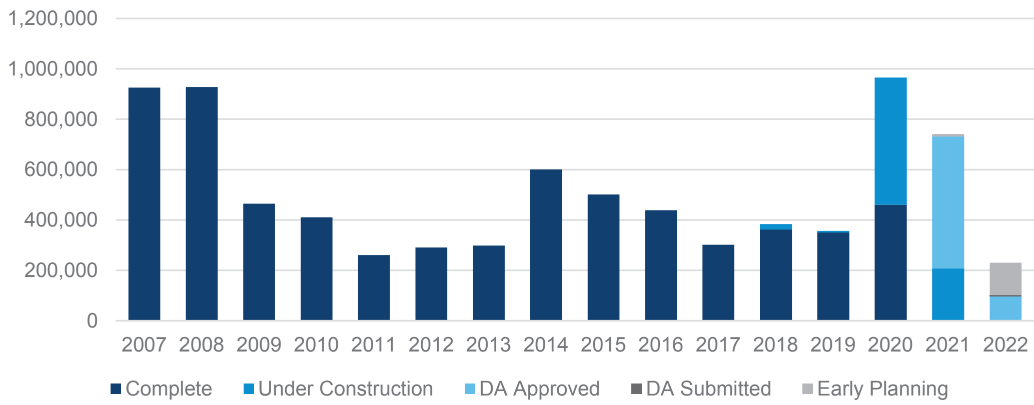
4.5 DEVELOPMENT SUPPLY

Supply levels for industrial space across Melbourne were moderate in 2019 with 356,280 sqm of supply added to the market. Of this total, almost 40% of supply additions over the period stemmed from speculative developments and were largely concentrated in Melbourne's West around Truganina.

Melbourne's West precinct captured the bulk of new supply in 2019 with 270,989 sqm of stock added to the market. Major supply additions in the precinct for 2019 included the Dexus speculative development within the Foundation Estate (38,922 sqm) which was subsequently leased (partially) to Secon Freight Logistics. Other major developments included the Visy facility in Truganina (43,795 sqm) and Frasers speculative development of 30,885 sqm at Maker Place, Truganina which was subsequently leased to HB Commerce prior to completion.

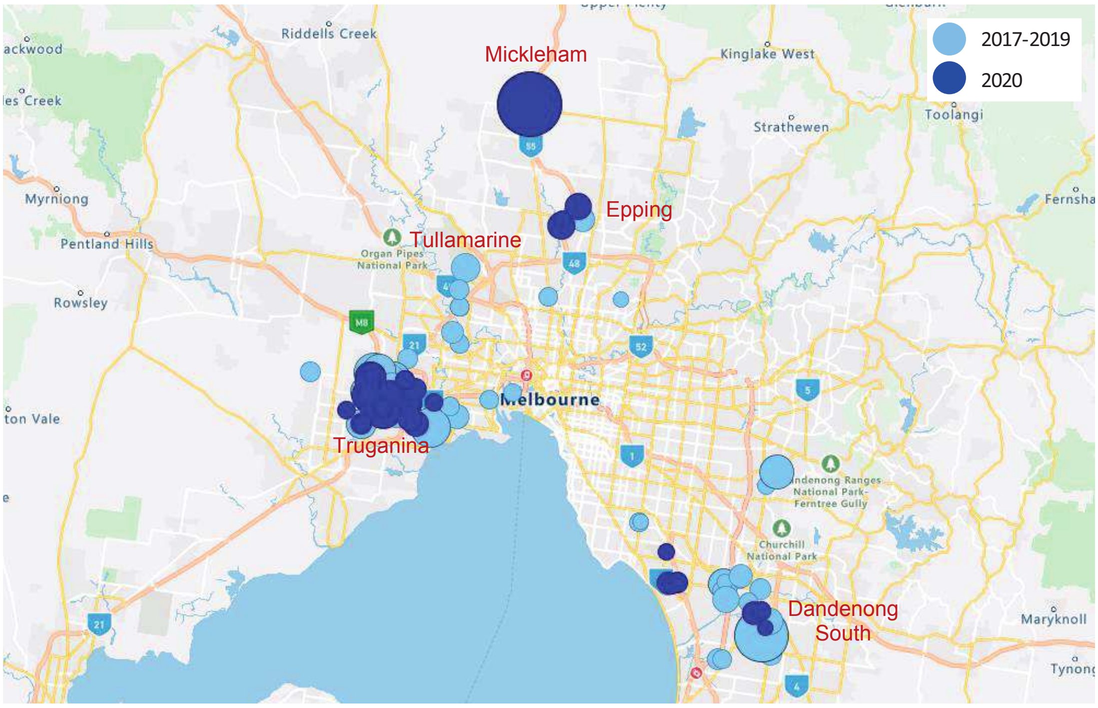
Supply levels will significantly increase in 2020 with 972,060 sqm expected to enter the market, 62% of which is to stem from Melbourne's West submarket. Supply levels will also be strong in the North precinct (245,527 sqm) with the bulk of this stemming from the Kaufland Distribution Centre (113,600 sqm). Kaufland have since announced their exit from the Australian market, however, construction of the facility continues to progress.

Figure 15. Melbourne Industrial Supply (sqm)



Source: Colliers Edge

Map 4. Melbourne Industrial Supply by Location, 2017-2020



Source: Colliers Edge, eSpatial

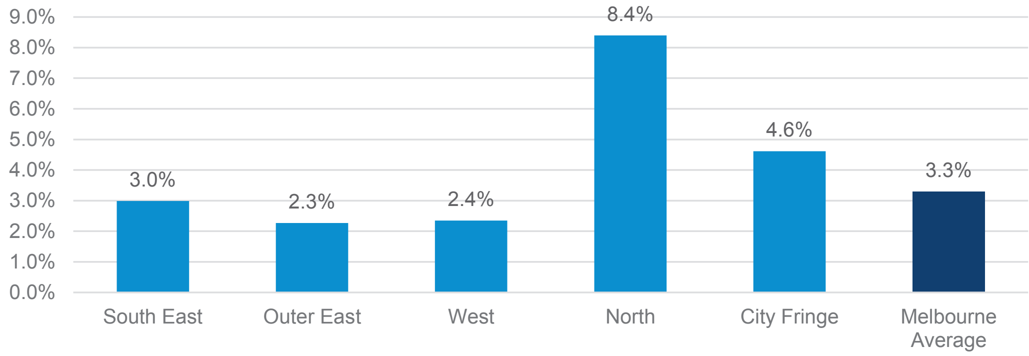
4.6 VACANCY

As at June 2020, Melbourne's industrial vacancy rate measures 3.3% (for facilities sized 5,000 sqm and above) with just over 780,000 sqm available for lease. By grade, reflective of tenant demand, the prime grade vacancy rate is lower at 1.4% while for the secondary market, the vacancy rate measures 4.9%. The more elevated rate within the secondary market is underpinned by the North submarket where 250,000 sqm is available for lease (13.0% secondary vacancy rate). The inflated vacancy rate in the North is the result of:

- Several speculative developments being recently completed, including 38,764 sqm that 151 Property has available in Biodiversity Business Park.
- Ford and Woolworths transitioning out of large-scale B-Grade assets with a combined building vacancy of 176,000 sqm. These assets may be retrofitted to accommodate split tenancies with a variety of size offerings.

Despite recent economic uncertainty, the overall vacancy rate remains unchanged since December 2019 while there have been moderate variances between submarkets.

Figure 16. Melbourne Industrial Vacancy Rates by Submarket, June 2020 (5,000sqm+)



Source: Colliers Edge

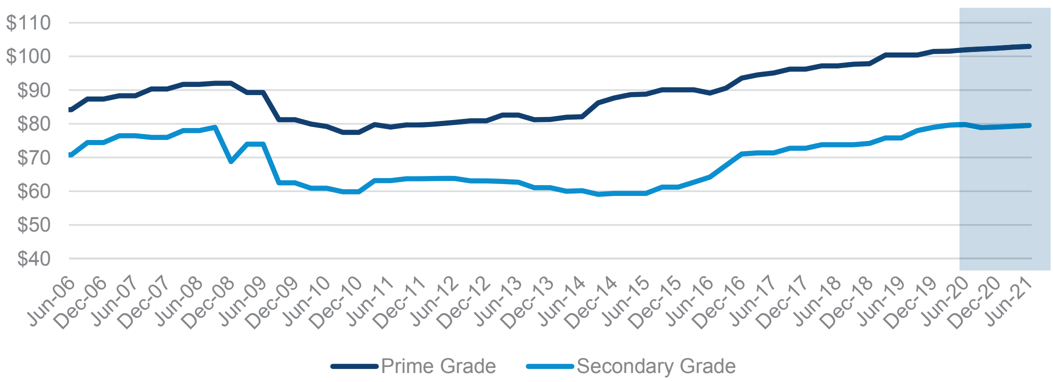
4.7 RENTS, INCENTIVES & OUTGOINGS TRENDS

Across all Melbourne industrial precincts, face rents are increasing as underlying land values continue to grow and yields are continuing to firm in response to lower interest rates and a shortage of investment stock available relative to demand. As at June 2020, net face rents within the prime market average A$102/sqm p.a., which represents growth of 1.6% over the past year. Over the past quarter, no change in the prime market was recorded and reflects the early impacts of COVID-19.

A lack of leasing options in the prime market has forced occupiers to look at secondary leasing options and as a result, rental growth for secondary assets has outstripped the prime market. Rental growth of 5.3% has been recorded over the past year to average A$80/sqm p.a.

For the West submarket, prime rents have increased by 0.6% over the past year to currently average A$82/sqm p.a. while rents in the secondary market have been flat at A$65/sqm p.a. All three subject site assets are prime grade.

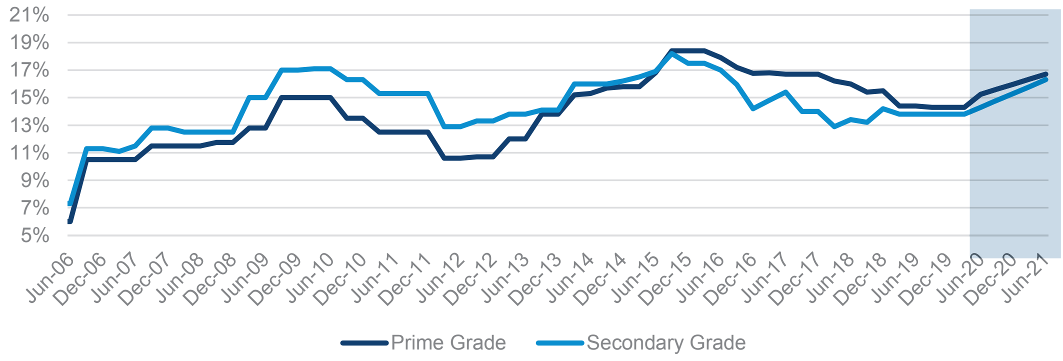
Figure 17. Melbourne Industrial Net Face Rents (A$/sqm p.a.)



Source: Colliers Edge

In response to more subdued leasing conditions, incentives have increased moderately over the past quarter and is being driven by the owner/developer's desire to hold face rents steady. In the prime market, incentives have increased from 14.3% to 15.2% on average with a range of 5% to 24% while they range between 10% to 25% in the secondary market. The City Fringe market is at the lower end of this range while the West precinct continues to record the highest incentive levels across both prime and secondary assets as a result of its ability to bring supply online quickly.

Figure 18. Melbourne Industrial Incentives



Source: Colliers Edge

The following table reflects the average broad market rental benchmarks across Melbourne's industrial submarkets as at Q2 2020:

Table 8. Melbourne Industrial Rental Benchmarks by Submarket, June 2020 - AUD

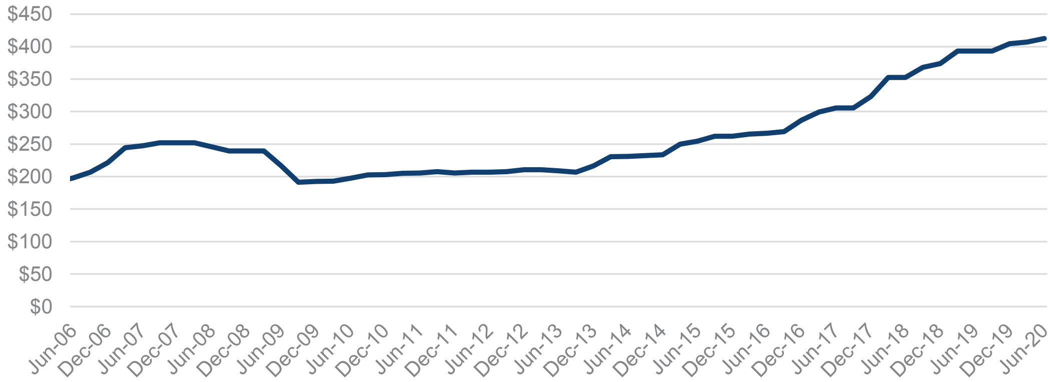
	Submarket	Avg. Net Face Rent (A$/m² p.a)			Avg. Incentive (%)			Avg. Net Effective Rent (A$/m² p.a)			Avg. Outgoings (A$/m² p.a)
		Low	**High**	**Average**	**Low**	**High**	**Average**	**Low**	**High**	**Average**	**Average**
Prime	**City Fringe**	$130	$160	$145	5.0%	10.0%	7.5%	$120	$148	$134	$60
	North	$83	$91	$87	15.0%	20.0%	15.0%	$68	$75	$72	$17
	South East	$93	$95	$94	15.0%	23.0%	19.0%	$76	$77	$76	$20
	West	$78	$85	$82	15.0%	25.0%	20.0%	$75	$81	$78	$13
	Outer East	$95	$110	$103	10.0%	15.0%	12.5%	$83	$96	$90	$17
Secondary	**City Fringe**	$100	$120	$110	10.0%	15.0%	12.5%	$88	$105	$96	$60
	North	$65	$75	$70	8.0%	15.0%	11.5%	$58	$66	$62	$16
	South East	$72	$80	$76	10.0%	15.0%	12.5%	$63	$70	$67	$20
	West	$60	$70	$65	15.0%	25.0%	20.0%	$51	$60	$55	$14
	Outer East	$73	$83	$78	13.0%	18.0%	15.0%	$62	$71	$66	$18

Source: Colliers Edge

4.8 LAND VALUES

Industrial land values have recorded strong increases over the past year, up 4.9% (excl. City Fringe) in the 12 months to June 2020 and up more than double over the past five years. Strong growth has been underpinned by the Outer East (+7%) and South East (+5%) submarkets and come off the back of significant levels of recent development which has exhausted land opportunities.

Figure 19. Melbourne Industrial Land Values (Excl. City Fringe - A$/sqm)



At present, land values for a 1-5 ha lot averages A$413/sqm (excluding the city fringe) while in Melbourne West where the bulk of land activity has been, it averages A$325/sqm.

Table 9. Melbourne Industrial Land Values by Submarket, June 2020 (AUD per sqm)

Market	<1 ha	1-5ha	5+ ha
Melbourne Average (excl. City Fringe)	**$456**	**$413**	**$250**
City Fringe	$1,500	n/a	n/a
North	$375	$325	$200
South East	$550	$525	$300
West	$400	$325	$225
Outer East	$500	$475	$275

Source: Colliers Edge

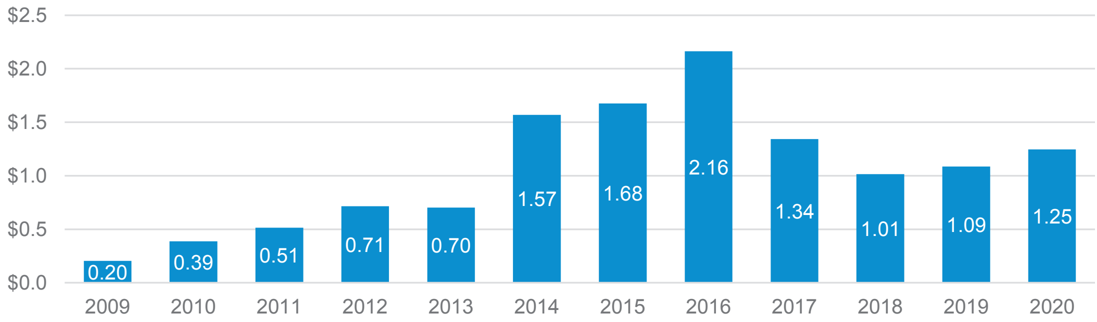
4.9 MELBOURNE INVESTMENT MARKET

So far in 2020 (YTD August), there has been A$1.25 billion trade (for transactions priced above A$10 million) across the Melbourne industrial market and compares to just over A$1 billion in 2019. Despite this, stock remains tightly held with most transactions in 2020 stemming from core assets with an average value of A$78 million being recorded.

The largest sale to occur in Melbourne in 2020 has been Centuria's acquisition of the Telstra Data Centre at Clayton for A$416.7 million, on a yield of 4.2%. Other notable sales include Aldi's distribution centre at Dandenong South which sold to Charter Hall/GIC for A$158.6 million and 415 Cooper Street, Epping (A$71.5 million) to LOGOS and QUBE Brooklyn (A$65 million) to Time & Place.

For Melbourne's West, where the three subject properties are located, investment volumes in 2020 have totalled $132.65 million. Major sales in the submarket include 1 Botero Place, Truganina (A$42.2 million) and DHL Altona (A$55.45 million).

Figure 20. Melbourne Industrial Investment Volumes (A$Bn)



Source: Colliers Edge

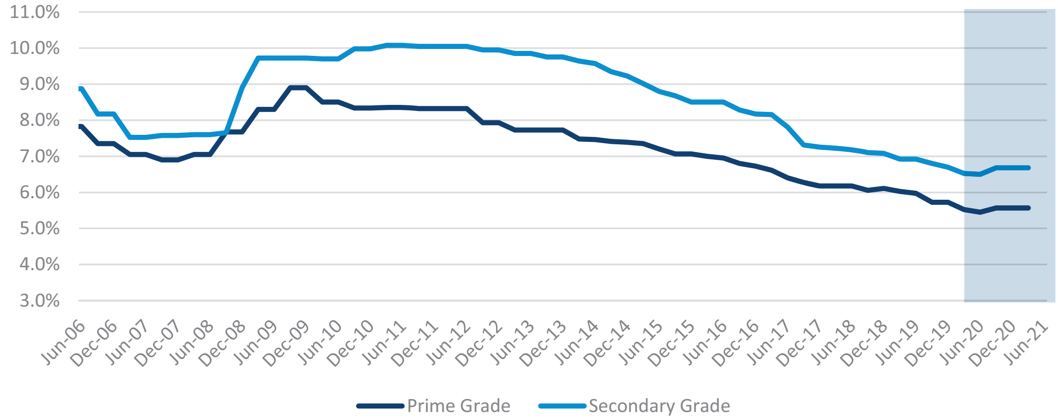
4.10 YIELDS & CAPITAL VALUES

Strong demand relative to the supply of investment grade stock has driven a tightening of prime and secondary yields across all precincts. As at June 2020, prime yields in Melbourne average 5.45% (assuming a five-year WALE), down from 5.98% for the prior corresponding period a year ago. Prime yields now sit 164 basis points below the 10-year average and 145 basis points below the last market peak recorded in 2007.

For the secondary market, average yields currently average 6.50% and have firmed by 43 basis points over the 12 months to June 2020, largely on par with the prime market. Secondary yields are now trading 215 basis points below their 10-year average.

The South East and Outer East submarkets recorded the largest rate of yield compression over the past year at 75 basis points respectively in the prime market. The tightest yields are currently being experienced in the West submarket (where the subject properties are located) with prime yields broadly ranging from 4.75% to 5.25% and has come off the back of large institutions seeking scale. On the other hand, secondary yields in Melbourne's West submarket currently range between 6.50% to 7.00%, representing 38 basis points firming over the past year.

Figure 21. Melbourne Industrial Yields

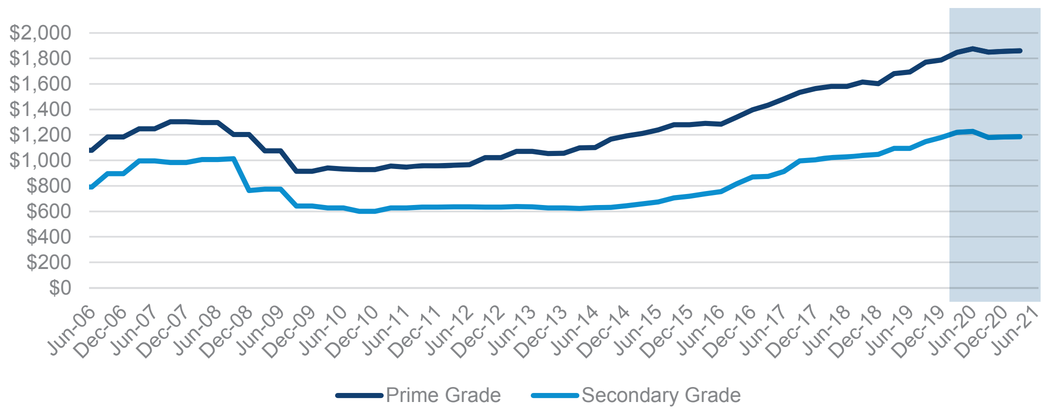


Source: Colliers Edge

Average prime capital values across the Melbourne industrial precincts has increased by 10.8% over the 12 months to June 2020. Average prime capital values now sit at A$1,876/sqm. Capital values are being driven by both rental growth and tightening yields and face upward pressure with lack of core industrial assets coming to market. Average secondary capital values increased by 12.0% over the same period and now sit at A$1,245/sqm.

Capital values in Melbourne's West average A$1,630/sqm for prime and A$963/sqm for secondary.

Figure 22. Melbourne Capital Values (A$/sqm)



Source: Colliers Edge

Table 10. Melbourne Industrial Key Investment Metrics, June 2020* (AUD)

	Submarket	Avg. Capital Value ($/m²)			Avg. Yield (%)		
		Low	High	Average	Low	High	Average
Prime	City Fringe	$2,261	$3,200	$2,698	5.00%	5.75%	5.38%
	North	$1,269	$1,738	$1,479	5.25%	6.50%	5.88%
	South East	$1,617	$1,810	$1,709	5.25%	5.75%	5.50%
	West	$1,486	$1,789	$1,630	4.75%	5.25%	5.00%
	Outer East	$1,652	$2,095	$1,864	5.25%	5.75%	5.50%
Secondary	City Fringe	$1,600	$2,182	$1,872	5.50%	6.25%	5.88%
	North	$867	$1,200	$1,018	6.25%	7.50%	6.88%
	South East	$1,067	$1,280	$1,169	6.25%	6.75%	6.50%
	West	$857	$1,077	$963	6.50%	7.00%	6.75%
	Outer East	$1,081	$1,328	$1,200	6.25%	6.75%	6.50%

Source: Colliers Edge ** Assumes five-year WALE*

4.11 INDUSTRIAL INVESTMENT SALES EVIDENCE

Notable transactions that occurred in 2019-2020 include the following:

Property	Sale Price (A$)	Submarket	Sale Date	NLA	Capital Value (A$/m²)	Initial Yield	WALE	Tenant	Vendor	Purchaser
Telstra Data Centre, Clayton	$416,700,000	South East	Aug-20	26,129	$15,948	4.20%	30.0	Telstra	Telstra	Centuria
140 Fulton Dr, Derrimut	$20,000,000	West	Aug-20	11,469	$1,744	5.50%	8.0	Beacon Lighting	Beacon Lighting	Centuria
41-59 Colemans Road, Dandenong South	$158,600,000	South East	Jun-20	56,882	$2,525	4.75%	7.0	Aldi	Aldi	Charter Hall (CPIF)/Allianz (50%)
1 Botero Place, Truganina	$42,200,000	West	Jan-20	23,803	$1,773	4.79%	10.0	DHL	DHL	GPT
415 Cooper Street, Epping	$71,500,000	North	Jan-20	46,000	$1,554	5.47%	3.0	-	Time & Place	LOGOS
21 Wirraway Drive, Port Melbourne	$32,400,000	City Fringe	Feb-20	7,195	$4,503	4.89%	5.8	Computershare	Julliard Group	GPT
QUBE Brooklyn	$65,000,000	West	Mar-20	22,000	$494	n/a	0.5	QUBE	QUBE	Time & Place
60 Fulton Drive, Derrimut	$15,000,000	West	Mar-20	11,782	$1,273	5.60%	3.0	Lincraft	Lincraft	Primewest
ConnectWest Industrial Estate, Truganina	$71,000,000	West	May-19	48,770	$1,456	5.15%	10.0	Amart	Goodman	LOGOS
182-198 Maidstone Street, Altona	$41,200,000	West	Mar-19	37,906	$1,087	6.80%	3.0	Congress Logistics	Abacus/Gaw Capital	Cache Logistics
3 Myers Place, Rowville	$34,500,000	Outer East	Jun-19	20,144	$1,737	5.54%	6.0	Sigma	Mcmillan Property No 1	Gibb Group
15 Botero Place, Truganina	$18,400,000	West	Jul-19	15,100	$1,219	VP	VP	VP	Vaughan Constructions	Mapletree
3 Maker Place, Truganina	$40,000,000	West	Jul-19	31,091	$1,287	5.83%	3.0	HB Commerce	Frasers	Growthpoint
51-95 Greens Road, Dandenong South	$100,000,000	South East	Dec-19	77,122	$1,297	5.75%	8.0	Viridian Glass	Viridian Glass	Charter Hall

Source: Colliers Edge *VP refers to vacant possession*

4.12 OUTLOOK

Despite the uncertainty triggered by COVID-19, conditions within the Melbourne industrial and logistics market are expected to remain sound. There is early evidence that leasing enquiries within the market are starting to revert to pre COVID-19 levels which should contain any falls in rents across the submarkets. However, incentives have risen over the past three months and are likely to remain at that level or experience modest rises for the remainder of 2020.

The following table highlights our 'house view' across the Melbourne industrial submarkets.

Table 11. Melbourne Rent* and Incentive Forecasts

Net Face Rents		City Fringe	North	South East	West	Outer East
Prime (% YoY change)	***Current***	*5.4%*	*3.0%*	*0.0%*	*1.2%*	*3.8%*
	2021	1.0%	1.0%	1.0%	1.0%	1.0%
	2022	2.5%	2.5%	2.5%	2.5%	2.5%
Secondary (% YoY change)	***Current***	*2.6%*	*3.0%*	*0.0%*	*9.5%*	*2.8%*
	2021	1.0%	1.0%	1.0%	1.0%	1.0%
	2022	2.0%	1.5%	1.5%	1.5%	1.5%
Incentives		**City Fringe**	**North**	**South East**	**West**	**Outer East**
Prime	***Current***	*7.50%*	*17.5%*	*18.8%*	*19.4%*	*12.5%*
	2021	10.0%	18.0%	19.0%	22.5%	14.0%
	2022	10.0%	18.0%	19.0%	22.5%	14.0%
Secondary	***Current***	*12.5%*	*11.5%*	*12.5%*	*20.0%*	*15.0%*
	2021	15.0%	14.0%	15.0%	22.5%	15.0%
	2022	15.0%	14.0%	15.0%	22.5%	15.0%

Source: Colliers Edge   ** Net Face Rent figures are the annual change*

The outlook for the Melbourne West submarket remains positive. This view is based on the significant level of both pre-lease and existing enquiry within the market. Rental growth is expected to measure 1.0% in 2021 which is on par with other submarkets across Melbourne while a modest rise in incentives is expected. The tenant base within the West submarket is diverse and as a result, the market will be more resilient than other markets in Melbourne.

With stock remaining tightly held and given the high level of institutional ownership in the West submarket compared to the other markets, yield compression for prime assets is expected. Secondary grade assets are likely to see some stabilisation or some modest softening as risk becomes priced into the market.

5. BRISBANE INDUSTRIAL

5.1 MARKET OVERVIEW

The Brisbane industrial market has five key precincts: Trade Coast, Brisbane North, Brisbane South, Brisbane South West and Yatala. The Trade Coast extends across circa 8,000ha located only 6km from the Brisbane CBD and at the mouth of the Brisbane River. The precinct has direct links to air, sea, road and rail networks, including the Port of Brisbane and Brisbane Airport, which supports its desirability for investors and tenants. Investment stock is generally tightly held.

The Brisbane North precinct is in a rapidly growing area extending from the Brisbane North suburbs to the Moreton Bay region. This precinct benefits from overflow demand on the Trade Coast due to its proximity to the Brisbane Airport and the Port of Brisbane. The Brisbane South precinct covers the industrial area in Logan and Brisbane South. The A$512 million Logan Enhancement project along with the A$2.5 billion M1 upgrade master plan will improve connectivity from the precinct to interstate destinations.

The Brisbane South West precinct is a primary area for current and future industrial development, extending from Brisbane West to Ipswich and in proximity to urban areas experiencing solid population growth. Key industries in this precinct range from food and beverage manufacturing, steel fabrication, transport, warehousing, and logistics-based industry.

The Yatala Enterprise Area (YEA) is the largest zoned industrial land area in the Gold Coast and the city's leading industrial precinct. The YEA is strategically located less than 40km north of the Gold Coast CBD and 40km south of the Brisbane CBD and is only a 30-minute drive to the Port of Brisbane and the Brisbane International Airport. The YEA is a value-add manufacturing region with businesses in food and beverage, construction materials, machinery and equipment, plastic and chemicals as well as warehousing, transport and distribution.

The following table provides a summary of the key industrial locations in each submarket.

Trade Coast	North	South	South West	Yatala
Hendra	Zillmere	Salisbury	Darra	Yatala
Eagle Farm	Strathpine	Acacia Ridge	Springfield	
Pinkenba	Northgate	Berrinba	Ipswich	
Morningside	Virginia	Eagleby	Redbank	
Lytton		Underwood	Wacol	

5.2 STATE GOVERNMENT STIMULAS

In addition to the Federal Government stimulus packages, the following provides a brief snapshot of the state Government stimulus provided in response to COVID-19.

- Queensland announced that small and medium Queensland businesses affected by the coronavirus outbreak can defer their payroll tax payment for six months under a new deferral measure, with refunds and waivers also available depending on the size of the business.
- Fees waived – including liquor licencing, commercial activity permits, marina charges, tourism rental payments and registration for inbound tourists.
- Low-interest loan facility for Queensland businesses - A$500 million low interest loans up to A$250,000 with interest free period of 12 months, co-ordinated by QLD Rural and Industry Development Authority
- Diversification grants - A$500,000 package for business in Agriculture, Food & Fish exporting and supply chains to help diversify with a focus on those that have been impacted by the COVID-19. Opened in April with grants between A$2,500 to A$50,000 and includes evaluation studies, potential new markets or new equipment required for diversification.
- A$17 million (both state, federal and private) has been given to the University of Queensland to fast track a vaccine for COVID-19.

5.3 SUBJECT SITE PROPERTIES

ALOG (through their investment in LAIV) are currently looking to acquire the following assets within Brisbane:

Property	Submarket	Distance to Closest Motorway	Distance to CBD	Distance to Port	Distance to Airport
47 Logistics Place, Larapinta	South	0.0 km (Logan Motorway)	19 km	33 km	28 km
8 Curlew Street, Port of Brisbane	Trade Coast	12 km (Gateway Motorway)	19 km	0 km	6 km
1-5 & 2-6 Bishop Drive, Port of Brisbane	Trade Coast	12 km (Gateway Motorway)	19 km	0 km	6 km
53 Peregrine Drive, Port of Brisbane	Trade Coast	12 km (Gateway Motorway)	19 km	0 km	6 km
Cnr Heron Drive and Curlew Street, Port of Brisbane	Trade Coast	12 km (Gateway Motorway)	19 km	0 km	6 km

Note – distances are based off straight line measurements

Four of the assets are held within the tightly held Trade Coast submarket while the remaining asset is located within the South submarket. Both submarkets are core logistics hubs within Brisbane and have access to major infrastructure networks including road and port provisions. Major tenants in close proximity to each asset include McPhee Distribution Services, Woolworths, Mainfreight, Qube and Kmart.

The South and Trade Coast submarkets have captured a large share of Brisbane's leasing demand in recent years and is the result of the ability to access both the Brisbane and Gold Coast markets (South submarket) and proximity to the Brisbane CBD, port and airport infrastructure (Trade Coast submarket). In H1 2020, take-up across these submarkets measured 59,828 sqm (Trade Coast) and 72,094 sqm (South).

The Port of Brisbane is Queensland's largest multi-cargo port and Australia's third largest port, facilitating economic growth throughout Queensland and northern New South Wales. Surrounding development incorporates port related industrial facilities, comprising warehouse and open yard storage. It is a preferred industrial location for importer and exporter operations, given its direct access to Brisbane's arterial road networks and to north, south and west Queensland/northern New South Wales. Port Drive provides the main access into and out of the area which directly connects to other major road networks including Port of Brisbane Motorway, Gateway Motorway and Lytton Road.

47 Logistics Place, Larapinta, is situated along the Logan Motorway, the major arterial of South Brisbane which links up with the Ipswich Motorway, Centenary Highway and the Gateway Motorway. This network of roads provides strategic logistics solutions, with excellent access to the Port of Brisbane via the Gateway Motorway and interstate transit routes to Sydney and Melbourne.

5.3.1 Tenant Type & Rents

In terms of tenant analysis, take-up in the South submarket has been led by construction, manufacturing and transport related occupiers while the Trade Coast has been dominated by e-commerce, transport and construction type occupiers.

Given the rise of technology and desire to achieve operational efficiencies that are derived from newer facilities, there has been an increase in demand for new warehouses across both submarkets. Most notably, this is evidenced in the pick-up in supply levels across the South and Trade Coast with larger users opting to lease a custom-built facility of scale.

Over the past year, it is estimated that 35% of lease deals in the submarkets were for pre-commitments or speculative built developments, underpinned by transport and logistics providers. Similarly, demand for existing buildings has been strongest for prime facilities with tenants chasing higher quality assets with improved technology, quality amenities and large hard stands.

For the subject site properties, major tenants in the surrounding locality include McPhee Transport, Woolworths, Toll, Toyota, and Mainfreight for the Larapinta asset and K&S Freighters, Qube Logistics, Visa Global Logistics, Kmart, GrainCorp and Yusen Logistics for the Trade Coast assets.

The following table highlights the key indicators within the rental market for each location.

Table 12. Subject Site Suburb Rental Metrics

	Net Face Rent (A$/sqm p.a.)				Incentive			
	Low (Jun-20)	Low (Jun-19)	**High (Jun-20)**	High (Jun-19)	**Low (Jun-20)**	Low (Jun-19)	**High (Jun-20)**	High (Jun-19)
Prime								
Larapinta	**$110**	$110	**$115**	$115	**15.0%**	15.0%	**20.0%**	17.5%
Port of Brisbane	**$115**	$115	**$120**	$120	**12.5%**		**17.5%**	
Secondary								
Larapinta	**$75**	$75	**$95**	$95	**17.0%**	15.0%	**22.0%**	20.0%
Port of Brisbane	**$80**	$80	**$95**	$95	**17.0%**	15.0%	**20.0%**	18.0%

Source: Colliers Edge Note – figures are based on the assumption of a 5,000sqm+ facility (Ambient warehouse only does not take into account specialised modifications)

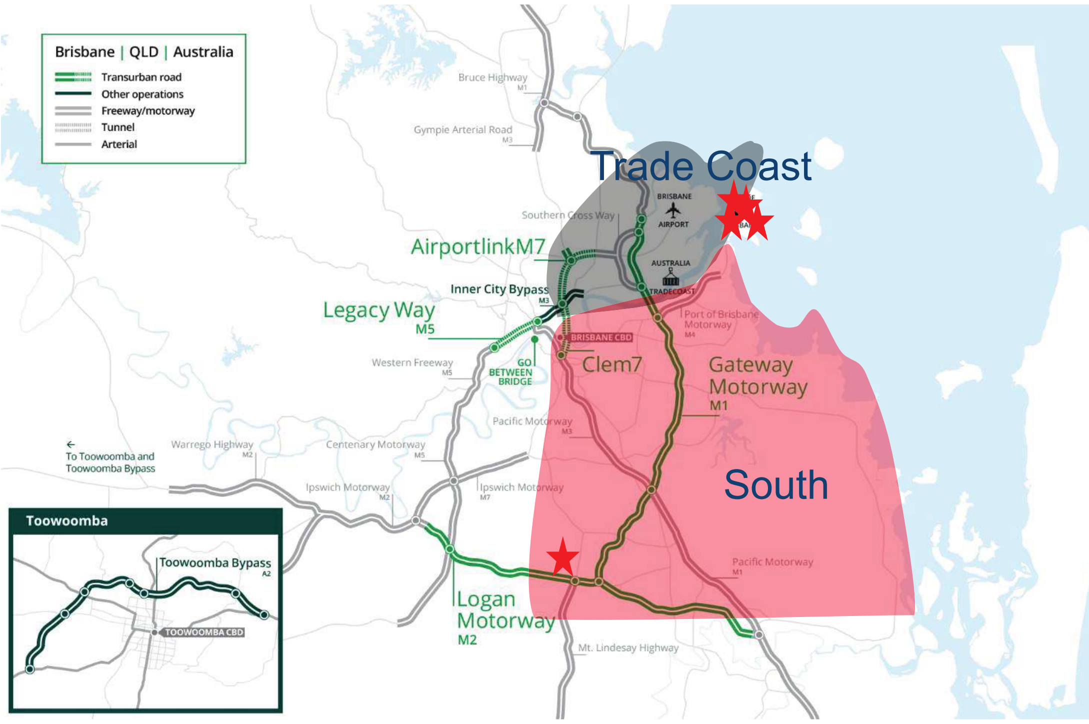
5.3.2 Infrastructure

For transport infrastructure projects which includes road, rail and airport projects, an estimated $50 billion is due to be spent over the next decade across Brisbane. Of this amount, 38% are projects which are either underway or committed. Major projects of note include:

Project	Value	Estimated Completion	Summary
Brisbane Airport New Runway	$1.3 billion	2020	Brisbane Airport's second runway opened in mid-July 2020 and will allow for significant growth in both passenger and freight movements, effectively doubling the previous capacity. The project consists of a new 3.3km long runway, more than 12km of taxiways, navigational aids, airfield infrastructure and hundreds of hectares of airfield landscaping.
Brisbane International Cruise terminal	$0.2 billion	2020	Due to open later in 2020, the new Brisbane International Cruise terminal is located at Pinkenba within Brisbane's Trade Coast region. With 180 cruise ships already booked in, the new terminal will provide a major economic boost to the local economy while the surrounding road networks will be upgraded as part of a $10 million investment to improve access to and from the terminal.
Port of Brisbane	$0.5 billion	2025	The Port of Brisbane is one of Australia's fastest growing container ports and the state's largest multi-cargo port. In FY 2020, the port handled almost 1.3 million TEUs. Due to continued demand, approximately $500 million is due to be spent on port infrastructure works over the next five years.
Kingsford Smith Drive	$0.7 billion	2020	The project involves the upgrade of Kingsford Smith Drive to cope with new traffic conditions following the opening of inner-city bypass. The project involves road widening to six lanes between Theodore Street, Eagle Farm and Cooksley Street, Hamilton, easing congesting and decreasing travel times in and out of the Northern TradeCoast.
Inland Rail	$10.0 billion	2028	The 1,700 km Inland Rail project is a rail freight route which is currently under construction and will connect Melbourne to Brisbane via regional NSW. Scheduled for completion by 2028, the project will strategically lift the national freight capacity creating distribution and transport efficiencies. The project would see freight trains bypassing the busy Sydney metropolitan area, and instead through an inland route dedicated for freight trains.

Project	Value	Estimated Completion	Summary
Cross River Rail	$5.4 billion	2024	A 10.2-kilometre rail line between Dutton Park and Bowen Hills, which includes 5.9 kilometres of tunnel under the Brisbane River and Central Business District. The first train is expected to be operational by 2024. Connectivity improvements will ease congestion on key arterial roads, as more people choose to travel by rail.

Map 5. Selected Brisbane Transport Infrastructure Map



Source: QLD Government Note – submarket boundaries are indicative only ★ represents asset location

5.4 LEASING ACTIVITY & DEMAND

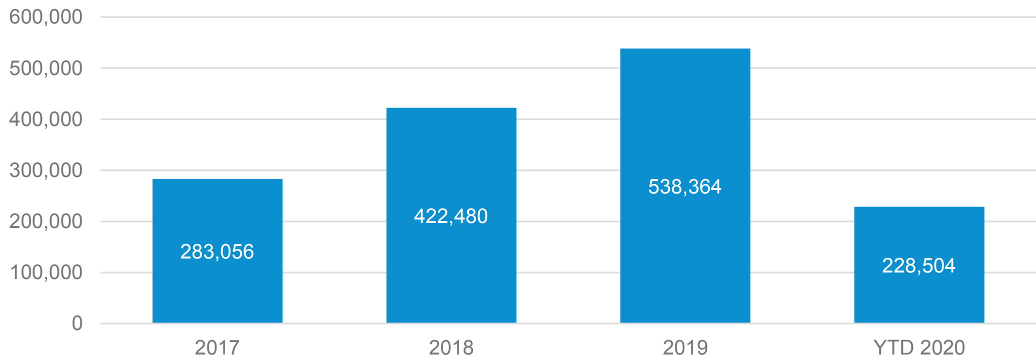
Occupier demand in the Brisbane industrial and logistics market has remained steady over the past six months despite the uncertainties triggered by the COVID-19 outbreak, with increasing demand from industrial operators within the pharmaceutical and logistics sectors. The flight to quality remains an ongoing theme with tenant activity focussed on the prime market as occupiers seek the operational efficiencies derived from newer facilities. Demand continues to be skewed towards new construction with a steady stream of major commitments to either design and construct (D&C) or speculatively developed space.

In contrast, the general leasing market is patchy with notably less demand for existing accommodation, particularly within the secondary market where a large portion of current vacancies exist. The movement of tenants upgrading to higher quality premises has been facilitated by favourable incentive metrics which in some precincts are as high as 20%, particularly in Outer precincts like the South and South West.

So far in 2020, 228,504 sqm of industrial space (for facilities sized 3,000 sqm and above) has been leased across Brisbane (H1 2020) and represents 43% of the take-up levels recorded in 2019 (~540,000 sqm). By submarket, the South and South West submarkets have collectively accounted for 50% of take-up in 2020 and has been broadly spread across the industrial suburbs within these submarkets. By industry, take-up in 2020 has been strongest for manufacturing and 3PL sectors which have accounted for 35% and 17% of take-up respectively in the South and South West submarkets.

Our analysis of recent leases reveals that whilst there is still strong tenant demand for existing buildings, occupiers with larger space requirements remain prevalent in the pre-lease market. It is estimated that pre-committed activity represented approximately 27% of total tenant demand in H1 2020.

Figure 23. Brisbane Industrial Take-up (3,000 sqm+)



Source: Colliers Edge

5.5 DEVELOPMENT SUPPLY

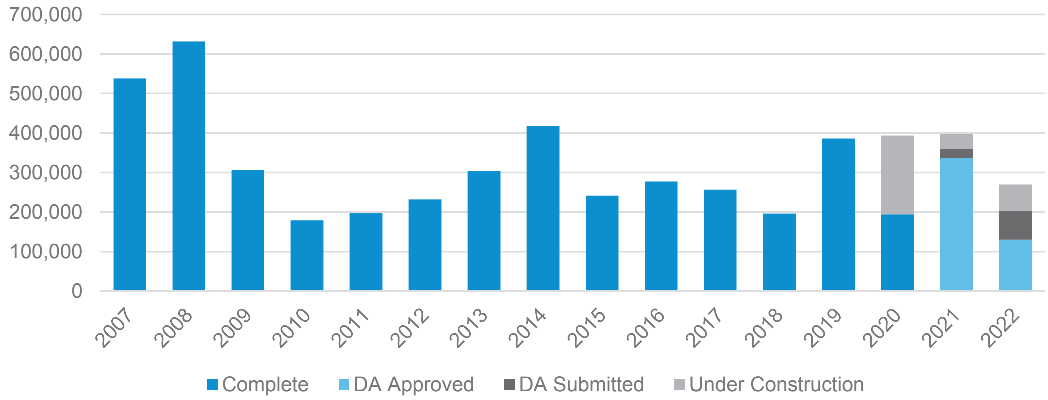
Industrial supply across Brisbane in 2019 was at its highest level since 2014 with 385,956 sqm completed over the period. New supply has come off the back of the pre-commitment market with developers yet to show the same level of confidence as Sydney and Melbourne in undertaking speculative developments. Supply in 2019 was dominated by the South (151,001 sqm) and Trade Coast (91,978 sqm) with major developments including Hilton Foods (45,000 sqm) and the Australia Post Distribution Centre at Redbank (50,277 sqm). The catalyst behind recent supply in the South has stemmed from land availability and the major road networks of the Ipswich, Logan and Gateway motorways which provide ease of access to the south and west.

In 2020, almost 400,000 sqm is expected to enter the market, 49% of which is already complete. Supply for 2020 will be the largest within the South West (156,558 sqm) and South (101,246 sqm) submarkets. Major developments for the period include Freeman Central (54,845 sqm) which is the largest speculative development ever recorded in Brisbane.

Supply levels are expected to remain strong in 2021 with a similar level of completions expected (397,423 sqm).

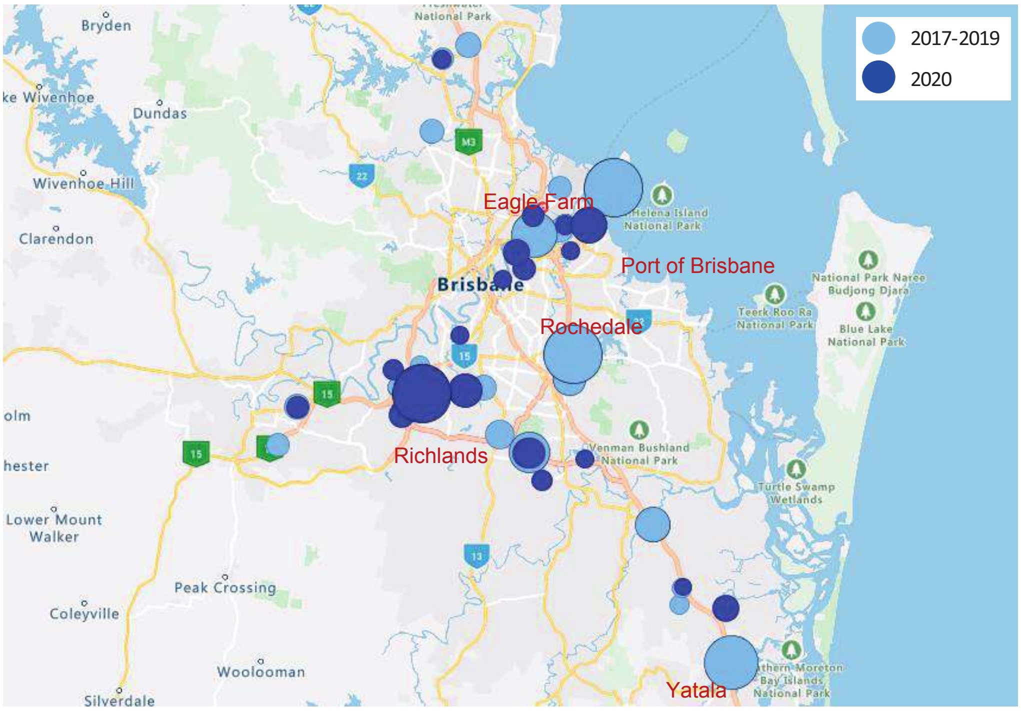
For the Trade Coast submarket, supply levels are expected to measure almost 90,000 sqm in 2020 and will include the Fisher & Paykel warehouse at PortWest Logistics Estate (28,200 sqm) and DHL Express warehouse expansion (10,349 sqm). A similar level of supply is expected in the Trade Coast submarket in 2021.

Figure 24. Brisbane Industrial Supply (sqm)



Source: Colliers Edge

Map 6. Brisbane Industrial Supply by Location, 2017-2020

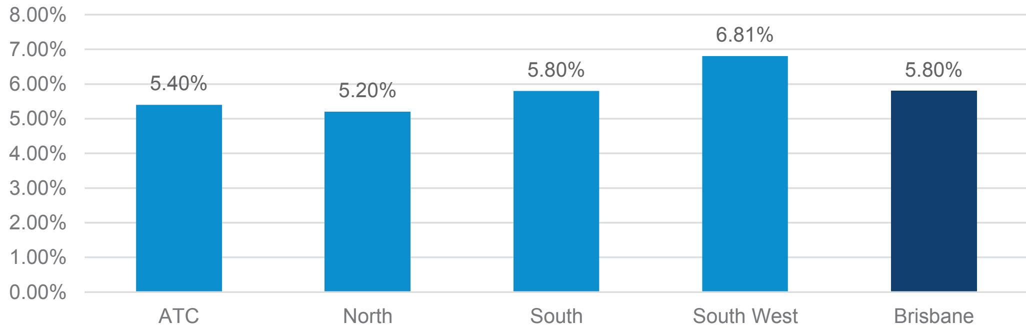


Source: Colliers Edge, eSpatial

5.6 VACANCY

As at June 2020, the Brisbane industrial vacancy rate measures 5.8% (for facilities sized 3,000 sqm and above). The drive for consolidation and operational efficiencies continues to underpin a clear tenant preference for prime stock with the vacancy rate in the prime market significantly lower at 2.2%.

Figure 25. Brisbane Industrial Vacancy Rates by Submarket, June 2020 (5,000sqm+)



Source: Colliers Edge

Looking ahead, it is expected that a modest rise in vacancy will eventuate over the next six months and will stem from speculative stock additions from Stockland, Dexus and Mapletree which will become available over the next six months.

5.7 RENTS & INCENTIVE TRENDS

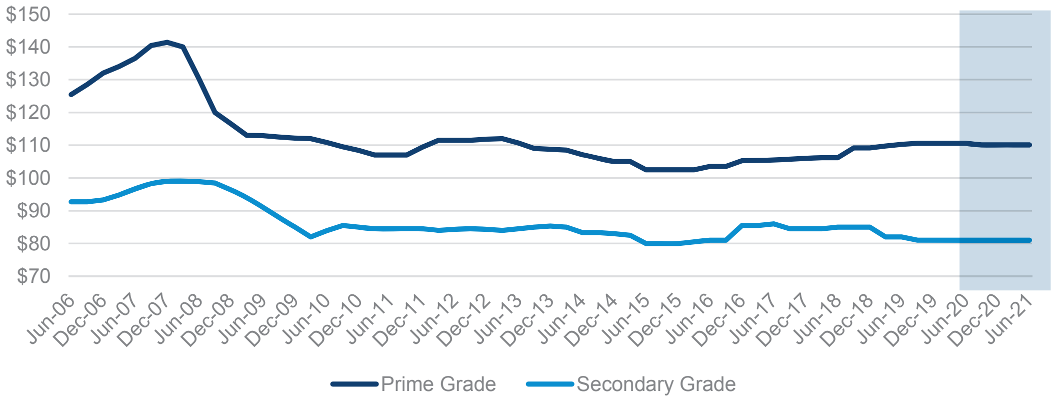
In 2019, the slowdown of economic activity in Queensland had an influence on the rental growth particularly for secondary grade assets, which reported some rental contraction. For 2020, our view is that net face rents are expected to hold steady within the prime market while there is likely to be isolated falls for secondary assets in some locations.

As at June 2020, prime net face rents across Brisbane averaged A$111/sqm p.a, representing growth of 0.3% over the year. For the secondary market, average net face rents currently average A$81/sqm p.a, down 1.2% from the prior corresponding period.

By submarket, the South submarket recorded no change in both the prime and secondary market over the past year, while growth of 1.4% in the South West prime market outstripped the South West secondary market where no change was recorded.

For the Trade Coast submarket, prime net face rents currently range between A$114/sqm p.a to A$121/sqm p.a., unchanged over the past year. In the secondary market, rents within the Trade Coast range from A$80/sqm p.a. to A495/sqm p.a. For the South submarket, rents within the prime market currently range from A$108/sqm p.a. to A$115/sqm p.a. while secondary rents are lower at A$75/sqm p.a. to A$95/sqm p.a. All subject assets within the Brisbane market are prime grade.

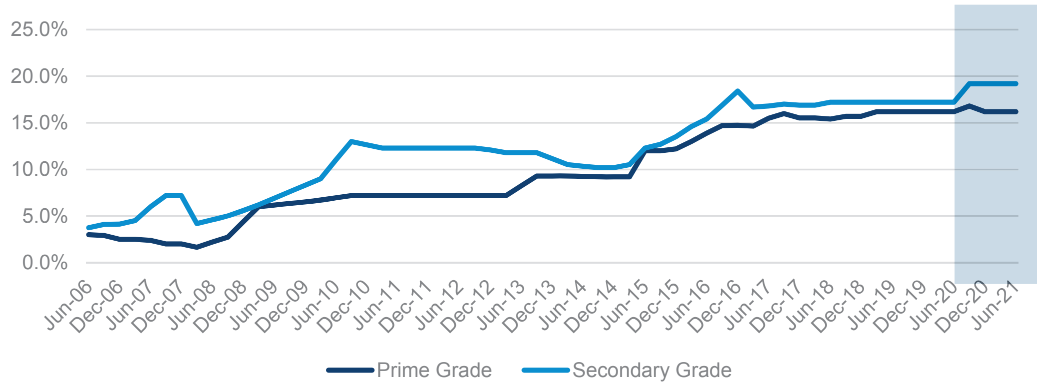
Figure 26. Brisbane Industrial Net Face Rents (AUD sqm)



Source: Colliers Edge

While it remains early and there is very little supporting evidence, there has been an upward shift in incentive levels in some cases as landlords become more aggressive in their approach to secure tenants and to preserve value via holding headline rents steady. The rise in incentives have been modest to date, ranging between 1-3% in some submarkets while other precincts have recorded no change. As at June 2020, incentive levels averaged 16.2% in the prime market and 19.2% for secondary grade assets.

Figure 27. Brisbane Industrial Incentives

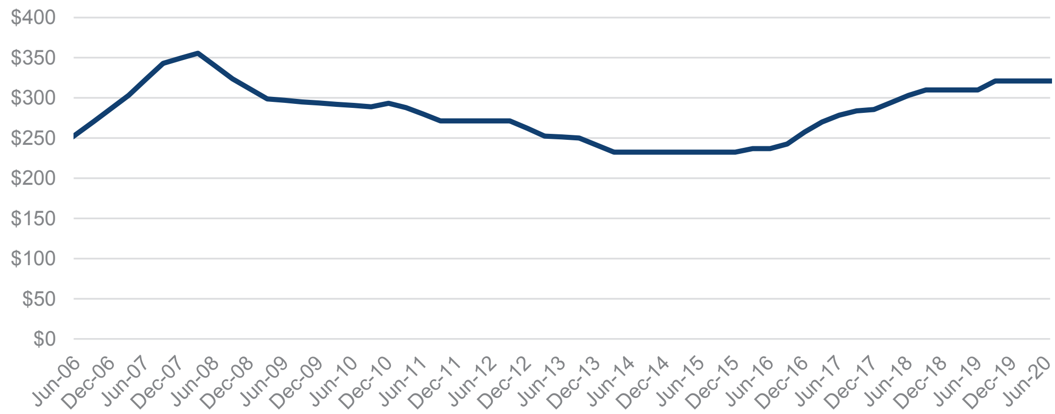


Source: Colliers Edge

5.8 LAND VALUES

Average land values held steady in Q2 2020 across all precincts in Greater Brisbane and Yatala. On an annual basis, average land values grew moderately by 3.5%, from A$310/sqm in June 2019 to A$321/sqm for the YoY to June 2020.

Figure 28. Brisbane Industrial Land Values (A$/sqm)



Source: Colliers Edge

In recent years, land values have increased in the range of 3-9% a year, with the largest increase reported in the Trade Coast where private-owned land available for immediate industrial expansion is limited. Looking ahead, we expect that land values across all precincts in Greater Brisbane and Yatala will hold firmly over the next 12-18 months. Beyond this period, our expectations are for land values to follow an upward trend, with the Trade Coast leading the growth followed by the South precincts where there is still more industrial land available for expansion.

Table 13. Brisbane Industrial Land Values by Submarket, June 2020 (AUD per sqm)

Market	<1 ha	1-5ha	5+ ha
Brisbane Average	**$368**	**$321**	**$274**
Trade Coast	$500	$415	$330
North	$365	$300	$240
South	$360	$320	$280
South West	$330	$300	$270
Yatala	$290	$260	$240

Source: Colliers Edge

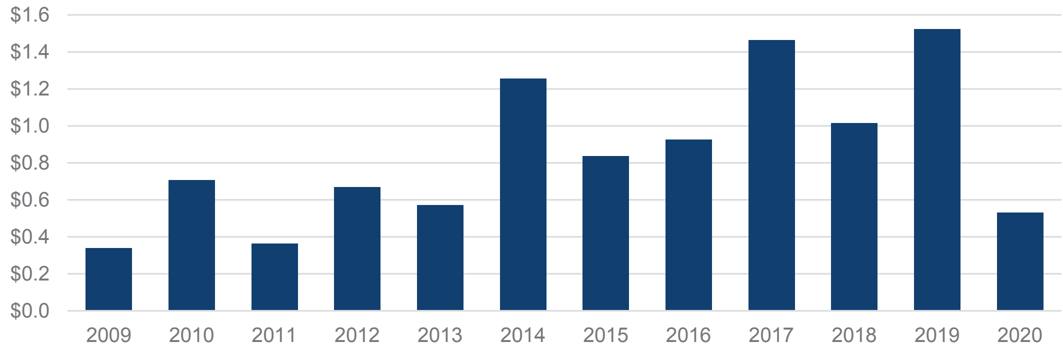
5.9 BRISBANE INVESTMENT MARKET

Investment sale volumes in Queensland have fallen in 2020 (YTD August) with A$530 million trading so far (for transactions priced above A$10 million), compared to A$980 million at the same point last year. Notwithstanding this, two assets above $100 million have traded this year in Brisbane - ALDI Brendale (A$132.5 million) and the remaining 50% stake in the Coles cold storage distribution centre at Parkinson (A$152.5 million).

Investment opportunities have generally been limited to off-market activity as owners use the strategy to hold onto the ownership to preserve value under uncertain market conditions. Despite the limited investment opportunities reaching the market, investment confidence from institutional investors has remained strong particularly for assets offering a long-WALE with defensive tenants.

Unlike Sydney and Melbourne where the investment market has been dominated by institutions, the buyer profile in 2020 has been broadly split between institutions (39%), private investors (29%) and offshore groups (33%). Alternatively, 42% of assets to trade by volume have stemmed from corporates via a sale and leaseback arrangement. Notably, this includes the above-mentioned ALDI Brendale asset, Sigma's Berrinba asset and the EB Games distribution centre at Eagle Farm.

Figure 29. Brisbane Industrial Investment Volumes (A$Bn)



Source: Colliers Edge

For the Trade Coast submarket, just two assets have traded so far in 2020 and include 731 Curtin Avenue, Pinkenba (A$34.7 million) and 25 Blackhouse Place, Eagle Farm (A$38.2 million). For the South submarket, investment activity in 2020 has so far totalled A$235.85 million and was underpinned by the remaining 50% stake in 99 Sandstone Place, Parkinson (A$152.5 million).

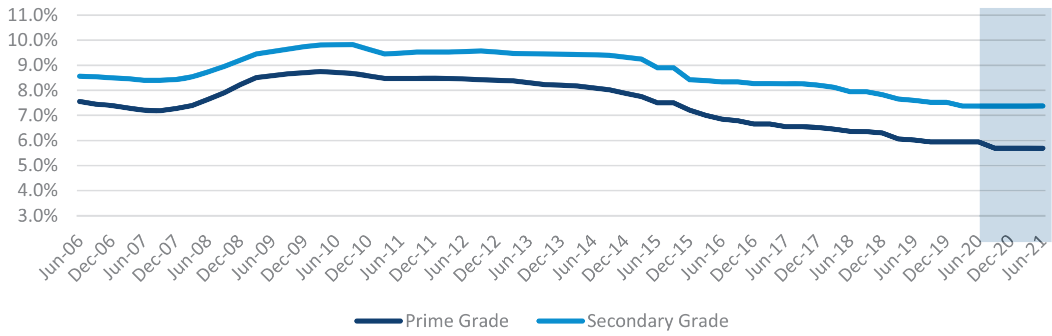
5.10 YIELDS & CAPITAL VALUES

Both prime and secondary yields across Brisbane have remained stable in 2020, however, there is evidence of compression in selected submarkets. Notably this includes the above mentioned Coles cold storage distribution centre - The first 50% stake was acquired by DWS in mid-2019 on a yield of 5.63% (A$134.2 million) while the remaining 50% sold on a yield of 5.11% (A$152.5 million), reflecting 52 bps of compression over the year.

Brisbane prime industrial yields currently average 5.94% (range of 5.75% to 6.25%), representing compression of 10 basis points over the past year. Yields in the secondary market are higher at 7.38% (range of 7.00% to 7.75%) with the rate of compression being 25 basis points over the past year.

For the Trade Coast submarket, prime yields currently range from 5.25% to 5.75% while secondary range from 6.75% to 7.25%. Yields in the South submarket range from 5.25% to 6.75% for prime and 6.75% to 7.75% for secondary.

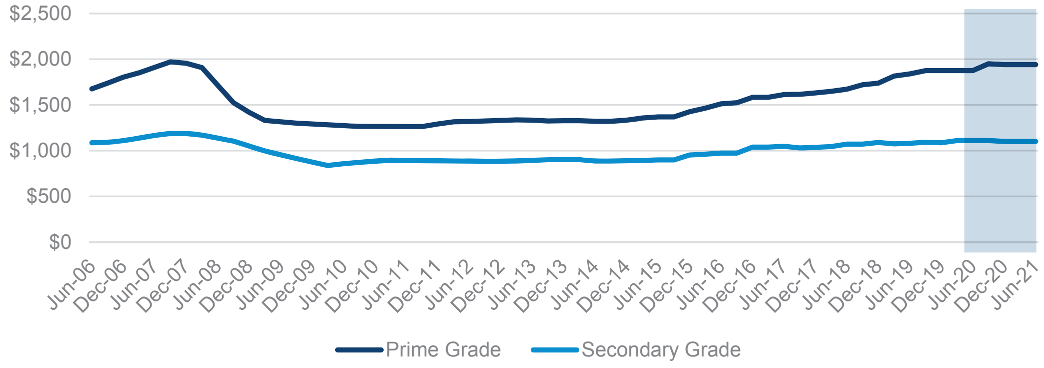
Figure 30. Brisbane Industrial Yields, Historical



Source: Colliers Edge

Tightening yields have driven an annual average increase in capital values of 2.0% to A$1,874/sqm in the prime market as at June 2020. Similarly, despite a contraction in rents in some selected submarkets within the secondary market, yield compression has led to growth of 2.8% in average capital values over the past 12 months and currently measure A$1,111/sqm. Capital values in the Trade Coast average A$2,099/sqm for prime and A$1,255/sqm for secondary. In the South submarket, capital values average A$2,034/sqm for prime and A$1,188/sqm for secondary.

Figure 31. Brisbane Capital Values (A$/sqm)



Source: Colliers Edge

Table 14. Brisbane Industrial Key Investment Metrics, June 2020*

	Submarket	Avg. Capital Value (A$/m²)			Avg. Yield (%)		
		Low	High	Average	Low	High	Average
Prime	Trade Coast	$1,913	$2,286	$2,099	5.25%	5.75%	5.50%
	North	$1,826	$2,190	$2,008	5.25%	5.75%	5.50%
	South	$1,878	$2,190	$2,034	5.25%	5.75%	5.50%
	South West	$1,800	$2,091	$1,945	5.50%	6.00%	5.75%
	Yatala	$1,563	$1,750	$1,656	6.00%	6.40%	6.20%
Secondary	Trade Coast	$1,103	$1,407	$1,255	6.75%	7.25%	7.00%
	North	$867	$1,259	$1,063	6.75%	7.50%	7.13%
	South	$968	$1,407	$1,188	6.75%	7.75%	7.25%
	South West	$875	$1,172	$1,024	7.25%	8.00%	7.63%
	Yatala	$848	$1,200	$1,024	7.50%	8.25%	7.88%

Source: Colliers Edge ** Assumes five-year WALE*

5.11 INDUSTRIAL INVESTMENT SALES EVIDENCE

Notable transactions that occurred in 2020 include the following:

Property	Sale Price (A$)	Submarket	Sale Date	NLA	Capital Value (A$/m²)	Initial Yield	WALE	Vendor	Purchaser
53-101 Wayne Goss Drive, Berrinba (Sigma)	$38,400,000	South	Aug-20	14,842	$2,587	5.10%	15.0	Sigma	LOGOS
99 Sandstone Place, Parkinson (50%)	$152,500,000	South	Aug-20	54,245	$5,623	5.11%	12.0	Frasers	DWS
35 Cambridge St, Coorparoo	$12,500,000	South	Aug-20	5,893	$2,121	6.70%	8.0	Breezeway Aust.	Centuria
25 Backhouse Place, Eagle Farm	$38,200,000	Trade Coast	Aug-20	17200	$2,221	5.40%	10.0	EB Games	Private Investor
ALDI Brendale	$132,500,000	North	Jun-20	49,200	$2,693	5.00%	7.0	ALDI	Charter Hall
115 Rudd Street, Inala	$21,250,000	South West	Jun-20	8,945	$2,376	5.40%	10.1	Private Investor	Mapletree
25 Buchanan Road, Banyo	$11,500,000	North	May-20	5,156	$2,230	6.40%	3.0	Project Pty	Private Investor
60 Fulcrum St, Richlands	$11,000,000	South West	May-20	7,856	$1,400	-		Quatius Group	Private Investor
731 Curtin Avenue, Pinkenba	$34,700,000	Trade Coast	Mar-20	14,946	$2,322	5.82%	5.4	Arcadia Funds	City Freeholds
1-18 Motorway Circuit, Ormeau	$13,900,000	Yatala	Feb-20	4,598	$3,023	7.04%	12.0	Private Investor	OzProp
476 East Street, Warwick	$31,760,000	Toowoomba	Feb-20	65,300	$486	25.08%	3.7	Tony Boothroyd	Pelligra Group
67 Bellrick Street, Acacia Ridge	$21,950,000	South	Feb-20	9,797	$2,240	6.75%	6.0	Trilogy	Fife Capital
15 Titanium Court, Crestmead	$10,500,000	South	Jan-20	6,357	$1,652	7.08%	6.8	Skybound Investments	APIL

Source: Colliers Edge

5.12 OUTLOOK

Unlike Sydney and Melbourne, leasing conditions within the Brisbane industrial market are expected to remain mixed. Demand is expected to remain concentrated within the prime market as occupiers seek the operational efficiencies derived from newer facilities and as a result, some modest upward pressure on rents is expected. Alternatively, the secondary market will remain patchy as the depth of demand is not as evident and vacancies will be largely concentrated in this segment of the market. Our forecasts highlight the following:

- Net face rents will largely remain unchanged within the prime market over the next 12 months before a gradual improvement in the 12 months to June 2022. More subdued rental growth is expected within the secondary market.
- A modest rise in incentives in some submarkets is expected across the Brisbane prime and secondary market, albeit with the rise expected to be more pronounced within the secondary market.
- Prime core yields to remain at their current levels. Isolated submarkets may experience some yield compression, underpinned by the weight of capital chasing industrial and logistics property. Secondary yields are expected to experience some softening as risk becomes priced in.

The following table highlights our 'house view' across the Brisbane industrial submarkets.

Table 15. Brisbane Rent* and Incentive Forecasts

Net Face Rents		**Trade Coast**	**North**	**South**	**South West**	**Yatala**
Prime (% YoY change)	***Current***	*0.0%*	*0.0%*	*0.2%*	*1.4%*	*0.0%*
	2021	0.2%	0.0%	0.0%	0.0%	0.0%
	2022	0.7%	0.6%	1.0%	0.9%	0.8%
Secondary (% YoY change)	***Current***	*-5.4%*	0.0%	0.0%	0.0%	0.0%
	2021	0.0%	0.0%	0.0%	0.0%	0.0%
	2022	0.4%	0.3%	0.4%	0.4%	0.4%
Incentives		**Trade Coast**	**North**	**South**	**South West**	**Yatala**
Prime	***Current***	*12.5%*	*14.5%*	*17.5%*	*17.5%*	*19.0%*
	2021	12.5%	14.5%	18.5%	18.5%	19.5%
	2022	12.5%	14.5%	18.5%	18.5%	19.5%
Secondary	***Current***	*18.5%*	*19.0%*	*19.5%*	*19.5%*	*19.5%*
	2021	*18.5%*	*19.0%*	*20.0%*	*20.0%*	*20.0%*
	2022	*18.5%*	*19.0%*	*20.0%*	*20.0%*	*20.0%*

Source: Colliers Edge ** Net Face Rent figures are the annual change*

For the Trade Coast submarket, the area has a significant premium to the wider market for rents and values. This is expected to be maintained given the tightly held nature of assets in this location near the Port, Airport and CBD. Rental growth is expected to be minor over the next 12 months, however, compares to the forecast of flat growth in other Brisbane submarkets over the same period. For the South submarket, tenant demand is expected to remain strong, buoyed by a good mix of pre-commitment activity. Rental growth is expected to be flat over the next 12 months.

6. E-COMMERCE TRENDS & OUTLOOK

The attractiveness of e-commerce has increased exponentially as a result of COVID-19 and the take-up of online retail will gain market share at the expense of brick-and-mortar retail sales as consumers are forced to buy online. COVID-19 is expected to pave way to a significant structural and cultural shift in the way consumers buy their goods, many of which have not shopped via online platforms before. Long term, these buying habits are expected to be permanent as consumers become accustomed to the simplicity of online shopping. As a result, COVID-19 will accelerate the growth of online retail.

In the 12 months to July 2020, online retail sales growth increased by 72.5% which is at record levels with Australian's spending A$26.4 billion on online goods over the period. In response to COVID-19, online retail sales represented 9.8% of total retail sales, up from 6.3% a year ago. Despite recent growth, the proportion of online retail sales in Australia remains relatively small when compared to other comparable countries including the US and UK where it is as high as 17%.

Figure 32. Annual Online Retail Sales Growth

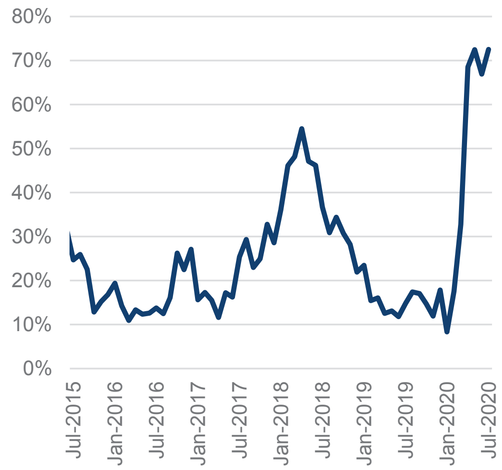
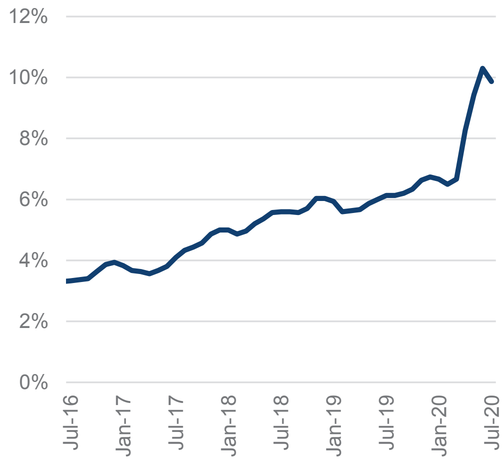
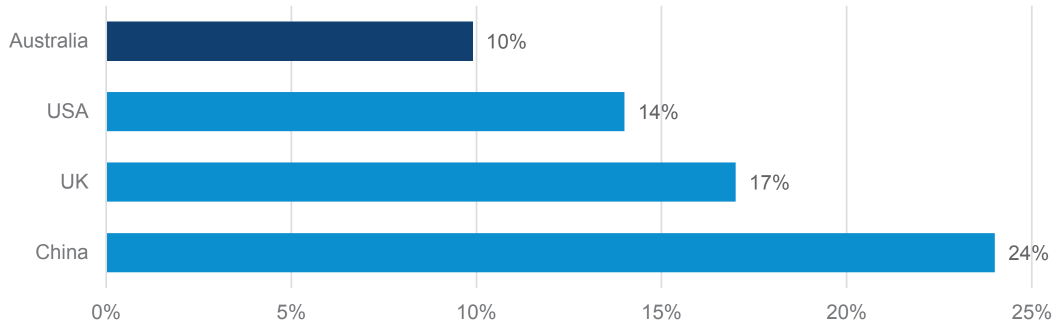


Figure 33. Online Retail as a % of Total Retail Sales



Source: ABS

Figure 34. Online Retail as a % of Total Retail Sales by Country



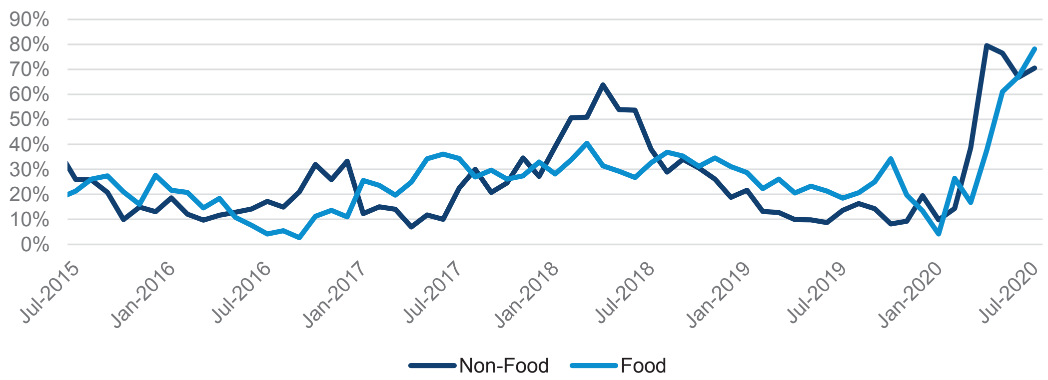
Source: ABS, Colliers International

6.1 KEY SECTORS

By category, online growth has been broadly split between non-discretionary (food) and discretionary (non-food) retail with growth of 78.2% and 70.6% respectively over the past 12 months. However, as a proportion, discretionary retail goods currently represent 73% of all online purchases.

By subcategory (NAB), online retail sales growth over the past 12 months has been strongest for games and toys (+116.6%), takeaway food (+81.4%) and grocery and liquor (+80.2%), however, all subcategories grew strongly over the period.

Figure 35. Annual Online Retail Sales Growth by Type



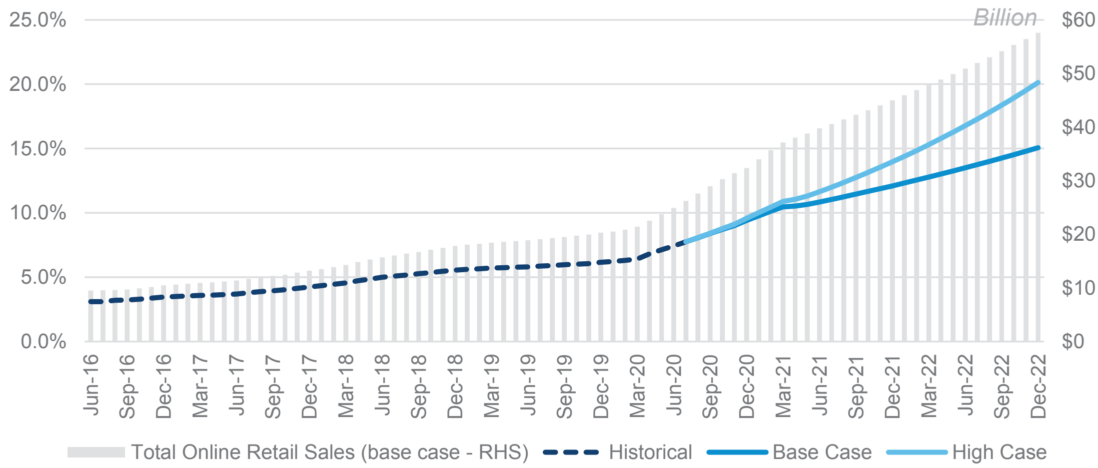
Source: ABS

The recent growth of online retail has forced traditional retailers to invest in their e-commerce channels and there has been subsequent spill over impacts to warehouse demand. Most notably, this has seen retailers shift some of their staff to online fulfilment as they try to keep up with demand while there have also been cases of retailers using their existing stores as smaller fulfilment centres or 'dark stores'. Notably, this includes Kmart and Accent group which owns Athlete's Foot, Platypus and Hype DC.

6.2 OUTLOOK

Looking ahead, given the abovementioned structural shift, our base case forecasts indicate that online retail sales will represent ~15% by the end of 2022. However, under a high case scenario, there is potential this could instead measure ~20% by the same period. In the short term, our view is that there will be little difference between the rate of growth under our base and high case scenarios as the pandemic forces some segments of the market to shop online (Victoria). However, we expect that from Q1 2021, online retail sales growth should stabilise to more sustainable rates of growth.

Figure 36. Online Retail Sales as a % of Total Retail Sales (MAT) and Online Retail Spend, Australia



Source: Colliers Edge RHS refers to right hand side axis MAT: Moving Annual Turnover

The experience from the US shows that for every one billion dollars (AUD) spent on online sales, approximately 115,000 sqm of warehouse space is needed – three times the amount of warehouse space required for traditional brick-and-mortar sales. Using the same measure in Australia's context, this would translate into ~800,000 sqm of warehouse demand from the additional A$6.9 billion spent on online sales over the past year.

Looking ahead, online retail is expected to gain further market share from the traditional retail sector as consumers embrace online shopping platforms. We are forecasting total online retail spend to reach ~A$58 billion by the end of 2022 which would translate into additional warehouse demand of 3.6 million sqm between now and then.

7. COLD STORAGE MARKET

The cold storage market has evolved rapidly over the past decade, transforming from one of traditional storage to a sophisticated and technology focussed operation. Cold storage warehouses now provide a range of services including order picking, automated warehousing, inventory control and offer a wider range of temperatures in order to meet increasing client requirements.

The Australian cold storage sector is currently valued at A$5 billion, however, despite the sector's recent growth, the cold storage market in Australia remains relatively limited, with its share of total warehouse space estimated to be ~3-5%. The market is dominated by several specialised operators and several transport companies have been established to cater for refrigerated transport. Recent examples include Rand, Scott's Transport and Toll Transport.

Presently, the main cold storage operators in Australia are Lineage Logistics (following their recent acquisition of Emergent Cold) and Americold. Notably, Lineage is a main tenant within the identified assets (1 Hume Road, Laverton North) while Teys occupy Cnr Heron Drive and Curlew Street, Port of Brisbane.

The biggest users of cold storage facilities are supermarkets who, except for Aldi, generally outsource their cold storage requirements.

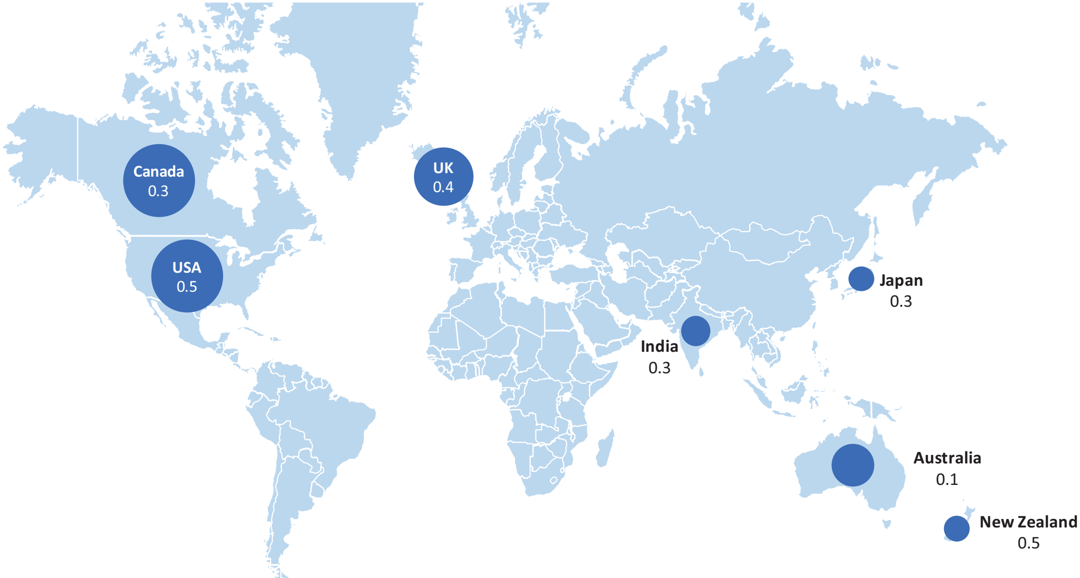
Whilst there are several smaller and, in some cases, boutique entrants to the market, it would appear a large upfront investment and running costs would be considered a significant constraint to these smaller groups without scale. Due to the high capital costs involved in building cold storage facilities, long term contracts are needed by the occupier. These costs also vary depending on the technical specification and the sophistication of the temperature range.

The decision to build cold storage facilities is often demand driven and linked to significant contracts from large grocery chains or food processors. Given the specialised nature of cold storage facilities and large upfront costs, it is rare that buildings of this nature would be speculative built by developers.

From a rental perspective, cold storage rents vary depending on the age and specification of the building, the location and the break-up of cold store, ambient, freezer components. Given the high capital costs, cold storage rents typically range from A$175/sqm (for an older circa 1980's temperature-controlled asset) to A$350/sqm (for a purpose built modern cold store / freezer facility).

Despite robust demand, Australia's per capita cold chain stock measured just 0.1 cubic metre in 2018, far behind other developed markets. This shortage coupled with high levels of forecast demand have urged retailers and logistics property developers to accelerate investment in cold storage facilities and warehouses close to consumers.

Map 7. 2018 per capita cold chain stock comparison



Source: 2018 GCCA Global Cold Storage Capacity Report, Colliers Edge

7.1 GLOBAL CONTEXT

The global cold storage market is currently valued at approximately A$290 billion, with Australia only representing 1.7% of this total. However, with demand for Australia's fresh produce directly linked to the local strong population growth prospects and the rise of the Asian middle class, Australia's share of the global market is set to rise considerably over the next 10 years. Australia's importance to the global cold storage market and strong growth prospects was highlighted by Lineage Logistics A$1.3 billion acquisition of the Australian headquartered Emergent Cold in late 2019. Lineage is a main tenant within the identified assets (1 Hume Road, Laverton North).

Globally, the capacity of the sector is estimated at approximately 620 million cubic metres with Lineage Logistics being the largest operator in the sector with just over 42.6 million cubic metres in cold storage capacity. Americold Logistics (32.8 million cubic metres) and United States Cold Storage (10.5 million cubic metres) are the next largest players globally.

Looking ahead, forecasts by Grandview Research suggest the cold storage market will grow by ~13% per annum until 2025. The strong growth rate is underpinned by emerging economies, particularly India and China who are increasingly demanding quality food and pharmaceutical products.

Table 16. Global Top 10 Cold Storage & Logistics Providers

Company	Locations	Capacity (m³)
Lineage Logistics*	Australia, Belgium, China, Denmark, Netherlands, New Zealand, Peru, Sri Lanka, United Kingdom, United States, Vietnam	50,661,616
Americold Logistics	Argentina, Australia, Canada, China, New Zealand, United States	31,426,688
United States Cold Storage	United States	10,590,159
AGRO Merchants Group, LLC	Australia, Austria, Chile, Ireland, Netherlands, Poland, Portugal, Spain, United Kingdom, United States	6,865,163
NewCold Advanced Cold Logistics	Australia, France, Germany, Poland, United Kingdom, United States	5,510,621
Nichirei Logistics Group, Inc.	France, Japan, Netherlands, Poland	5,186,000
Kloosterboer	Canada, France, Germany, Netherlands, Norway, South Africa, Sweden, United States	4,847,354
VersaCold Logistics Services	Canada	3,483,224
Interstate Warehousing, Inc.	United States	3,277,261
Frialsa Frigorificos	Mexico	2,894,758

*Source: International Association of Refrigerated Warehouses (IARW)   * Lineage is a main tenant within the identified assets (1 Hume Road, Laverton North)*

7.2 KEY DRIVERS

Demand for refrigerated storage is driven largely by domestic consumption of food, pharmaceuticals and other perishables that are subject to spoilage if not stored in a cold environment. Coupled with population growth and the growing penetration of online grocery sales, the demand for cold storage warehouse space is set to increase at a significant rate.

Population Growth

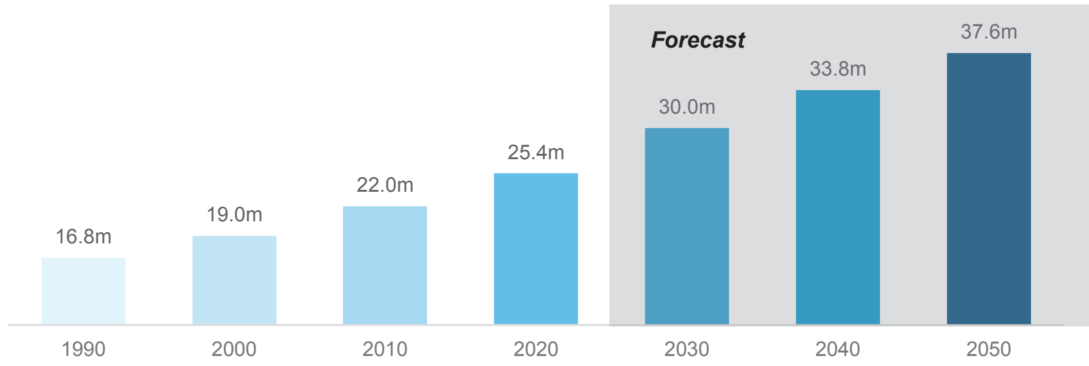
Population growth and changing consumer demographics have been the most significant driver of cold storage space demand, as more residents means there is a greater need for food, pharmaceuticals and other goods. The Australian population has grown by 15.5% or 3.4 million people since 2010, representing an additional 7,300 residents each week. Off the back of this, there has been an increase in food consumption with a rise in demand for frozen foods and prepared refrigerated foods while at the same time restaurants have experienced solid growth as a growing number of people dine out on a regular basis.

In addition, Australia's population is ageing and with this comes increased demand for pharmaceutical products. By 2036, persons aged 65+ are expected to account for 21% of the Australian population, up from 16% today and as a result, there will be strong demand for the storage and transportation of temperature-sensitive healthcare products.

Looking ahead, Australia's population is forecast to grow by 4.6 million residents by 2030, at which time the population will total almost 30 million people. As such, demand for fresh and frozen food and pharmaceutical products will see strong and sustained growth, strengthening the need for cold storage facilities.

While the events of COVID-19 have yet to be reflected in any official population growth estimates or forecasts, the impacts over the long term are expected to be minor as once the borders reopen for overseas migration, we expect there to be a large push from the Australian Government to boost population growth.

Figure 37. Australia Population – Historical and Forecast



Source: ABS, Colliers Edge

Food consumption

Demand for food and groceries has grown significantly over the past five years, underpinned by high levels of population growth and a gravitation towards non-discretionary spending (food including supermarkets) as a result of low wages growth.

In 2019, Australians spent over A$113 billion at supermarket and grocery stores, up 4.0% over the year and significantly outpaced the broader retail environment which grew by 2.7% over the same period. Combined with other forms of food and beverage retail including liquor, takeaway food services and cafes, restaurants and catering services, A$182 billion was spent in Australia in 2019.

With approximately 40% of goods purchased at supermarkets needing refrigeration and with this figure set to rise further, demand for cold storage warehouse space will strengthen over the next 10 years.

Supermarket retailers continue to outsource the storage and distribution of their cold storage functions to concentrate on their core businesses and as a result demand for industrial space is expected to be dominated by third-party logistics providers operating in this space.

Figure 38. Supermarket Sales by Type (2019)

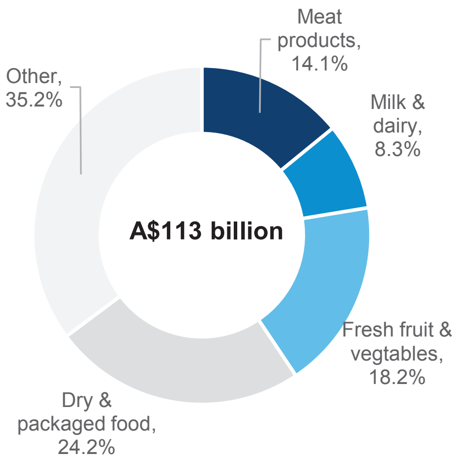
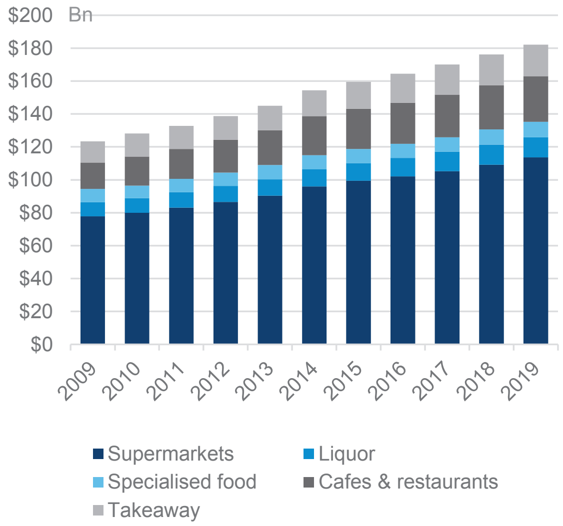


Figure 39. Retail Spend by Category



Source: ABS, Colliers Edge

Online Grocery Sales

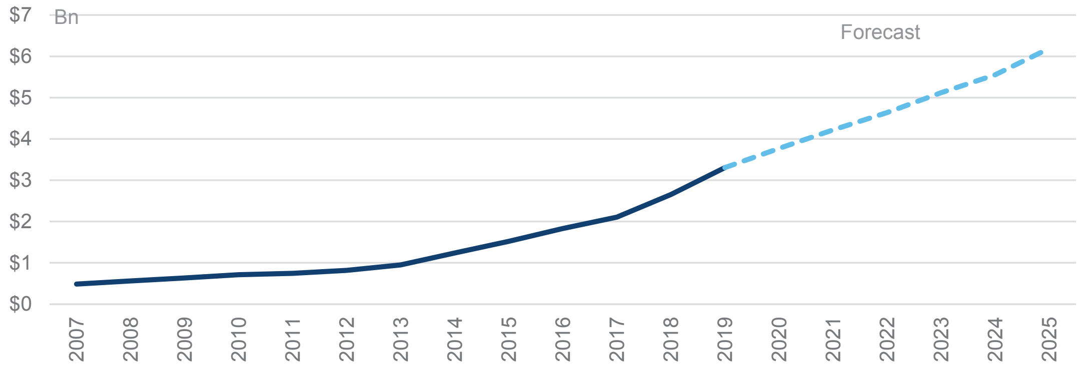
Despite an initial reluctance to shop for groceries online, demand has grown strongly over the past five years, driven by convenience and changing consumer preferences.

The online grocery sector has grown by 22% per annum over the past five years with Australians currently spending A$3.3 billion on online groceries. Major retailers such as Woolworths and Coles are increasingly investing in their online grocery platforms to boost consumer demand and recently this has been centred on their 'click and collect' platforms.

Industry competition is anticipated to intensify over the next five years, due to the arrival of AmazonFresh. The grocery division of US-based ecommerce company Amazon will likely offer low prices to drive consumer demand, increasing competition and placing downward pressure on prices. However, strong demand growth, particularly in the meal kit segment, is anticipated to drive the industry's expansion over the next five years. Overall, industry revenue is forecast to grow by 10.9% per annum over the five years through 2023-24, to total A$5.5 billion.

For the cold storage market, growth in online grocery sales will boost the need for frozen and refrigerated industrial space. The need for cold storage space is even greater for the online grocery market with an estimated 64% of the industry's revenue derived from goods that require frozen or refrigeration facilities.

Figure 40. Online Grocery Sales Industry Turnover



Source: IBIS, Colliers Edge

Rise of Asia middle class

The middle-class segment of Asia is set to experience significant growth over the next decade, with the OECD anticipating that the world population will grow to over 8.2 billion by 2030 and that China and India will be home to roughly two thirds of the global middle-class. To put this into perspective, in 2010, just 28% of the global middle class was in the Asia Pacific region.

With this will come increased demand for higher quality goods, with the Australian agricultural sector to be a major winner and cold storage facilities will be required to house these goods prior to being exported to Asia.

7.3 MAJOR PLAYERS

Growth in the food industry is driving demand for refrigerated logistics and distribution space. Occupation of these facilities has traditionally been dominated by major supermarket chains Coles, Woolworth and Metcash.

However, corporate outsourcing of distribution services to specialist and 3PL providers is attracting further sources of demand. Major providers including Lineage Logistics, Rand Refrigerated Logistics (part of AHG) and Americold are expanding their footprints as they continue to win new contracts.

The outsourcing of cold storage functions has been underpinned by the systems and technology of the 3PLs who can provide economies of scale and cost savings to users within the supply chain. In addition, outsourcing provides operators with greater flexibility, particularly with regards to fluctuations in demand.

In Australia, the following groups are considered the major players/users within the cold storage market.

7.4 SECTOR CONSOLIDATION

The cold storage market was traditionally heavily fragmented in Australia with most facilities being run by family owned businesses. However, in response to industry revenue growth and the aggressive mandates of offshore players, several large takeovers have occurred in recent years.

Large offshore groups such as Emergent Cold (recently acquired by Lineage Logistics) and Americold led the way as they entered the Australian market and sought the operational efficiencies derived from scale. In recent years, notable acquisitions included Americold purchasing Versacold and Emergent Cold's acquisition of the Montague Cold Storage, Swire Cold Storage and Oxford Cold Storage businesses. In late 2019, the world's largest provider of temperature-controlled logistics facilities, Lineage Logistics acquired Emergent Cold, making it an instant dominant player in the Australian market. Lineage is a main tenant within the identified assets (1 Hume Road, Laverton North).

With demand in the sector set to rise significantly in the coming decades, further institutional and private equity capital is expected to seek entry into the market through mergers and acquisitions. However, with family and smaller private ownership in the sector reducing considerably in recent years, we expect that larger players will shift their focus to a build strategy to satisfy customer requirements.

7.5 CHALLENGES & BARRIERS

While there are significant opportunities that will arise from the sector over the next decade, there remain several key challenges to the development and ongoing operation of a cold storage facility.

Development

The largest barrier to the growth of the cold storage market in Australia is the cost to build a facility with construction costs being up to three times the cost of building a traditional industrial warehouse. The reason for this is due to the complexity and higher quality materials required to insulate the facility and includes insulated metal panelling, refrigeration equipment and specialised flooring. In addition, given the more complex build process, the timeframe to construct a cold storage facility is considerably longer than a traditional warehouse facility.

Given the need to create efficiencies, cold storage building heights are also growing. While traditionally cold storage facilities were built to accommodate heights of ~10 metres, facilities are now being constructed up to 18 metres in height. In doing so, this enables greater operational savings to be achieved from increased storage density and minimised internal travel distances.

Other design enhancements are being implemented into cold storage warehouses today and include increased access doors and recessed docks, advancements in materials handling equipment and automatic temperature monitoring systems.

Outgoings

In addition to the construction of cold storage facilities, the expense of operating and maintaining a cold storage facility is considerably higher than traditional warehouse space. Most notably, this includes the power required to keep goods frozen or cold. While outgoings for traditional industrial warehouse space averages A$22-$28 sqm p.a (ranges significantly depending on the location), outgoings for cold storage warehouses are higher at A$32-$38 sqm p.a. As a result, cold store operators are increasingly turning towards solar in a bid to reduce energy costs which can account for more than 10-15% of total business overheads.

7.6 INVESTMENT MARKET

With fewer assets being brought to market, investment in the cold storage sector has grown considerably with the aggressive mandates of offshore operators being matched by local institutions looking to build scale in the sector. Institutional investment in the sector has been led by Goodman, Charter Hall, Deutsche Asset Management, Dexus and Blackstone who have all sought assets in the sector and includes Dexus' recent acquisition of 37-39 Wentworth Street, Greenacre for A$100 million, reflecting a yield of 5.0%. The asset provides 19,246 sqm of modern cold store and ambient facility space leased to Real Dairy Australia and Tomkin.

Cold storage assets are specialised, however, institutional groups in recent years have come to better understand the dynamics and fundamentals underpinning demand for the sector. The characteristics that core investors look for in industrial assets remain the same including location, scale, WALE and lease covenants.

Over the past decade, cold storage facilities have experienced strong cap rate compression, on par with the levels being recorded for general warehouse logistics assets. The recent sale of 37-39 Wentworth Street, Greenacre and two significant Brisbane assets which traded in 2019 provides further clarity to yield metrics and highlights that there is no discount being paid for cold storage assets.

99 Sandstone Place, Parkinson was acquired by DWS (from Frasers) for A$134.2 million and reflected an equivalent yield of 5.44%. The purpose-built temperature-controlled facility provides freezer, chiller, confectionary area and banana ripening warehouse space and represents the largest 'pure' cold storage asset to trade in 2019. 105-137 Magnesium Drive, Crestmead also traded in 2019 ($183.6 million) and represented an equivalent yield of 5.15%. While the asset provided 14,908 sqm of cold storage warehouse space, it was a mixed warehouse incorporating dry and cold facilities with the cold storage component representing 17% of the building's NLA.

Broadly speaking, prime cold storage yields would range between 4.75% to 5.50% in Sydney, 5.00% to 5.75% in Melbourne and 5.25% to 6.00% in Brisbane. We note, this is based on a five-year WALE and assets with a longer WALE would trade below this range.

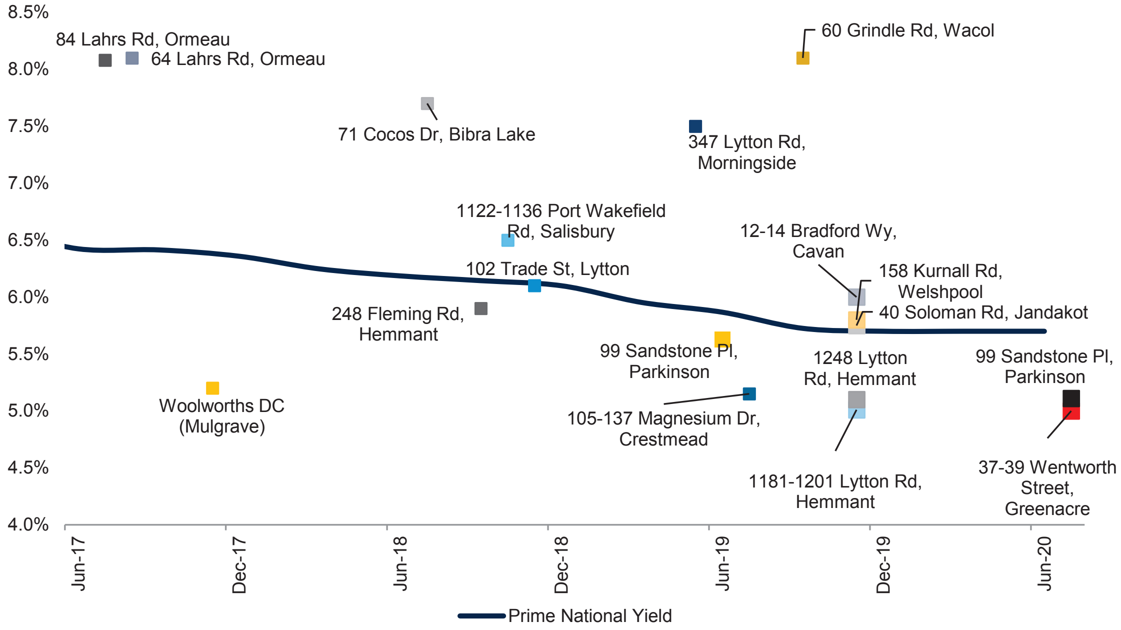
Table 17. Selected Cold Storage Transactions

Property	Sale Price (A$)	Sale Date	NLA	Initial Yield	WALE	Tenant	Vendor	Purchaser
99 Sandstone Pl, Parkinson (50%)	$152,500,000	Aug-20	54,245	5.11%	12.1	Coles	Frasers	DWS
37-39 Wentworth Street, Greenacre	$100,000,000	Jul-20	19,246	4.53%	13.5	Real Dairy Australia & Tomkin	Lederer	Dexus
Lineage Logistics Portfolio	$345,000,000	Nov-19	91,105	Confidential*	18.0	Lineage Logistics	Blackstone	Lineage Logistics
60 Grindle Rd, Wacol	$18,300,000	Sep-19	8,971	8.10%	10.0	Cook Freeze	ESR	APN
105-137 Magnesium Dr, Crestmead	$183,600,000	Jul-19	89,254	5.15%	10.0	Metcash	151 Property	Charter Hall
99 Sandstone Pl, Parkinson (50%)	$134,200,000	Jun-19	54,245	5.63%	13.1	Coles	Frasers	DWS

Source: Colliers Edge

* *Colliers Research does not have yield metrics for the portfolio transaction*

Figure 41. National Prime Yield vs Cold Storage Transactions



Source: Colliers Edge

Accelerating success.

Colliers INTERNATIONAL

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INDEPENDENT FINANCIAL ADVISER'S LETTER

RHT CAPITAL PTE. LTD.
(Company Registration Number: 201109968H)
(Incorporated in the Republic of Singapore)
6 Raffles Quay, #24-02
Singapore 048580

8 December 2020

To: 1. **HSBC Institutional Trust Services (Singapore) Limited**
(as Trustee of ARA LOGOS Logistics Trust)

2. The Independent Directors and the Audit Committee of
ARA LOGOS Logistics Trust Management Limited
(as Manager of ARA LOGOS Logistics Trust)

<u>Independent Directors</u>

Mr Lim Lee Meng	(Lead Independent Non-Executive Director)
Mr Lim Kong Puay	(Independent Non-Executive Director)
Mr Oh Eng Lock	(Independent Non-Executive Director)

<u>Audit Committee</u>

Mr Lim Lee Meng	(Chairman of the Audit Committee)
Mr Lim Kong Puay	(Member of the Audit Committee)
Mr Oh Eng Lock	(Member of the Audit Committee)

Dear Sirs,

INDEPENDENT FINANCIAL ADVICE IN RELATION TO THE PROPOSED ACQUISITIONS AND THE PROPOSED ISSUANCE OF NEW UNITS

Unless otherwise defined or the context otherwise requires, all terms defined in the circular dated 8 December 2020 issued by ARA LOGOS Logistics Trust to its unitholders shall have the same meaning herein. For the purpose of this Letter, unless otherwise stated, where applicable, we have used the foreign exchange rates of S\$1.00 : A\$1.0225 as at 30 September 2020, as extracted from Bloomberg L.P. and is provided solely for information only.

1. INTRODUCTION

<u>Proposed Acquisitions</u>

The board of directors ("**Directors**") of ARA LOGOS Logistics Trust Management Limited, as the manager ("**Manager**") of ARA Logo Logistics Trust ("**ALOG**"), announced on 26 October 2020 ("**Announcement Date**") that, *inter alia*:

(i) ALOG, through the Trust Company Limited (in its capacity as trustee of the LAIP Trust) ("**LAIP Trustee**") and The Trust Company (Australia) Limited (in its capacity as trustee of the Heron (QLD) Trust and as the trustee of the Peregrine (QLD) Trust), had on the same day, entered into a sale and purchase agreement ("**LP Sale and Purchase Agreement**") with Perpetual Corporate Trust Limited (in its capacity as trustee of the LP Bishop Holding Trust) ("**LP Bishop Holding Trustee**") and trustee of the LP Bishop Operating Trust ("**LP Bishop Operating Trustee**") and The Trust Company (Australia) Limited (in its capacity as trustee of the LP Heron Asset Trust) ("**LP Heron Asset Trustee**", and together with the LP Bishop Holding Trustee and the LP Bishop Operating Trustee, "**LP Sellers**") to:

(a) indirectly acquire two (2) logistic properties located in Australia, namely:

- a warehouse at 8 Curlew Street, Port of Brisbane, Queensland 4178, Australia ("**Curlew Street**"); and
- warehouses at 1-5 and 2-6 Bishop Drive, Port of Brisbane, Queensland 4178, Australia ("**Bishop Drive**"),

via an acquisition of 100.0% interest in each of LP Bishop Asset Trust and LP Curlew Asset Trust; and

(b) directly acquire two (2) logistics properties in Australia, namely:

- a hardstand at 53 Peregrine Drive, Port of Brisbane, Queensland 4178, Australia ("**Peregrine Drive**"); and
- a cold storage facility at the corner of Heron Drive and Curlew Street, Port of Brisbane, Queensland 4178, Australia ("**Heron Drive**"), which is currently under development,

by executing two (2) separate contracts for commercial land and buildings in accordance with the terms of the LP Sale and Purchase Agreement (all four properties, "**LP Properties**").

The total purchase consideration for the LP Properties amounted to S$225.9 million (based on 100.0% of the purchase consideration of Heron Drive) and S$167.3 million (based on 5.0% down payment of Heron Drive) ("**Proposed LP Property Acquisitions**"). Details of the LP Properties can be found in Paragraph 4 of this Letter below;

(ii) To facilitate the Proposed Larapinta Property Acquisition and Proposed Fund Investments (each as defined below), ALOG, through the LAIP Trustee, ALOG LAIV and ALOG OPAT (each as defined below), had on the same day entered into an implementation deed ("**Implementation Deed**") with, amongst others, the Larapinta Vendor and the Fund Vendors (each as defined below) to agree on the implementation of certain transaction steps and the key rights and obligations of the parties in relation to the Proposed Larapinta Property Acquisition and Proposed Fund Investments.

(iii) In accordance with the Implementation Deed, ALOG, through the LAIP Trustee, entered into a unit sale and purchase agreement with The Trust Company (Australia) Limited (in its capacity as trustee of LAIV Sub Trust ("**LAIVS**")) ("**Larapinta Vendor**"), to indirectly acquire a logistic property located at 47 Logistics Place, Larapinta, Queensland, Australia ("**Larapinta**", and together with the LP Properties, "**New Australia Properties**") ("**Proposed Larapinta Property Acquisition**" and together with the Proposed LP Property Acquisitions, "**Proposed Property Acquisitions**").

(iv) In accordance with the Implementation Deed, ALOG, through The Trust Company (Australia) Limited (in its capacity as trustee of ALOG-LAIV Trust ("**ALOG LAIV**") and ALOG-OP Trust ("**ALOG OPAT**")) entered into separate unit sale and purchase agreements with Perpetual Corporate Trust Limited (in its capacity as trustee of LOGOS Australia Investment Venture Holding Trust) and Perpetual Trustee Company Limited (in its capacity as trustee of LAIV New Subtrust) ("**Fund Vendors**") to invest in:

- a 49.5% interest in New LAIVS Trust ("**New LAIVS Fund**") ("**New LAIVS Fund Investment**"); and
- a 40.0% interest in Oxford Property Fund ("**OP Fund**", together with the New LAIVS Fund, "**Funds**") ("**OP Fund Investment**" and together with the New LAIVS Fund Investment, "**Proposed Fund Investments**").

<u>Equity Fund Raising</u>

To fund the Proposed Property Acquisitions and the Proposed Fund Investments ("**Proposed Acquisitions**"), the Directors of the Manager announced on 2 November 2020, that ALOG had undertaken a private placement of approximately 90.5 million new units of ALOG ("**New Units**") to institutional and other investors at an issue price of S$0.5525 per New Unit pursuant to the general mandate that was given by unitholders of ALOG ("**Unitholders**") to the Manager for the issuance of New Units ("**Private Placement**"). The New Units were listed on 11 November 2020.

The Directors of the Manager also announced the following proposed equity fund raising transactions ("**Equity Fund Raising**") on the Announcement Date:

(i) ALOG, through the Manager, had entered into separate subscription agreements with Ivanhoé Cambridge China Inc. ("**Ivanhoé Cambridge China**") ("**Ivanhoé Cambridge Subscription Agreement**") and LOGOS Group ("**LOGOS**") ("**LOGOS Subscription Agreement**"), pursuant to which Ivanhoé Cambridge China ("**Proposed Ivanhoé Cambridge Issuance**") and LOGOS ("**Proposed LOGOS Issuance**" and together with the Proposed Ivanhoé Cambridge Issuance, "**Proposed IP Units Issuance**") will subscribe for up to S$70.0 million ("**Ivanhoé Cambridge Subscription Amount**") and S$18.7 million ("**LOGOS Subscription Amount**") worth of New Units respectively at the subscription price of S$0.5525 per New Unit ("**Issue Price**"), which is the similar to the issue price issued pursuant to the Private Placement, to raise a total of S$88.7 million; and

(ii) ALOG would undertake a non-renounceable preferential offering of New Units to Unitholders on a *pro rata* basis ("**Proposed Preferential Offering**"), to raise S$50.0 million and to demonstrate its support for ALOG and the Proposed Preferential Offering, LOGOS Units No. 1 Ltd. ("**LOGOS Units No. 1**"), a wholly-owned subsidiary of LOGOS and a key strategic investor of ALOG, which owns an aggregate direct interest in 126,602,773 Units, representing approximately 10.7% of the total number of Units in issue as at the Latest Practicable Date, has irrevocably undertaken to the Manager ("**Undertaking**") that, *inter alia*:

    (a) in accordance with the terms and conditions of the Proposed Preferential Offering, LOGOS Units No. 1 will, by the last day for acceptance and payment of the New Units issued pursuant to the Proposed Preferential Offering ("**Preferential Offering Units**"), accept, subscribe and pay in full for its total provisional allotment of the Preferential Offering Units ("**Pro Rata Units**"); and

    (b) it will, in addition to (a) above, accept, subscribe and pay in full for such number of additional Preferential Offering Units in excess of the Pro Rata Units amounting to approximately S$44.7 million of excess Preferential Offering Units ("**Excess Units**"), it being understood that LOGOS Units No. 1 will be allotted the Excess Units only to the extent that there remains any Preferential Offering Units unsubscribed after satisfaction of all applications by other eligible Unitholders for Preferential Offering Units (if any).

    The provision of the Undertaking from LOGOS Units No. 1 will result in the subscription of all unsubscribed Preferential Offering Units remaining after the fulfilment of valid excess Preferential Offering Units applications by other Unitholders for the same under the terms of the Preferential Offering, and would result in the Proposed Preferential Offering being fully subscribed and the entire amount of S$50.0 million raised.

    Taking into account the Undertaking, the Proposed IP Units Issuance and external bank borrowings, the Manager is of the view that the proceeds to be raised from the completed Private Placement and the Equity Fund Raising will be sufficient to meet ALOG's present funding requirements including the funding of the Proposed Acquisitions.

Interested Person Transactions

ALOG is managed by the Manager, which is a wholly-owned subsidiary of LOGOS. Accordingly, LOGOS is regarded as a "controlling shareholder" of the Manager for the purposes of the listing manual ("**Listing Manual**") of the Singapore Stock Exchange Trading Limited ("**SGX-ST**") as well as Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore ("**MAS**") ("**Property Funds Appendix**").

Under Chapter 9 of the Listing Manual, where ALOG proposes to enter into a transaction with an interested person (as defined in the Listing Manual) and the value of the transaction (either in itself or when aggregated with the value of other transactions, each of a value equal to or greater than S$100,000, with the same interested person during the same financial year) is equal to or exceeds 5.0% of ALOG's latest audited net tangible assets ("**NTA**"), Unitholders' approval is required in respect of the transaction. Based on the latest audited financial statements of ALOG for the financial year ended 31 December 2019 ("**FY2019**"), the NTA of ALOG was S$741.0 million as at 31 December 2019. Accordingly, if the value of a transaction which is proposed to be entered into in the current financial year by ALOG with an interested person is, either in itself or in aggregation with all other earlier transactions (each of a value equal to or greater than S$100,000) entered into with the same interested person during the current financial year, equal to or in excess of S$37.1 million, such a transaction would be subject to Unitholders' approval under Rule 906(1) of the Listing Manual.

Paragraph 5.2(b) of the Property Funds Appendix also imposes a requirement for Unitholders' approval for an interested party transaction by ALOG whose value is equal to or exceeds 5.0% of ALOG's latest audited net asset value ("**NAV**"). Based on the FY2019 audited financial statements, the NAV of ALOG as at 31 December 2019 is equivalent to its NTA of S$741.0 million. Accordingly, if the value of a transaction which is proposed to be entered into in the current financial year by ALOG with an interested person is, either in itself or in aggregation with all other earlier transactions (each of a value equal to or greater than S$100,000) entered into with the same interested person during the current financial year, equal to or in excess of S$37.1 million, such a transaction would be subject to Unitholders' approval pursuant to paragraph 5.2(b) of the Property Funds Appendix.

The Aggregate Consideration is approximately S$404.4 million (based on 100.0% of the purchase consideration for the Heron Property), which amounts to 54.6% of the latest audited NTA and NAV of ALOG as at 31 December 2019. The Aggregate Consideration will exceed 5.0% of the NTA and NAV of ALOG. Therefore, the approval of Unitholders would be required in relation to the Proposed Acquisitions pursuant to Chapter 9 of the Listing Manual and Paragraph 5 of the Property Funds Appendix.

In relation to the Proposed LP Property Acquisitions, as the vendors of the LP Properties are funds indirectly managed by LOGOS, which is in turn a controlling shareholder of the Manager, the LP Property Acquisitions between the LP Sellers (being funds managed indirectly by LOGOS) and ALOG will constitute an "interested person transaction" as defined under Chapter 9 of the Listing Manual and an "interested party transaction" as defined under the Property Funds Appendix.

In relation to the Proposed Larapinta Property Acquisition and Proposed Fund Investments, as the Larapinta Vendor is a fund indirectly managed by LOGOS and the Australia Funds are funds indirectly managed by LOGOS. In addition, the Larapinta Vendor is indirectly owned by Ivanhoé Cambridge Inc ("**Ivanhoé Cambridge**"), which in turn, through its 100.0% subsidiary Ivanhoé Cambridge China, owns an approximate 16.1% shareholding interest in LOGOS. In relation to the Proposed Fund Investments, the New LAIVS Fund and the OP Fund are indirectly owned by Ivanhoé Cambridge. Following from the above, the Proposed Larapinta Property Acquisition and Fund Proposed Investments will constitute "interested person transactions" as defined under Chapter 9 of the Listing Manual and "interested party transactions" as defined under the Property Funds Appendix.

In relation to the Proposed LOGOS Issuance, the issue of New Units to LOGOS Units No. 1 pursuant to the LOGOS Subscription Agreement will constitute an "interested person transaction" under Chapter 9 of the Listing Manual as well as an "interested party transaction" under the Property Funds Appendix. The Proposed Ivanhoé Cambridge Issuance involves an issuance of New Units to a restricted placee pursuant to Rule 812(1) of the Listing Manual. Notwithstanding that the Proposed LOGOS Issuance will not exceed 5.0% of the NTA and the NAV of ALOG respectively, Unitholders' approval will still be sought at the extraordinary general meeting ("**EGM**") in respect of the Proposed LOGOS Issuance and the Proposed Ivanhoé Cambridge Issuance.

Pursuant to Rule 921(4)(a) of the Listing Manual, the Manager is required to appoint an independent financial adviser ("**IFA**") to advise: (i) HSBC Institutional Trust Services (Singapore) Limited ("**Trustee**"); (ii) the independent directors of the Manager ("**Independent Directors**"); and (iii) the members of the Audit Committee of the Manager ("**Audit Committee**"), as to whether the Proposed Acquisitions and the Proposed IP Units Issuance, are all on normal commercial terms and are not prejudicial to the interests of ALOG and its minority Unitholders.

Accordingly, RHT Capital Pte. Ltd. ("**RHTC**") has been appointed by the Manager and the Trustee as the IFA pursuant to Rule 921(4)(a) of the Listing Manual, and also to advise the Trustee, the Independent Directors and the Audit Committee on the Proposed Acquisitions and the Proposed IP Units Issuance.

For the purposes of good corporate governance, the non-Independent Directors of the Manager, Mr Lim How Teck, Mr Chia Nam Toon and Mr Stephen George Hawkins will abstain from voting on the resolution at the EGM. Mr Lim Lee Meng, Mr Lim Kong Puay and Mr Oh Eng Lock, being the Independent Directors, will be making a recommendation on the Proposed Acquisitions and the Proposed IP Units Issuance.

This Letter is addressed to the Trustee, the Independent Directors and the Audit Committee and sets out, *inter alia*, our evaluation and recommendation on the Proposed Acquisitions and the Proposed IP Units Issuance as Interested Person Transactions. This Letter forms part of the Circular which provides, *inter alia*, the details of the Proposed Acquisitions and the Proposed IP Units Issuance and the recommendation of the Independent Directors thereon.

2. TERMS OF REFERENCE

We have been appointed to advise the Trustee, the Independent Directors and the Audit Committee in respect of the Proposed Acquisitions and the Proposed IP Units Issuance as Interested Person Transactions. The purpose of this Letter is to provide an independent opinion, for the purpose of Chapter 9 of the Listing Manual, as to whether the Proposed Acquisitions and the Proposed IP Units Issuance are based on normal commercial terms and are not prejudicial to the interests of ALOG and its minority Unitholders.

We were neither a party to the negotiations entered into by ALOG and the Manager in relation to the Proposed Acquisitions and the Proposed IP Units Issuance, nor were we involved in the deliberations leading up to the decision on the part of the Directors to propose to enter into the Proposed Acquisitions and the Proposed IP Units Issuance. We do not, by this Letter, warrant the merits of the Proposed Acquisitions and the Proposed IP Units Issuance other than to form an opinion on the Proposed Acquisitions and the Proposed IP Units Issuance as Interested Person Transactions for the purposes of Chapter 9 of the Listing Manual.

It is not within our terms of reference to evaluate or comment on the legal, strategic, commercial and financial merits and/or risks of the Proposed Acquisitions and the Proposed IP Units Issuance or to compare its relative merits *vis-à-vis* alternative transactions previously considered by the ALOG and the Manager or that may otherwise be available to ALOG and the Manager, currently or in the future, and we have not made such evaluation or comment. Such evaluation or comment, if any, remains the sole responsibility of the Directors and/or the management of ALOG and the Manager ("**Management**") although we may draw upon the views of the Directors and/or the Management or make such comments in respect thereof (to the extent deemed necessary or appropriate by us) in arriving at our opinion as set out in this Letter.

In the course of our evaluation, we have relied on, and assumed without independent verification, the accuracy and completeness of published information relating to ALOG, the Manager and/or the Trustee. We have also relied on information provided and representations made by the Directors, Management and ALOG's advisers, including but not limited to its solicitors and/or auditors. We have not independently verified such information or any representation or assurance made by them, whether written or verbal, and accordingly cannot and do not make any representation or warranty, expressed or implied, in respect of, and do not accept any responsibility for, the accuracy, completeness or adequacy of such information. We have nevertheless made reasonable enquiries and exercised our judgement on the reasonable use of such information and have found no reason to doubt the accuracy and/or the reliability of the information.

We have relied upon the assurance of the Directors (including those who may have delegated detailed supervision of the Circular) that, upon making all reasonable inquiries and to the best of their respective knowledge and belief, all facts stated and opinions expressed in the Circular which relate to the Proposed Acquisitions and the Proposed IP Units Issuance, ALOG, the Manager and the Trustee are fair and accurate and that there are no material facts or omissions of which would make any statement in the Circular misleading in any material respect. The Directors collectively and individually accept responsibility accordingly.

For the purposes of assessing the terms of Proposed Acquisitions and the Proposed IP Units Issuance and reaching our conclusions thereon, we have not relied upon any financial projections or forecasts in respect of ALOG, the Manager, the Trustee, the New Australia Properties and/or the Funds. We will not be required to express, and we do not express, any view on the growth prospects and earnings potential of ALOG, the Manager, the Trustee, the New Australia Properties and/or the Funds in connection with our opinion in this Letter.

We have not made an independent evaluation or appraisal of the assets and liabilities of the ALOG, the Manager, the Trustee, the New Australia Properties and/or the Funds (including without limitation, property, plant and equipment). We have, however, been furnished with the valuation reports and valuation certificates ("**Valuation Certificates**") prepared on the New Australia Properties and the portfolio of properties of the Funds by: (i) Colliers International Valuation & Advisory Pty Ltd ("**Colliers**") dated 26 October 2020; (ii) Savills Valuations Pty Ltd ("**Savills**") dated 15 October 2020; and (iii) CBRE Valuations Pty Limited ("**CBRE**") dated 21 October 2020 (Colliers, Savills and CBRE collectively, "**Independent Valuers**"); being the Independent Valuers appointed by the Manager and/or the Trustee for the purposes of the Proposed Acquisitions, on which we have placed sole reliance on for such valuation. Further details on the Valuation Certificates are set out in Paragraph 7.2.1 of this Letter below. The Valuation Certificates are also set out in Appendix B to the Circular.

We are not experts in the evaluation or appraisal of the assets concerned and we have made reference to Valuation Certificates for such assets appraisal and have not made any independent verification of the contents thereof. In particular, we do not assume any responsibility to enquire about the basis of the valuations contained in the Valuation Certificates or if the contents thereof have been prepared and/or included in the Circular in accordance with all applicable regulatory requirements.

We will be relying on the disclosures and representations made by ALOG on the value of the assets, liabilities and profitability of ALOG, the Manager, the Trustee, the New Australia Properties and/or the Funds. We have not relied on any financial projections or forecasts in respect of ALOG, the Manager, the Trustee, the New Australia Properties and/or the Funds for the purpose of our evaluation of the Proposed Acquisitions and the Proposed IP Units Issuance.

Our opinion as set out in this Letter is based upon the market, economic, industry, monetary and other conditions in effect on, and the information provided to us as at 1 December 2020 ("**Latest Practicable Date**"). Such conditions may change significantly over a relatively short period of time. We assume no responsibility to update, revise or reaffirm our opinion in light of any subsequent development after the Latest Practicable Date that may affect our opinion contained herein. Unitholders should further take note of any announcements relevant to their consideration of the Proposed Acquisitions and the Proposed IP Units Issuance which may be released by ALOG after the Latest Practicable Date.

In rendering our opinion, we did not have regard to the specific investment objectives, financial situation, tax status, risk profiles or unique needs and constraints of any individual Unitholder. As each Unitholder would have different investment objectives and profiles, we advise the Independent Directors to recommend that any individual Unitholder who may require specific advice in relation to his investment objectives or portfolio should consult his stockbroker, bank manager, solicitor, accountant or other professional adviser immediately.

ALOG has been separately advised by its own advisers in the preparation of the Circular (other than this Letter set out in the Circular). Accordingly, we take no responsibility for and express no views, expressed or implied, on the contents of the Circular (other than this Letter set out in the Circular).

Whilst a copy of this Letter may be reproduced in the Circular, neither ALOG, the Manager, the Directors, the Trustee nor any other persons may reproduce, disseminate or quote this Letter (or any part thereof) for any purposes at any time and in any manner without the prior written consent of RHTC in each specific case, other than for the purposes of the Proposed Acquisitions and the Proposed IP Units Issuance. For the avoidance of doubt, ALOG, the Manager, the Directors and the Trustee may reproduce, disseminate or quote this Letter (or any part thereof) without the prior written consent of RHTC, specifically only for the purposes of the Proposed Acquisitions and the Proposed IP Units Issuance.

This Letter sets out, *inter alia*, our opinion on whether the Proposed Acquisitions and the Proposed IP Units Issuance are based on normal commercial terms and are not prejudicial to the interests of ALOG and its minority Unitholders, and should be considered in the context of the entirety of this Letter and the Circular.

3. INFORMATION ON ALOG

ALOG was formerly known as Cache Logistics Trust and was constituted on 11 February 2010 under a trust deed entered into between the Manager and the Trustee. It was officially listed on the Mainboard of the SGX-ST on 12 April 2010 and subsequently changed its name to ALOG with effect from 28 April 2020, following the completion of the acquisition of a majority stake in the LOGOS, by ARA Asset Management Limited ("**ARA**") on 5 March 2020 ("**ARA LOGOS Acquisition**").

As at the 30 June 2020, ALOG's portfolio comprised 27 high quality logistics warehouse properties strategically located in established logistics clusters in Singapore and Australia. The portfolio has a total gross floor area of approximately 9.0 million square feet and is valued at approximately S$1.26 billion.

As at the Latest Practicable Date, ALOG has 1,183,284,817 Units in issue and has a market capitalisation of approximately S$715.9 million.

LOGOS

LOGOS is one of Asia Pacific's leading logistics property groups and is a dynamic and growing logistics specialist with operations across Asia Pacific, managing every aspect of logistics real estate, including investment management, sourcing of land or facilities and undertaking development and asset management, on behalf of some of the world's leading global real estate investors. It has over 6.7 million m^2 of property owned and under development, with a completed value of over S$14.0 billion, across 24 ventures. Following the ARA LOGOS Acquisition, LOGOS currently operates as ARA's exclusive platform for logistics real estate assets globally.

ARA

ARA is a leading Asia Pacific real assets fund manager with a global reach. With S$110.0 billion in gross assets under management as at 30 June 2020, ARA manages listed and unlisted real estate investment trusts and private real estate and infrastructure funds in 28 countries.

Ivanhoé Cambridge

Ivanhoé Cambridge China is a wholly-owned subsidiary of Ivanhoé Cambridge. Ivanhoé Cambridge is a real estate subsidiary of the Caisse de dépôt et placement du Québec, one of Canada's leading institutional fund managers. Ivanhoé Cambridge develops and invests in high-quality real estate properties, projects and companies alongside strategic partners and major real estate funds. Through subsidiaries and partnerships, Ivanhoé Cambridge holds interests in more than 1,000 buildings, primarily in the industrial and logistics, office, residential and retail sectors. As at 31 December 2019, Ivanhoé Cambridge held close to S$66.0 billion in real estate assets.

Existing Portfolio of ALOG

A summary of ALOG's existing portfolio of properties ("**Existing Portfolio**") is set out below:

Property	Location	Valuation as at 31 Dec 2019 (S$'m)	Net leasable area (sq ft)	Occupancy rate (%)
Commodity Hub	Singapore	277.4	2,195,076	93.0
ALOG Cold Centre	Singapore	124.7	290,674	85.0
Schenker Megahub	Singapore	81.2	439,956	100.0
ALOG Changi DistriCentre 1	Singapore	93.6	347,194	99.0
ALOG Changi DistriCentre 2	Singapore	15.5	89,494	69.0
Air Market Logistics Centre	Singapore	11.2	67,564	100.0
Pan Asia Logistics Centre	Singapore	34.4	196,990	100.0
Pandan Logistics Hub	Singapore	37.0	303,410	76.0
ALOG Gul LogisCentre	Singapore	27.1	273,515	100.0
DHL Supply Chain Regional Centre	Singapore	149.2	928,108	100.0
127 Orchard Road	Australia	48.2	261,242	100.0
16 – 28 Transport Drive	Australia	28.3	229,047	100.0
31 Musgrave Road	Australia	7.9	102,172	86.0
203 Viking Drive	Australia	26.3	143,839	100.0
223 Viking Drive	Australia	10.9	67,555	100.0
404 – 450 Findon Road	Australia	44.9	632,869	100.0
217 – 225 Boundary Road	Australia	23.6	223,062	100.0
11 – 19 Kellar Street	Australia	11.5	79,783	100.0
3 Sanitarium Drive	Australia	34.9	298,830	100.0
67 – 93 National Boulevard	Australia	28.6	243,350	100.0
41 – 51 Mills Road	Australia	31.6	349,217	100.0
41 – 45 Hydrive Close	Australia	11.7	93,858	100.0
76 – 90 Link Drive	Australia	11.7	112,384	100.0
196 Viking Drive	Australia	14.4	61,452	100.0
16 – 24 William Angliss Drive	Australia	16.3	175,714	100.0
151 – 155 Woodlands Drive	Australia	16.1	119,203	100.0
182 – 198 Maidstone Street	Australia	37.8	408,020	76.0
Total		**1,256.0**(1)	**8,733,679**	**95.3**(2)

Source: *Annual report of ALOG for FY2019*

Notes:

(1) Does not add up due to rounding.

(2) Extracted from the annual report of ALOG for FY2019.

The net property income ("**NPI**") yield and weighted average lease expiry ("**WALE**") of the Existing Portfolio is set out below:

	NPI Yield(1) (%)	**WALE by area(2) (years)**
Singapore	7.2	2.4
Australia	6.9	2.8
Existing Portfolio	**7.0**	**2.6**

Sources: *ALOG's FY2019 full year financial results presentation and ALOG's Non Deal Roadshow presentation*

Notes:

(1) Extracted from ALOG's FY2019 full year financial results presentation dated 23 January 2020.

(2) Extracted from ALOG's Non Deal Roadshow presentation dated 4 November 2020.

4. DETAILS ON THE PROPOSED PROPERTY ACQUISITIONS

4.1 Information on the New Australia Properties

The New Australia Properties to be acquired pursuant to the Proposed Property Acquisitions are:

(i) Curlew Street;

(ii) Bishop Drive;

(iii) Peregrine Drive;

(iv) Heron Drive; and

(v) Larapinta.

Curlew Street

Curlew Street is a leasehold industrial warehouse with an office and café component located in the Port of Brisbane, Queensland 4178, Australia with a gross leasable area ("**GLA**") of 27,157 m^2.

It is fully tenanted by Australian Container Freight Services ("**ACFS**") Port Logistics, the largest privately owned Container Logistics operator in Australia.

The net passing income is A$3.0 million (or approximately S$2.9 million), with an initial passing yield of 4.9% (leasehold) and a WALE by area of 14.9 years.

The vendor for Curlew Street is the LP Seller. The purchase consideration for Curlew Street is A$51.5 million (or approximately S$50.4 million).

The valuation of Curlew Street determined by Savills (appointed by the Manager) and Colliers (appointed by the Trustee) is A$51.5 million (or approximately S$50.4 million) and A$51.3 million (or approximately S$50.2 million) respectively.

Bishop Drive

Bishop Drive is a leasehold industrial complex comprising several warehouses located at 1-5 and 2-6 Bishop Drive, Port of Brisbane, Queensland 4178, Australia with a total GLA of 127,217 m^2.

1-5 Bishop Drive comprises four (4) industrial warehouse buildings with a separate office administration building that is fully leased to IPS Logistics Group ("**IPS Logistics**"), one of Australia's leading international logistics operators while 2-6 Bishop Drive comprises a single warehouse that provides ancillary office accommodation for administrative support and a separate warehouse manager office, and an office building. It is fully tenanted by several tenants, including IPS Logistics and ACFS.

The net passing income is A$6.7 million (or approximately S$6.6 million), with an initial passing yield of 6.0% (leasehold) and a WALE by area of 8.2 years.

The vendor for Bishop Drive is the LP Sellers. The purchase consideration for Bishop Drive is A$101.0 million (or approximately S$98.8 million).

The valuation of Bishop Drive determined by Savills (appointed by the Manager) and Colliers (appointed by the Trustee) is A$100.0 million (or approximately S$97.8 million) and A$101.0 million (or approximately S$98.8 million) respectively.

The vendor for Bishop Drive is providing an income guarantee up to an amount of A$0.3 million or approximately S$0.3 million, equivalent of nine (9) months of market rental income ("**Bishop Drive Rental Guarantee**").

Peregrine Drive

Peregrine Drive currently comprises a leasehold container-rated hardstand as well as additional land amounting to 27,858 m^2 which will be developed in stages into hardstands. It is located at Heron Drive, Port of Brisbane, Queensland 4178, Australia. The property has no direct access to the road, which is accessible only through Bishop Drive and Curlew Street. However, Peregrine Drive is fully tenanted by ACFS, which is also the sole tenant for Curlew Street. The total GLA for Peregrine Drive is 52,609 m^2.

The net passing income is A$1.5 million (or approximately S$1.5 million), with an initial passing yield of 8.3% (leasehold) and a WALE by area of 15.8 years.

The vendor for Peregrine Drive is the LP Sellers. The purchase consideration for Peregrine Drive is A$17.6 million (or approximately S$17.2 million).

The valuation of Peregrine Drive determined by Savills (appointed by the Manager) and Colliers (appointed by the Trustee) is A$17.6 million (or approximately S$17.2 million) and A$17.5 million (or approximately S$17.1 million) respectively.

Heron Drive

Heron Drive is a leasehold cold storage facility that is currently under development. It is located at Heron Drive, Port of Brisbane, Queensland 4178, Australia. It is contemplated that the initial practical completion of the construction of the development would be in November 2021. Completion of the acquisition of Heron Drive would then take place within three (3) months after the initial practical completion of the development.

In this respect, the Manager has received a waiver from the Monetary Authority of Singapore of the requirement under paragraph 5.4(b)(ii) of the Property Funds Appendix, which requires ALOG to acquire the Heron Property within six months of the date of Unitholders' approval in relation to the acquisition of the Heron Property as an interested party transaction.

We understand from the Manager that the acquisition of Heron Drive was structured in this manner to reduce the development risk of Heron Drive, so that ALOG does not take on any development risk. Upon completion, the contemplated development would be a leasehold cold storage located in the Port of Brisbane, Queensland, Australia with a GLA of 12,307 m^2.

In addition, there is no leasing risk as the Heron Property will be 100.0% leased to Teys Australia Pty Ltd, Australia's second-largest meat processor and exporter, for an initial 20-year lease term.

The net passing income is A$3.4 million (or approximately S$3.3 million), with an initial passing yield of 4.8% (leasehold) and a WALE by area of 20.0 years.

The vendor for Heron Drive is the LP Sellers. The purchase consideration for Heron Drive is A$63.0 million (or approximately S$61.6 million).

The valuation of Heron Drive determined by Savills (appointed by the Manager) and Colliers (appointed by the Trustee) is A$63.0 million (or approximately S$61.6 million) and A$61.8 million (or approximately S$60.4 million).

Larapinta

Larapinta is a freehold distribution centre comprising a warehouse, office facility with additional hardstand areas, located in 47 Logistics Place, Larapinta, Queensland 4110, Australia with a GLA of 7,704 m^2. While it is currently not tenanted, it has an 18 months rental guarantee in place. The Larapinta Vendor will be providing a rental guarantee up to an amount of A$1.2 million (approximately S$1.17 million) or the equivalent of 18 months of rental income.

Accordingly, the net passing income is A$0.8 million (or approximately S$0.8 million), with an initial passing yield of 6.1% (leasehold) and a WALE by area of 1.5 years.

The purchase consideration for Larapinta is A$13.5 million (or approximately S$13.2 million).

The valuation of Larapinta determined by both Savills (appointed by the Manager) and Colliers (appointed by the Trustee) is A$13.5 million (or approximately S$13.2 million).

Summary

We set out a summary of the New Australia Properties below:

Property	Asset Type	Title	Vendor	Valuation (A$'mil)	Purchase Price (A$'mil)	WALE by area (years)	Net passing income (A$'mil)	Passing yield (%)
Curlew Street	Warehouse	Leasehold	LP Sellers	Manager: 51.5 Trustee : 51.3	51.5	14.9	3.0	4.9
Bishop Drive	Warehouse	Leasehold	LP Sellers	Manager: 100.0 Trustee : 101.0	101.0	8.2	6.7	6.0
Peregrine Drive	Hardstand	Leasehold	LP Sellers	Manager: 17.6 Trustee : 17.5	17.6	15.7	1.5	8.3
Heron Drive (under development)	Cold Storage	Leasehold	LP Sellers	Manager: 63.0 Trustee : 61.8	63.0[(1)]	20.0	3.4	4.8
Larapinta	Distribution Centre	Freehold	Larapinta Vendor	Manager: 13.5 Trustee : 13.5	13.5	1.5	0.8	6.1
Total				Manager: 245.6 Trustee : 245.1	**246.6**	**11.2**[(2)]	**15.4**	**5.6**[(3)]

Notes:

(1) The purchase price for the Heron Property is based on a 100.0% interest in Heron Drive on a completed basis.

(2) WALE by area (years) of the New Australia Properties collectively based on a proportion of total GLA of the properties.

(3) Passing yield of the New Australia Properties is calculated using a proportion of the average of the independent valuations of the properties conducted by the Manager and the Trustee across the properties.

4.2 Valuation of the New Australia Properties

In relation to the New Australia Properties, the Manager had commissioned an independent valuer, Savills, and the Trustee had commissioned another independent valuer, Colliers, to value the New Australia Properties.

According to the independent reports issued by Savills and Colliers dated 1 October 2020, the aggregate market value of the New Australia Properties as at 1 October 2020 is A$245.6 million (or approximately S$240.2 million) and A$245.1 million (or approximately S$239.7 million) respectively. Savills and Colliers have also accounted for the rental guarantees which have been provided by the respective vendors in respect of Bishop Drive and Larapinta.

In arriving at the market value, the Valuers relied on the capitalisation approach and discounted cash flow analysis methods. The New Australia Properties Purchase Price, which was arrived at on a willing-buyer and willing-seller basis after taking into account the independent valuations conducted by the Valuers, represents a premium of approximately 0.4% and 0.6% above the independent valuations conducted by Savills and Colliers respectively.

4.3 Structure of the Proposed Property Acquisitions

The transaction structures of the Proposed Property Acquisitions, being the acquisitions of Curlew Street, Bishop Drive, Peregrine Drive, Heron Drive and Larapinta, have been set out in Section 3.1 and 4.1 of the Circular, and are extracted and reproduced in italics below:

"3.1 Structure of the LP Property Acquisition

In connection with the LP Property Acquisition, ALOG had on 26 October 2020, through the LAIP Trustee and the Peregrine QLD Trustee, entered into the LP Sale and Purchase Agreement with the LP Bishop Holding Trustee and the LP Bishop Operating Trustee to:

(i) indirectly acquire two logistics properties located at 1-5 & 2-6 Bishop Drive, Port of Brisbane and 8 Curlew Street, Port of Brisbane, via an acquisition of 100.0% interest in each of the property holding trusts, being LP Bishop Asset Trust and LP Curlew Asset Trust, respectively. (See paragraph 3.3 below for details of the 2-6 Bishop Drive Rental Guarantee); and

(ii) directly acquire a third logistics property, being the Peregrine Property, by executing the Peregrine Building Contract[1] with the LP Bishop Operating Trustee in accordance with the terms of the LP Sale and Purchase Agreement (see paragraph 3.4 below for the principal terms of the Peregrine Building Contract).

At the same time, ALOG, through the Heron QLD Trustee, entered into the Heron Building Contract with the LP Heron Asset Trustee to directly acquire a fourth logistics property in Australia, being the Heron Property.

Pursuant to the Heron Building Contract, ALOG has paid 5% of the purchase price of the Heron Property amounting to approximately A$3.2 million (approximately S$3.1 million based on the actual exchange rate of S$1.00: A$1.0241) by way of deposit and the balance 95% amounting to A$59.8 million (approximately S$58.5 million based on an illustrative exchange rate of S$1.00: A$1.0225) upon completion of the acquisition of the Heron Property. (See paragraph 3.5 below for the principal terms of the Heron Building Contract.)"

[1] The Peregrine Building Contract is required as the Peregrine Property involves new construction under a condition of the executed lease with the tenant, pursuant to which ALOG would build an additional hardstand or warehouse and charge additional rental payable by the tenants that would enhance the rental yield.

"4.1 Structure of the Larapinta Property Acquisition

In accordance with the Implementation Deed, ALOG will, through the LAIP Trustee, enter into the Larapinta Unit Sale and Purchase Agreement with the Larapinta Vendor to indirectly acquire the Larapinta Property via an acquisition of a 100.0% interest in Larapinta Property Asset Trust."

4.4 Principal terms of agreements relating to the Proposed Property Acquisitions

The principal terms of the agreements relating to the Proposed Property Acquisitions which have been set out in Sections 3.2, 3.3, 3.4, 3.5, 3.6, 4.4 and 4.5 of the Circular, is extracted and reproduced in italics below:

"3.2 Principal Terms of the LP Sale and Purchase Agreement

The principal terms of the LP Sale and Purchase Agreement include, among others, the following:

(i) a deposit of approximately A$4.5 million and A$2.6 million amounting to 5% of the purchase price of (a) the units in LP Bishop Asset Trust and LP Curlew Asset Trust and (b) the Peregrine Property, respectively, to the purchasers' solicitors (being the deposit holder) upon execution of the agreement to be held in escrow until completion where upon the deposit holder shall pay the deposit to the person entitled to it and the balance of the respective purchase price shall be paid on completion;

(ii) the LP Sale and Purchase Agreement is subject to conditions precedent including but not limited to:

*(a) the Treasurer of the Commonwealth of Australia (or his delegate) provides written notice that there are no objections to the LP Property Acquisition under the Foreign Acquisitions and Takeovers Act 1975 ("**FATA**") either without condition, with standard tax conditions or on terms acceptable to the purchaser acting reasonably, or becomes precluded from making an order in relation to the LP Property Acquisition under the FATA, or if an interim order is made under the FATA in respect of the LP Property Acquisition (other than for the Heron Property which is dealt with separately under the Heron Building Contract), the subsequent period for making a final order prohibiting such acquisition elapses without a final order being made;*

(b) all necessary consents required under the leases to the transactions contemplated by the LP Sale and Purchase Agreement and the Peregrine Building Contract;

(c) ALOG having obtained the approval of Unitholders for the LP Property Acquisition (save for the Heron Property);

(d) the buyers procuring a warranty and indemnity insurance policy on substantially the terms set out in the draft policy referred to in the LP Sale and Purchase Agreement; and

(e) ALOG completing its fund raising (comprising the Pre-EGM Placement, the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance) and receiving proceeds of at least S$165.0 million from the fund raising;

(iii) (in respect of the Peregrine Property) simultaneous completion with settlement pursuant to the Peregrine Building Contract;

(iv) *termination of the LP Sale and Purchase Agreement by the relevant seller or buyer (as the case may be) if the Peregrine Building Contract or the Heron Building Contract is terminated due to a breach by the relevant buyer or seller (as the case may be) before completion;*

(v) *a break fee of A$50,000 payable by the relevant buyer to each of the respective sellers in the event of the termination of the LP Sale and Purchase Agreement due to a failure to satisfy (or waive) the conditions set out in (ii)(c) to (e) above; and*

(vi) *a rental guarantee provided by the LP Bishop Holding Trustee in favour of the purchaser of the property located at 2-6 Bishop Drive for a period of nine months after the completion date.*

3.3 Rental Guarantee for 2-6 Bishop Drive

3.3.1 Terms of the Rental Guarantee

*Pursuant to the LP Sale and Purchase Agreement, the LP Bishop Holding Trustee (as vendor) shall provide income guarantee up to an amount of A$0.3 million (approximately S$0.3 million) (the "**2-6 Bishop Drive Rental Guarantee Amount**"), equivalent to nine months[1] of market rental income, in relation to a whole or a part of the property at 2-6 Bishop Drive, a development asset that is under construction, that is vacant at the date of the LP Sale and Purchase Agreement to the LAIP Trustee (as purchaser) (the "**2-6 Bishop Drive Income Guarantee**") for the period commencing from the completion date and ending nine months after the completion date (the "**2-6 Bishop Drive Rental Guarantee Period**").*

*The LP Bishop Holding Trustee (as vendor) will, immediately following completion, pay the 2-6 Bishop Drive Rental Guarantee Amount to the LAIP Trustees' solicitors (as deposit holder), who will, with the LP Bishop Holding Trustee's consent for the duration of the 2-6 Bishop Drive Rental Guarantee Period, pay the LAIP Trustee (as purchaser) (a) the 2-6 Bishop Drive Rental Guarantee Amount in equal monthly instalments until the earlier of the whole of the 2-6 Bishop Drive Rental Guarantee Amount is paid out or a lease of the whole of the part of the property located at 2-6 Bishop Drive commences prior to the end of the 2-6 Bishop Drive Rental Guarantee Period (the ("**2-6 Bishop Drive New Lease**"), (b) if a 2-6 Bishop Drive New Lease commences, any shortfall between the monthly instalments of the 2-6 Bishop Drive Rental Guarantee Amount and the monthly rent payable under the 2-6 Bishop Drive New Lease for the period on and from the commencement date of that lease to the end of the 2-6 Bishop Drive Rental Guarantee Period (calculated on a daily basis) (the "**2-6 Bishop New Lease Period**") or (c) if the lease of the whole of the part of 2-6 Bishop Drive is vacant does not commence prior to the end of the 2-6 Bishop Drive Rental Guarantee Period, the balance of the 2-6 Bishop Drive Rental Guarantee Amount (plus any interest accrued thereon).*

The 2-6 Bishop Drive Rental Guarantee Amount is sufficient to cover the market income expected to be derived by 2-6 Bishop Drive to be paid by a tenant over the 2-6 Bishop Drive Rental Guarantee Period.

[1] The rental guarantee of A$120 psm plus outgoings is in line with market and the nine-month guarantee period ties in with the expiry of the PortGate Logistics lease, which expires in nine months. The rental guarantee is in respect of a space in the same area as the space which Portgate currently occupies. With a larger floor plate in the combined area, the lease would be more attractive to potential tenants and this would allow the Manager to better renegotiate the PortGate Logistics lease.

3.3.2 Safeguards

As a safeguard against the LP Bishop Holding Trustee's ability to pay the 2-6 Bishop Drive Rental Guarantee, the LP Bishop Holding Trustee will, immediately following completion, pay the 2-6 Bishop Drive Rental Guarantee Amount to the LAIP Trustee's solicitors (as deposit holder) to be held in escrow.

Any amount not withdrawn will be refunded to the LP Bishop Holding Trustee (as vendor) after the 2-6 Bishop Drive Rental Guarantee Period.

3.3.3 Independent Valuers' Opinion

The Independent Valuer is of the opinion that the 2-6 Bishop Drive Rental Guarantee is in line with market as the 2-6 Bishop Drive Rental Guarantee Amount is sufficient to cover monthly gross income payable by a tenant over the 2-6 Bishop Drive Rental Guarantee Period.

3.3.4 Independent Directors' Opinion

The Independent Directors are of the view that the 2-6 Bishop Drive Rental Guarantee is on normal commercial terms and is not prejudicial to the interests of ALOG and its minority Unitholders as the 2-6 Bishop Drive Rental Guarantee Amount is sufficient to cover monthly gross income payable by a tenant over the 2-6 Bishop Drive Rental Guarantee Period.

3.4 Principal Terms of the Peregrine Building Contract

The principal terms of the Peregrine Building Contract include, among others, the following:

(i) a deposit of approximately A$0.9 million amounting to 5% of the purchase price of the Peregrine Property to the purchasers' solicitors (as deposit holder) upon execution of the agreement to be held in escrow until completion where upon the deposit holder shall pay the deposit to the person entitled to it and the balance of the respective purchase price shall be paid on completion;

(ii) the Peregrine Building Contract is subject to conditions precedents including but not limited to:

(a) all the conditions precedent to the LP Sale and Purchase Agreement being satisfied or waived; and

(b) the completion of the sale and purchase of units in LP Bishop Asset Trust and LP Curlew Asset Trust pursuant to the LP Sale and Purchase Agreement;

(iii) entry into a deed by the purchaser as landlord with the existing tenant of the Peregrine Property, ACFS Port Logistics Pty Ltd in respect of an additional lease area at the Peregrine Property, as tenant;

(iv) contemporaneous completion of the LP Sale and Purchase Agreement with completion pursuant to the Peregrine Building Contract; and

(v) automatic termination of the Peregrine Building Contract if the LP Sale and Purchase Agreement or the Heron Building Contract is terminated before completion.

3.5 Principal Terms of the Heron Building Contract

The principal terms of the Heron Building Contract include, among others, the following:

(i) a deposit of approximately A$3.2 million amounting to 5% of the purchase price of the Heron Property to the purchasers' solicitors (as deposit holders) upon execution of the agreement to be held in escrow until completion where upon the deposit holder shall pay the deposit to the person entitled to it and the balance of the respective purchase price shall be paid on completion;

(ii) the Heron Building Contract is subject to conditions precedent including but not limited to:

(a) the Treasurer of the Commonwealth of Australia (or his delegate) provides written notice that there are no objections to the part of the LP Property Acquisition effected by way of the Heron Building Contract under the FATA either without condition, with standard tax conditions or on terms acceptable to the purchaser acting reasonably, or becomes precluded from making an order in relation to the Heron Building Contract under the FATA, or if an interim order is made under the FATA in respect of the Heron Building Contract, the subsequent period for making a final order prohibiting such acquisition elapses without a final order being made;

(b) all necessary consents required under the lease to the transaction contemplated by the Heron Contract having been obtained;

(c) ALOG having obtained the approval of Unitholders for the acquisition of the Heron Property;

(d) the buyers procuring a warranty and indemnity insurance policy on substantially the terms set out in the draft policy referred to in the Heron Building Contract;

(e) the completion of the sale and purchase of units in LP Bishop Asset Trust and LP Curlew Asset Trust pursuant to the LP Sale and Purchase Agreement and completion of the sale and purchase of the Peregrine property pursuant to the Peregrine Building Contract;

(f) completion of works under an agreement for lease with Teys Australia to the stage of 'Initial Practical Completion';

(g) the proposed sub-lease between the purchaser (as sublessor) and Teys Australia (as sublessee) being completed;

(h) the term of the proposed sub-lease between The Trust Company (Australia) Limited (as sublessor) and Teys Australia (as sublessee) commencing;

(i) Teys Australia producing a bank guarantee in favour of the purchaser if Teys Australia agrees to do that, and otherwise Teys Australia producing a bank guarantee in favour of the vendor who will then hold it for the purchaser's benefit until a replacement bank guarantee for the purchaser is arranged; and

(iii) automatic termination of the Heron Building Contract if the LP Sale and Purchase Agreement or the Peregrine Building Contract is terminated before completion.

*3.6 **Investment Management Agreements and Property Management Agreements in relation to LP Properties***

In relation to the LP Properties, ALOG will indirectly[1] enter into an extension letter to the existing investment management agreement for the provision of investment management services in relation to the LP Properties. (See paragraph 5.1 below for further information on the terms of the investment management agreement.)

Further, in relation to the LP Properties, the Manager will enter into property management agreements with the Property Manager (as defined herein) to provide property management services for the LP Properties. (See paragraph 5.2 below for further information on the terms of the property management agreements.)

As the Property Manager is a wholly-owned subsidiary of LOGOS (being a "controlling Unitholder" and a "controlling shareholder" of the Manager), for the purposes of Chapter 9 of the Listing Manual, the Property Manager (being a subsidiary of a "controlling Unitholder" and a "controlling shareholder" of the Manager) is (for the purposes of the Listing Manual) an "interested person" of ALOG."

*"4.4 **Principal Terms of the Larapinta Unit Sale and Purchase Agreement***

In accordance with the Implementation Deed, ALOG will, through the LAIP Trustee, enter into the Larapinta Unit Sale and Purchase Agreement with the Larapinta Vendor to indirectly acquire the Larapinta Property via an investment in a 100.0% interest in Larapinta Property Asset Trust.

The principal terms of the Larapinta Unit Sale and Purchase Agreement include, among others, the following:

(i) the 5% deposit paid under the Implementation Deed is released to the relevant Fund Vendor at completion;

(ii) a retention sum of 5% of the purchase price to be held in escrow, as security for any warranty claims against the relevant Fund Vendor, and released to the relevant Fund Vendor 12 months after completion; and

(iii) completion of the Larapinta Property Acquisition must not occur unless and until each of the conditions precedent in the Implementation Deed have been satisfied or waived in accordance with its terms.

[1] Through the LAIP Trustee, the Peregrine QLD Trustee and the Heron QLD Trustee.

4.5 Rental Guarantee for the Larapinta Property

4.5.1 Terms of the Rental Guarantee

*Pursuant to the Larapinta Unit Sale and Purchase Agreement, the Larapinta Vendor shall provide rental guarantee up to an amount of A$1.2 million (approximately S$1.2 million) (the "**Larapinta Rental Guarantee Amount**") equivalent to 18 months of the retail income*[1]*, in relation to a whole or a part of the Larapinta Property that is vacant at the date of the Larapinta Unit Sale and Purchase Agreement to the LAIP Trustee (as purchaser) (the "**Larapinta Rental Guarantee**") for the period commencing from the completion date and ending 18 months after the completion date (the "**Larapinta Rental Guarantee Period**").*

The Larapinta Rental Guarantee Amount is sufficient to cover the market income expected to be derived by the Larapinta Property to be paid by a tenant over the Larapinta Rental Guarantee Period.

4.5.2 Safeguards

As a safeguard against the Larapinta Vendor's ability to pay the Larapinta Rental Guarantee for the Larapinta Property, the Larapinta Vendor will, immediately following completion, pay the Larapinta Rental Guarantee Amount to the LAIP Trustee's solicitors (as deposit holder) to be held in escrow.

4.5.3 Independent Valuers' Opinion

The Independent Valuer is of the opinion that the Larapinta Rental Guarantee is in line with market as the Larapinta Rental Guarantee Amount is sufficient to cover monthly gross income payable by a tenant over the Larapinta Rental Guarantee Period.

4.5.4 Independent Directors' Opinion

The Independent Directors are of the view that the Larapinta Rental Guarantee is on normal commercial terms and is not prejudicial to the interests of ALOG and its minority Unitholders as the Larapinta Rental Guarantee Amount is sufficient to cover monthly gross income payable by a tenant over the Larapinta Rental Guarantee Period."

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[1] The rental guarantee of equivalent to 18 months of market rental income is in line with market. The Larapinta Property is a relatively new building (completed two years ago) with good specifications. The rental guarantee has been negotiated with the Larapinta Vendor in a way to give the Manager sufficient time to secure a lease to occupy 100% of the property. It should be noted that the rental guarantee will fall away where the underlying tenancy is secured and the rental terms are not worse off than the terms of the rental guarantee.

5. DETAILS ON THE PROPOSED FUND INVESTMENTS

5.1 Structure of the Proposed Fund Investments

The transaction structure of the Proposed Fund Investments which have been set out in Sections 4 and 4.2 of the Circular, is extracted and reproduced in italics below:

"4. RESOLUTION 2: THE PROPOSED LARAPINTA PROPERTY ACQUISITION AND FUND INVESTMENTS, AS INTERESTED PERSON TRANSACTIONS

To facilitate the Proposed Larapinta Property Acquisition and Fund Investments, ALOG, through the LAIP Trustee, ALOG LAIV Trustee and ALOG OPAT Trustee, had on 26 October 2020, entered into the Implementation Deed with, among others, the Larapinta Vendor and the Fund Vendors to agree on the implementation of certain transaction steps and the key rights and obligations of the parties in relation to the Proposed Larapinta Property Acquisition and Fund Investments."

"4.2 Structure of the Proposed Fund Investments

In accordance with the Implementation Deed, ALOG will, through ALOG LAIV Trustee and ALOG OPAT Trustee, enter into the New LAIVS Fund Unit Sale and Purchase Agreement and OP Unit Sale and Purchase Agreement with the Fund Vendors to invest in a 49.5% interest in the New LAIVS Fund and a 40.0% interest in the OP Fund, respectively. On completion of the Proposed Fund Investments, the Trustee will acquire an indirect interest in the Australia Fund Properties.

The Fund Investment Amount of approximately S$178.5 million is calculated based on:

(i) 49.5% of the NAV[1] of the New LAIVS Fund (amounting to S$228.3 million), which takes into account the valuation of the Australia Fund Properties held by the New LAIVS Fund amounting to approximately S$453.1 million (approximately A$463.3 million) and the liabilities of the New LAIVS Fund; and

(ii) 40.0% of the NAV[1] of the OP Fund (amounting to S$163.8 million), which takes into account the valuation of the Australia Fund Property held by the OP Fund amounting to approximately S$322.7 million (approximately A$330.0 million) and the liabilities of the OP Fund.

(See paragraph 2.6 of the Letter to Unitholders for further information on the valuation of the Australia Fund Properties and ***Appendix A*** *of the Circular for the breakdown of the valuation of each Australia Fund Property.)*

The investments in the New LAIVS Fund and the OP Fund would be classified as an investment in real estate-related assets under the Property Funds Appendix. The Property Funds Appendix defines "real estate-related assets" to mean listed or unlisted debt securities and listed shares of or issued by property corporations, mortgage-backed securities, other property funds, and assets incidental to the ownership of real estate (e.g. furniture). The New LAIVS Fund and the OP Fund would be considered as property funds. Under Paragraph 7 of the Property Funds Appendix, ALOG must invest at least 75.0% of its deposited property in income-producing real estate with the remaining permitted to be invested in real estate-related assets up to a maximum of 25.0% of the deposited properties.

Based on the Existing Portfolio, 100.0% of ALOG's total deposited property is considered income-producing as at 30 June 2020. Following completion of the Proposed Acquisitions and Fund Investments, 89.0% of ALOG's total deposited property will be considered income-producing. Accordingly, ALOG will continue to comply with Paragraph 7 of the Property Funds Appendix.

[1] Based on the estimated NAV as at the date of completion of the Proposed Fund Investments.

4.2.1 Other Unitholders of the Australia Funds

*Following completion of the Proposed Fund Investments, the LAIV Trustee (in its capacity as trustee of LOGOS Australia Investment Venture Holding Trust) would hold the balance 50.5% of the New LAIVS Fund. ALOG will, through the ALOG LAIV Trustee, enter into a unitholders' agreements with the abovementioned unitholder to regulate the rights and obligations in relation to their units in the New LAIVS Fund, and to record the agreements made between them in respect of the affairs of the New LAIVS Fund (the "**New LAIVS Fund Unitholders' Agreement**").*

*Following completion of the Proposed Fund Investments, the LAIV New Subtrust Trustee (in its capacity as the trustee of LAIV New Subtrust) would hold 54.6% of the OP Fund and Perpetual Corporate Trust Limited (in its capacity as trustee of Oxford Property Holding Trust) would hold the balance 5.4% of the OP Fund. ALOG will, through ALOG OPAT Trustee, enter into a unitholders' agreements with the abovementioned unitholders to regulate the rights and obligations in relation to their units in the OP Fund, and to record the agreements made between them in respect of the affairs of the OP Fund (the "**OP Fund Unitholders' Agreement**").*

LOGOS Australia Investment Venture Holding Trust, LAIV New Subtrust and Oxford Property Holding Trust are funds indirectly managed by LOGOS[1], which is a controlling shareholder of the Manager."

Following from the above, it is intended that ALOG would own 49.5% of the New LAIVS Fund and 40.0% of the OP Fund.

[1] These funds (being, LOGOS Australia Investment Venture Holding Trust, LAIV New Subtrust and Oxford Property Holding Trust) are indirectly owned by Ivanhoé Cambridge Inc., which in turn indirectly holds 16.2% of the shares in LOGOS (being a controlling shareholder of the Manager). While Ivanhoé Cambridge Inc. is not considered an associate of the Manager for the purposes of the Listing Manual and Property Funds Appendix, the funds are managed by an interested person.

5.2 Information on the New LAIVS Fund

5.2.1 Key terms of the New LAIVS Fund

The key terms of the New LAIVS Fund are set out below:

Fund Manager	LOGOS Investment Management Pty Limited (an indirect wholly-owned subsidiary of LOGOS) ("**New LAIVS Fund Manager**")
Fees	**Investment management fee** 0.45% of gross asset value per annum, payable quarterly to the New LAIVS Fund Manager commencing from day one of any investment / project. **Leasing fee** For any lease (with a lease term of two years or more) exclusively sourced by the New LAIVS Fund Manager (or its subsidiaries or related bodies corporate): • 12.0% (6.0% for renewals or extensions by existing tenants) of the first year's gross rent for leases of less than three years; • 13.0% (6.5% for renewals or extensions by existing tenants) of the first year's gross rent for leases of three years or more and less than five years; and • 14.0% (7.0% for renewals or extensions by existing tenants) of the first year's gross rent for leases of five years or more + 0.5% of the first year's gross rent for each year or part thereof greater than five years. **Sales transaction fee** 0.50% of the sales price, payable on completion of such sale (but in the event that a third-party sale agent is engaged to sell the property, the New LAIVS Fund Manager will not be entitled to a sales transaction fee). **Additional fees (for additional services e.g. property management which are separate from leasing fees)** At market rates and subject to approval of Unitholders of the New LAIVS Fund **The above-mentioned fees are also less than what is typically currently charged by LOGOS Investment Management Pty Limited for newly established third party funds managed by it. The above-mentioned set of fees also does not include any acquisition fee as the New LAIVS Fund is a closed end fund and acquisition fees are not relevant for this fund.** In addition, the New LAIVS Fund Manager will waive a portion of its fees if the fees payable on the basis that ALOG is holding asset directly are less than the actual fees. The Proposed Fund Investments are treated as "real estate-related assets" for the purpose of the Property Fund Appendix.

	In the event that the theoretical amount of management fees, which represent the fees payable by ALOG assuming that the Australia Fund Properties were instead treated as "real estate" for the purpose of the Property Fund Appendix, is less than the actual amount of management fees payable by ALOG in a financial year, the New LAIVS Fund Investment Manager will waive a portion of its fees equal to the difference between the actual fees and the theoretical amount of management fees payable if the Australia Fund Properties were instead treated as "real estate". The waiver is given so that ALOG does not pay more than what would be payable in if ALOG holds the Australia Fund Properties as "real estate" instead of "real estate-related assets" for the purpose of the Property Fund Appendix.
Fund Duration	Long-term vehicle with a regular, mandatory liquidity review period after the first five years (subject to extension in accordance with the fund documents) and each two years thereafter.
Leverage Ratio	Target ratio of 50.0% with a maximum of 55.0%.
Right of first offer over assets	<u>Pursuant to a liquidity process requested by both unitholders</u> The New LAIVS Fund Manager (and its affiliates) or any vehicle owned or managed by LOGOS (and its affiliates) ("**LOGOS Purchaser**") will have a right-of-first-offer over the assets of the New LAIVS Fund. <u>Pursuant to a liquidity process requested by one of the unitholders</u> ● The non-transferring unitholder will have a period of 60 days from the date of the request made by the transferring unitholder to indicate its intention whether to accept the offer of units made by the non-transferring unitholder: if the non-transferring unitholder rejects the offer, the New LAIVS Fund Manager may procure a qualifying third party to accept the offer on the same terms; ● if a qualifying third party does not accept the offer, a vehicle owned or managed by LOGOS (and its affiliates) will have a right-of-first-offer over the Australia Fund Properties of the New LAIVS Fund, and if such right-of-first-offer is not accepted or is not exercised, the New LAIVS Fund Investment Manager must commence an open-market process by selling such asset to obtain relevant level of liquidity. <u>Other than pursuant to a liquidity process</u> ALOG will have a right-of-first-offer over any property proposed to be divested by the New LAIVS Fund (other than as part of liquidity process) ● if ALOG does not exercise its right-of-first offer, or its right-of-first-offer is not approved by the LAIV Trustee (being a unitholder of the New LAIVS Fund), a vehicle owned or managed by LOGOS (and its affiliates) will have a right-of-first-offer over such asset; ● if the right-of-first-offer of the vehicle owned or managed by LOGOS (and its affiliates) is not accepted by the LAIV Trustee (being a unitholder of the New LAIVS Fund) or is not exercised, the New LAIVS Fund Investment Manager will dispose of the Australia Fund Property of the New LAIVS Fund to a third party.
Transfer Rights	Unitholders will have pre-emptive rights over the other unitholder's entire interest in the event of (i) a unitholder wishing to sell its interest (directly or indirectly) or (ii) the default of a unitholder.

5.2.2 New LAIVS Fund Properties

The New LAIVS Fund has a portfolio of four (4) logistics properties located in Australia (collectively, "**New LAIVS Fund Properties**") comprising the following:

(i) a freehold distribution centre located at 11-14 John Morphett Place, Erskine Park, New South Wales, Australia ("**John Morphett Place**");

(ii) a freehold distribution centre located at 27-43 Toll Drive, Altona North, Victoria 3025, Australia ("**Toll Drive**");

(iii) a freehold distribution centre located at 69 Sargents Road, Minchinbury, New South Wales, Australia ("**Sargents Road**"); and

(iv) a freehold distribution centre located at 34-38 Marshall Court, Altona, Victoria 3018, Australia ("**Marshall Court**").

John Morphett Place

John Morphett Place is a freehold distribution centre located at 11-14 John Morphett Place, Erskine Park, New Souths Wales, Australia with a GLA of 5,415 m^2.

It is fully tenanted by Visa Global Logistics Pty Ltd ("**Visa Logistics**"), one of Australia's largest privately owned international freight forwarding companies.

The net passing income is A$2.3 million (or approximately S$2.2 million), with an initial passing yield of 4.5% (leasehold) and a WALE by area of 14.9 years.

The valuation of John Morphett Place determined by both CBRE (appointed by the Manager) and Colliers (appointed by the Trustee) is A$52.5 million (or approximately S$51.3 million).

Toll Drive

Toll Drive is a freehold distribution centre located in 27-43 Toll Drive, Altona North, Victoria 3025, Australia with a GLA of 21,349 m^2.

It is currently partially tenanted by Visa Logistics, and Allied Seafreight & General Distribution Pty Ltd ("**Allied Seafreight**"), a family owned logistics company with multiple facilities in Melbourne since 1994, who will commence its lease for all remaining space at Toll Drive on 1 February 2021. There is a gross rental guarantee in place for four (4) months from the Valuation Date on 1 October 2020 to the lease commencement on 1 February 2021 to cover the absence of rental income from Allied Seafreight until the commencement of the lease.

The net passing income is A$2.5 million (or approximately S$2.4 million), with an initial passing yield of 5.0% (leasehold) and a WALE by area of 10.4 years.

The valuation of Toll Drive determined by both Savills (appointed by the Manager) and Colliers (appointed by the Trustee) is A$50.2 million (or approximately S$49.1 million).

Sargents Road

Sargents Road is a leasehold distribution centre located at 69 Sargents Road, Minchinbury, New Souths Wales, Australia with a GLA of 88,555 m^2.

It is fully tenanted by Woolworths Limited, a major retail company in Australia and New Zealand.

The net passing income is A$15.3 million (or approximately S$15.0 million), with an initial passing yield of 4.8% (leasehold) and a WALE by area of 5.8 years.

The valuation of Sargents Road determined by both CBRE (appointed by the Manager) and Colliers (appointed by the Trustee) is A$290.0 million (or approximately S$283.6 million).

Marshall Court

Marshall Court is a freehold distribution centre located at 34-38 & 39-44 Marshall Court, Altona, Victoria 3018, Australia with a GLA of 40,572 m^2.

It is currently fully tenanted by three (3) tenants. The net passing income is A$3.8 million (or approximately S$3.7 million), with an initial passing yield of 5.3% (leasehold) and a WALE by area of 4.0 years.

The valuation of Marshall Court determined by both Savills (appointed by the Manager) and Colliers (appointed by the Trustee) is A$70.6 million (or approximately S$69.0 million).

5.2.3 NAV of the New LAIVS Fund

We note that the New LAIVS Fund would be restructured for purposes of the Proposed Fund Investments. We set out below the pro forma the balance sheet of the New LAIVS Fund as at the completion of the Proposed Acquisitions ("**Completion**"):

(A$)	Upon Completion
Assets	
Current assets	
Cash and cash equivalents	12,495,125
Trade and other receivables	500
Tax receivable	37,190
Prepayments	93,966
Total current assets	12,676,781
Non-current assets	
Investment properties	449,617,558
Total non-current assets	449,617,558
Total assets	**462,244,339**
Liabilities	
Current liabilities	
Accrued expenses	4,994,754
Tax payable	264,945
Total current liabilities	5,259,699
Non-current liabilities	
Long term loans	224,808,779
Total non-current liabilities	224,808,779
Total liabilities	**230,068,478**
Equity	
Share capital	293,267,584
Retained earnings	206,206,058
Distributions paid	(267,297,780)
Total equity	**232,175,861**

We note that the major asset of the New LAIVS Fund are investment properties comprising the New LAIVS Fund Properties amounting to A$449.6 million (or approximately S$439.7 million), further details of which is set out in Paragraph 5.2.2 above.

Based on the above, we note that the pro forma NAV of the New LAIVS Fund amounted to A$232.2 million (or approximately S$227.1 million).

5.3 Information on the OP Fund

5.3.1 Key terms of the OP Fund

The key terms of the OP Fund are set out below:

Fund Manager	LOGOS Investment Management Pty Limited (an indirect wholly-owned subsidiary of LOGOS) ("**OP Fund Manager**")
Fees	**Investment management fee** 0.45% of gross asset value per annum, payable quarterly to the OP Fund Manager commencing from day one of any investment / project. **Leasing fee** For any lease (with a lease term of two years or more) exclusively sourced by the OP Fund Manager: • 12.0% (6.0% for renewals or extensions for existing tenants) of the first year's gross rent for leases of less than three years. • 13.0% (6.5% for renewals or extensions for existing tenants) of the first year's gross rent for leases of three years or more and less than five years; and • 14.0% (7.0% for renewals or extension for existing tenants) of the first year's gross rent for leases of five years or more + 0.5% of the first year's gross rent for each year or part thereof greater than five years. **Sales transaction fee** 0.50% of the sales price, payable on completion of such sale (but in the event that a third-party sale agent is engaged to sell the property, the OP Fund Manager will not be entitled to a sales transaction fee). **Additional fees (for additional services e.g. property management which are separate from leasing fees)** At market rates and subject to approval of Unitholders of the OP Fund **The above-mentioned fees are also less than what is typically currently charged by LOGOS Investment Management Pty Limited for newly established third party funds managed by it. The above-mentioned set of fees also does not include any acquisition fee as the OP Fund is a closed end fund and acquisition fees are not relevant for this fund.** In addition, the OP Fund Manager will waive a portion of its fees if the fees payable on the basis that ALOG is holding asset directly are less than the actual fees. The Proposed Fund Investments are treated as "real estate-related assets" for the purpose of the Property Fund Appendix. In the event that the theoretical amount of management fees, which represent the fees payable by ALOG assuming that the Australia Fund Properties were instead treated as "real estate" for the purpose of the Property Fund Appendix, is less than the actual amount of management fees payable by ALOG in a financial year, the OP Fund Investment Manager will waive a portion of its fees equal to the difference between the actual fees and the theoretical amount of management fees payable if the Australia Fund Properties were instead treated as "real estate".

	This waiver is given so that ALOG does not pay more than what would be payable in if ALOG holds the Australia Fund Properties as "real estate" instead of "real estate-related assets" for the purpose of the Property Fund Appendix.
Fund Duration	Long-term vehicle with a regular, mandatory liquidity review period after the first five years (subject to extension in accordance with the fund documents) and each two years thereafter.
Leverage Ratio	Target ratio of 50.0% with a maximum of 55.0%.
Right of first offer over assets	Pursuant to a liquidity process ● The OP Fund Manager (and its affiliates) or any vehicle owned or managed by LOGOS (and its affiliates) will have a right-of-first-offer over the assets of the OP Fund. Pursuant to a liquidity process requested by one of the unitholders • The non-transferring unitholder will have a period of 60 days from the date of the request made by the transferring unitholder to indicate its intention whether to accept the offer made by the non-transferring unitholder on the terms set out by the transferring unitholder; if the non-transferring unitholder rejects the offer, the OP Fund Investment Manager may procure a qualifying third party to accept the offer on the same terms; if a qualifying third party does not accept the offer, a vehicle owned or managed by LOGOS (and its affiliates) will have a right-of-first-offer over the Australia Fund Property of the OP Fund, and if such right-of-first-offer is not accepted or is not exercised, the OP Fund Investment Manager must commence an open-market process by selling such asset to obtain relevant level of liquidity. Other than pursuant to a liquidity process ALOG will have a right-of-first-offer over any property proposed to be divested by the OP (other than as part of liquidity process) ● If ALOG does not exercise its right-of-first offer, or its right-of-first-offer is not approved by the LAIV New Subtrust Trustee (being a unitholder of the OP Fund), a vehicle owned or managed by LOGOS (and its affiliates) will have a right-of-first-offer over such asset ● If right-of-first-offer of the vehicle owned or managed by LOGOS (and its affiliates) is not approved by the LAIV New Subtrust Trustee (being a unitholder of the OP Fund) or is not exercised, the OP Fund Investment Manager will dispose of the Australia Fund Property of the OP Fund to a third party on terms and price that are no more favourable to the third party.
Transfer Rights	Unitholders will have pre-emptive rights over the other unitholder's entire interest in the event of (i) a unitholder wishing to sell its interest (directly or indirectly) or (ii) the default of a unitholder. In accordance with the relevant fund documents for the LAIV New Subtrust (being another unitholder in the OP Fund), if LOGOS wishes to sell its stake in the LAIV New Subtrust, LOGOS must offer its stake to ALOG.

5.3.2 Oxford Property

The OP Fund has a portfolio of one (1) logistics property located in Australia comprising a cold storage facility located at 1 Hume Road, Laverton North, Victoria 3026, Australia ("**Oxford Property**").

Oxford Property

The Oxford Property is a freehold cold storage located at 1 Hume Road, Laverton North, Victoria 3026, Australia with a GLA of 123,353 m^2.

It is fully tenanted by AB Oxford Cold Storage Company Pty Ltd, Australia's leading privately owned cold storage company. The net passing income is A$15.8 million (or approximately S$15.5 million), with an initial passing yield of 4.8% (leasehold) and a WALE by area of 20.3 years.

The valuation of the Oxford Property determined by Savills (appointed by the Manager) and Colliers (appointed by the Trustee) is A$330.0 million (or approximately S$322.7 million) and A$332.0 million (or approximately S$324.7 million) respectively.

5.3.3 NAV of the OP Fund

We set out below the pro forma the balance sheet of the OP Fund upon Completion:

(A$)	Upon Completion
Assets	
Current assets	
Cash and cash equivalents	600,000
Prepayments	268
Total current assets	600,268
Non-current assets	
Investment properties	330,000,000
Total non-current assets	330,000,000
Total assets	**330,600,268**
Liabilities	
Current liabilities	
Accrued expenses	301,061
Tax payable	260,326
Total current liabilities	561,387
Non-current liabilities	
Long term loans	165,000,000
Total non-current liabilities	165,000,000
Total liabilities	**165,561,387**
Equity	
Share capital	85,998,744
Retained earnings	153,179,173
Distributions paid	(74,139,035)
Total equity	**165,038,881**

We note that the major asset of the OP Fund are investment properties comprising the Oxford Property amounting to A$330.0 million (or approximately S$322.7 million), further details of which is set out in Paragraph 5.3.2 above.

Based on the above, we note that the pro forma NAV of the OP Fund amounted to A$165.0 million (or approximately S$161.4 million).

5.3 Valuation of the Australia Fund Properties

In relation to the Australia Fund Properties, the Manager had commissioned independent valuers, namely Savills and CBRE, and the Trustee had commissioned another independent valuer, Colliers, to value the Australia Fund Properties. In arriving at the market value, the Valuers relied on the capitalisation approach and the discounted cash flow analysis methods.

We set out a summary of the properties owned by the New Funds ("**Australia Fund Properties**") below:

Property	Asset Type	Title	Vendor	Valuation (A$'mil)	Investment Amount (A$'mil)	WALE by area (years)	Net passing income (A$'mil)	Passing Yield (%)
John Morphett Place	Distribution centre	Freehold	Fund Vendors	Manager: 52.5 Trustee : 52.5		14.9	2.3	4.5
Toll Drive	Distribution centre	Freehold	Fund Vendors	Manager: 50.2 Trustee : 50.2		10.4	2.5	5.0
Sargents Road	Distribution centre	Leasehold	Fund Vendors	Manager: 290.0 Trustee : 290.0		5.8	15.3	4.8
Marshall Court	Distribution centre	Freehold	Fund Vendors	Manager: 70.6 Trustee : 70.6		4.0	3.8	5.3
		Total investment amount for the New LAIVS Fund			115.6[1] (49.5%) 223.5 (100.0%)			
Oxford Property	Cold storage	Freehold	Fund Vendors	Manager: 330.0 Trustee : 332.0	66.9 (40.0%) 167.3 (100.0%)	20.3	15.8	4.8
ALOG's Share					**182.1**	**12.5**[2]	**n.m.**	**4.8**[3]

Notes:

(1) The Investment Amount is net of tenant incentives reimbursed by the Fund Vendors, and the tenant incentives are deducted from the consideration payable for the Proposed Fund Investments. The tenant incentives amount to a total of approximately A$3.4 million or S$3.2 million.

(2) WALE by area (years) of the Australia Fund Properties collectively based on a proportion of total GLA of the properties.

(3) Passing Yield of the Australia Fund Properties is calculated using a proportion of the average of the independent valuations of the properties conducted by the Manager and the Trustee across the properties.

5.4 Investment amount for the Proposed Fund Investments

The total subscription of S$178.5 million for the Proposed Fund Investments is based on 49.5% of the net asset value ("**NAV**") of the New LAIVS Fund and 40.0% of the NAV of the OP Fund, based on the pro forma financials of the New LAIVS Fund and the OP Fund respectively and the valuations of the Australia Fund Properties ("**Investment Amount**").

Accordingly, the Investment Amount for the New LAIVS Fund is approximately A$115.6 million or approximately S$113.1 million. For the OP Fund, the Investment Amount is A$66.9 million or approximately S$65.4 million.

5.5 Principal terms of the Implementation Deed

The principal terms of the Implementation Deed have been set out in Section 4.3 of the Circular, is extracted and reproduced in italics below:

*"**4.3 Principal Terms of the Implementation Deed***

The principal terms of the Implementation Deed include, among others, the following:

(i) deposits of 5% of the respective purchase prices for each of Larapinta Property Asset Trust, the New LAIVS Fund and the OP Fund (of approximately A$0.6 million, A$5.8 million and A$3.3 million respectively) to be paid to an escrow agent within three business days from the date of execution of the agreement to be held in escrow until completion of the Larapinta Unit Sale and Purchase Agreement, the New LAIVS Fund Unit Sale and Purchase Agreement and the OP Fund Unit Sale and Purchase Agreement respectively, whereupon the deposit holder shall pay the deposit, and the balance of the respective purchase prices shall be paid, to the person entitled to it;

(ii) the conditions precedent to the transaction steps in relation to the Proposed Larapinta Property Acquisition and Fund Investments include, among others, the following:

(a) the Treasurer of the Commonwealth of Australia (or his delegate) provides written notice that there are no objections under FATA to the Proposed Larapinta Property Acquisition and Fund Investments either on an unconditional basis or subject to conditions acceptable to Cache Logistics Trust Australia acting reasonably, or becomes precluded by passage of time from making any order or decision under the FATA in respect of the Proposed Larapinta Property Acquisitions and Fund Investments;

(b) ALOG having obtained the approval of Unitholders for the Proposed Larapinta Property Acquisition and Fund Investments;

(c) the conditions precedent to drawdown in corporate debt facilities of not less than S$250.0 million (in aggregate) for the purpose of funding the Proposed Larapinta Property Acquisition and Fund Investments have been satisfied (other than those that may only be satisfied at completion);

(d) ALOG completing the fund raising (comprising the Pre-EGM Placement, the Proposed Ivanhoé Issuance and the Proposed LOGOS Issuance) to raise aggregate proceeds of at least $165.0 million consistent with the terms of the Ivanhoé Subscription Agreement and the LOGOS Subscription Agreement (each as defined herein); and

(e) *a break fee of A$400,000 (in total) payable by the purchasers to the Larapinta Vendor and the Fund Vendors in the event of termination of the Implementation Deed due to a failure to satisfy (or waive) the conditions set out in 4.3(ii)(b) to (d) above."*

5.6 Principal terms of the Unit Sale and Purchase Agreement and other ancillary agreements related to the Proposed Fund Investments

Principal terms of the Unit Sale and Purchase Agreement and other ancillary agreements related to the Proposed Fund Investments which have been set out in Sections 4.6, 4.7, 4.8, 4.9, 4.10 and 4.11 of the Circular, is extracted and reproduced in italics below:

"4.6 Principal Terms of the New LAIVS Unit Sale and Purchase Agreement

In accordance with the Implementation Deed, ALOG will, through the ALOG LAIV Trustee, enter into the New LAIVS Fund Unit Sale and Purchase Agreement with the LAIV Trustee to invest in a 49.5% interest in the New LAIVS Fund.

The principal terms of the New LAIVS Fund Unit Sale and Purchase Agreement include, among others, the following:

(i) the 5% deposit paid under the Implementation Deed is released to the LAIV Trustee at completion;

(ii) a retention sum of 5% of the purchase price to be held in escrow, as security for any warranty claims against the LAIV Trustee, and released to the LAIV Trustee 12 months after completion; and

(iii) completion of the investment in a 49.5% interest in the New LAIVS Fund must not occur unless and until each of the conditions precedent in the Implementation Deed have been satisfied or waived in accordance with its terms.

4.7 Principal Terms of the OP Fund Unit Sale and Purchase Agreement

In accordance with the Implementation Deed, ALOG will, through ALOG OPAT Trustee, enter into the OP Fund Unit Sale and Purchase Agreement with the LAIV New Subtrust Trustee to invest in a 40.0% interest in the OP Fund.

The principal terms of the OP Fund Unit Sale and Purchase Agreement in relation to the OP Fund include, among others, the following:

(i) the 5% deposit paid under the Implementation Deed is released to the LAIV New Subtrust Trustee at completion;

(ii) a retention sum of 5% of the purchase price to be held in escrow, as security for any warranty claims against the LAIV New Subtrust Trustee, and released to the LAIV New Subtrust Trustee 12 months after completion; and

(iii) completion of the investment in a 40.0% interest in the OP Fund must not occur unless and until each of the conditions precedent in the Implementation Deed have been satisfied or waived in accordance with its terms.

4.8 Principal terms of the New LAIVS Fund Unitholders' Agreement

The principal terms of the New LAIVS Fund Unitholders' Agreement include, among others, the following:

(i) there is a pre-emptive right-of-first-offer over the New LAIVS Fund's interest in an Australia Fund Property in favour of the ALOG LAIV Trustee if the New LAIVS Fund chooses to dispose (whether directly or indirectly) of its interest in a property and if such right-of-first-offer is not exercised or accepted, then a right-of-first-offer will arise in favour of an entity within the LOGOS Group or any entity that is under the management of a member of the LOGOS Group, and if the vehicle owned or managed by LOGOS (and its affiliates) chooses not to exercise its right-of-first-offer, or its right-of-first offer is rejected, then the New LAIVS Fund Investment Manager will dispose of the Australia Fund Property to a third party on terms and price that are no more favourable to the third party;

(ii) there is a pre-emptive right-of-first-offer in favour of a vehicle owned or managed by LOGOS (and its affiliates) if (a) all unitholders of the New LAIVS Fund's approve an exit strategy for the New LAIVS Fund and (b) the New LAIVS Fund Investment Manager is a member of the LOGOS Group;

(iii) there is a pre-emptive right-of-first-offer in favour of the other unitholders of the New LAIVS Fund if (a) one or more existing unitholder(s) of the New LAIVS Fund decides to sell its or their unitholdings in the New LAIVS Fund (directly or indirectly) or (b) one or more existing unitholder(s) of the New LAIVS Fund commits a material breach of the New LAIVS Fund Unitholders' Agreement[1]; and

(iv) arrangements between the unitholders of the New LAIVS Fund in respect of the affairs of the New LAIVS Fund, including approval rights for certain matters in respect of the New LAIVS Fund that are reserved for unitholders' approval[2].

4.9 Principal terms of the OP Fund Unitholders' Agreement

The principal terms of the OP Fund Unitholders' Agreement include, among others, the following:

(i) if there is a proposed issuance of new units in the OP Fund that will change the percentage unitholding of existing unitholders of the OP Fund, the OP Trustee must first offer existing unitholders the right to subscribe for such percentage of the new units to be issued corresponding to their existing percentage unitholding in the OP Fund;

(ii) there is a pre-emptive right-of-first-offer over the OP Fund's interest in the Australia Fund Property in favour of ALOG OPAT Trustee if the OP Fund chooses to dispose of its interest in the Australia Fund Property and such right-of-first-offer is not exercised, or accepted, then a right-of-first-offer will arise in favour of an entity within the LOGOS Group or any entity that is under the management of a member of the LOGOS Group, and if the vehicle owned or managed by LOGOS (and its affiliates) chooses not to exercise its right-of-first-offer, or its right-of-first offer is rejected, then the OP Fund Investment Manager will dispose of the Australia Fund Property to a third party on terms and price that are no more favourable to the third party;

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[1] A material breach by a unitholder includes but is not limited to the unitholder's failure to provide equity capital under a funding notice where funding by way of additional equity contributions from unitholders has been approved unanimously by unitholders, or where unitholders do not comply with provisions on restrictions on disposal of units in the fund.

[2] Certain matters, including but not limited to, the acquisition of an investment, matters relating to distribution policy and winding-up of the fund.

(iii) there is a pre-emptive right-of-first-offer in favour of a vehicle owned or managed by LOGOS (and its affiliates) if (a) all unitholders of the OP Fund approve an exit strategy for the OP Fund and (b) the OP Fund Investment Manager is a member of the LOGOS Group;

(iv) there is a pre-emptive right-of-first-offer in favour of the other unitholders of the OP Fund if (a) one or more existing unitholder(s) of the OP Fund decides to sell its or their unitholdings in the OP Fund (directly or indirectly) or (b) one or more existing unitholder(s) of the OP Fund commits a material breach of the OP Fund Unitholders' Agreement[1]; and

(v) arrangements between the unitholders of the OP Fund in respect of the affairs of the OP Fund, including approval rights for certain matters in respect of the OP Fund that are reserved for unitholders' approval[2].

4.10 Principal terms of the Fund Investment Management Agreement in relation to the New LAIVS Fund

*In relation to the Proposed Fund Investments, The Trustee Company Limited (in its capacity as trustee of the New LAIVS Fund) will enter into an investment management agreement with the New LAIVS Fund Investment Manager for the provision of investment management services in relation to the New LAIVS Fund (the "**New LAIVS Fund Investment Management Agreement**").*

The principal terms of the New LAIVS Fund Investment Management Agreement include, among others, the following:

(i) an investment management fee paid quarterly amounting to 0.45% per annum of the total of the aggregate of the stabilised asset gross asset value of all stabilised assets and the non-stabilised asset gross asset value of all non-stabilised assets of the New LAIVS Fund for the quarter;

(ii) a leasing fee of 12.0%-14.0% of the first year's gross rent (exclusive of GST) (see paragraph 2.4.1 above for further detail regarding the leasing fee in respect of the New LAIVS Fund); and

(iii) a sales transaction fee of 0.5% of the divestment price in respect of the divestment by the New LAIVS Fund of an Australia Fund Property.

(See paragraph 13.1 below for the IFA's opinion on the fees payable under the New LAIVS Fund Investment Management Agreement.)

4.11 Principal terms of the Fund Investment Management Agreement in relation to the OP Fund

*In relation to the Proposed Fund Investments, Perpetual Trustee Company Limited (in its capacity as trustee of the OP Fund) will enter into an investment management agreement with the OP Fund Investment Manager for the provision of investment management services in relation to the OP Fund (the "**OP Fund Investment Management Agreement**").*

[1] A material breach by a unitholder includes but is not limited to the unitholder's failure to provide equity capital under a funding notice where funding by way of additional equity contributions from unitholders has been approved unanimously by unitholders, or where unitholders do not comply with provisions on restrictions on disposal of units in the fund.

[2] Certain matters, including but not limited to, the acquisition of an investment, matters relating to distribution policy and winding-up of the fund.

The principal terms of the OP Investment Management Agreement include, among others, the following:

(i) an investment management fee paid quarterly amounting to 0.45% per annum of the total of the aggregate of the stabilised asset gross asset value of all stabilised assets and the non-stabilised asset gross asset value of all non-stabilised assets of the OP Fund for the quarter;

(ii) a leasing fee of 12.0%-14.0% of the first year's gross rent (exclusive of GST) (see paragraph 2.4.1 above for further detail regarding the leasing fee in respect of the New LAIVS Fund); and

(iii) a sales transaction fee of 0.5% of the divestment price in respect of the divestment by the OP Fund of the Australia Fund Property.

(See paragraph 13.1 below for the IFA's opinion on the fees payable under the OP Fund Investment Management Agreement.)"

5.7 Inter-conditionality

By approving the Proposed Fund Investments, Unitholders will be deemed to have approved the fees payable to the fund manager of the Australia Funds as an interested person transaction, as well as all the related documents such as the Unit Sale and Purchase Agreement, the Implementation Deed and all documents required to be executed or assigned by the parties in order to give effect to the Proposed Fund Investments.

Unitholders should note that Resolution 2, Resolution 3, Resolution 4 and Resolution 5 are inter-conditional. Such as, the Proposed Larapinta Acquisition and the Proposed Fund Investments are inter-conditional upon each other. In the event that any of Resolution 3, Resolution 4 and Resolution 5 is not passed, the Manager will not proceed with the Proposed Larapinta Property Acquisition and Fund Investments. For the avoidance of doubt, Resolution 1, the Proposed LP Property Acquisitions, is not inter-conditional with the other Resolutions.

6. TOTAL ACQUISITION OUTLAY AND THE PROPOSED FUND RAISING EXERCISES

6.1 Total Acquisition Outlay

The total acquisition outlay by ALOG ("**Total Acquisition Outlay**") is estimated to be S$441.2 million (based on 100.0% of the purchase consideration for Heron Drive) and S$381.7 million (based on 5.0% down payment for Heron Drive), comprising:

(i) the aggregate consideration payable in respect of the Proposed Acquisitions of approximately S$404.4 million (based on 100.0% of the purchase consideration for Heron Drive) and S$345.8 million based on 5.0% down payment for Heron Drive);

(ii) the acquisition fee of approximately S$5.9 million (including the acquisition fee for Heron Drive) and S$5.3 million (excluding the acquisition fee for Heron Drive) payable in Units to the Manager;

(iii) other costs including stamp duty, the estimated professional and other fees and expenses of approximately S$30.9 million (based on 100.0% of the purchase consideration for the Heron Property) and S$30.6 million (based on 5.0% down payment for Heron Property) incurred or to be incurred by ALOG in connection with the Proposed Acquisitions.

6.2 Financing the Proposed Acquisitions

The Manager intends to finance the Total Acquisition Outlay (save for the Acquisition Fee which is payable in Units) with: (i) the proceeds from the Private Placement; (ii) the proceeds from the Equity Fund Raising; and (iii) external bank borrowings.

It is envisaged that the capital structure to fund the Proposed Acquisitions would be half via debt and half via equity.

In relation to the acquisition fee, we understand that the acquisition fee of approximately S$5.3 million is payable in Units to the Manager. We further understand that the issue price of the acquisition fee would be at the prevailing market price when the New Units are to be issued to the Manager, pursuant to the Trust Deed between the Manager and the Trustee.

6.2.1 Private Placement

The Manager has raised approximately S$50.0 million from the Private Placement at an issue price of S$0.5525 per new Unit, details of which were announced on 2 November 2020 ("**Private Placement Date**") and completed on 3 November 2020.

In the event ALOG does not proceed with the Proposed Acquisitions, the proceeds from the Private Placement will be re-deployed to fund ongoing as well as future investments and/or to pare down debts.

The issue of New Units under the Private Placement relied on the general mandate that was given by Unitholders to the Manager, pursuant to an ordinary resolution obtained at the AGM held on 3 June 2020, to issue, *inter alia*, New Units (whether by way of rights, bonus or otherwise) of not more than 50.0% of the total number of issued Units as at the date the general mandate was passed.

The Manager has on 26 October 2020 announced a distribution of 1.461 Singapore cents per Unit for the period from 1 July 2020 to 30 September 2020 ("**3Q FY20 Distribution**").

In connection with the Private Placement, the Manager intends to declare in respect of the Units in issue immediately prior to the issue of the New Units ("**Existing Units**"), an advanced distribution for the period from 1 October 2020 to 10 November 2020 (being the date immediately prior to the date on which the New Units are issued pursuant to the Private Placement) ("**Advanced Distribution**" and together with the 3Q FY20 Distribution, "**Cumulative Distribution**").

The current expectation of the Manager of the distribution per unit ("**DPU**") under the Cumulative Distribution is estimated to be approximately 2.095 Singapore cents per Unit. The Cumulative Distribution comprises the declared 3Q FY20 distribution of 1.461 Singapore cents per New Unit and the estimated Advanced Distribution for the period from 1 October 2020 to 10 November 2020, (being the date immediately prior to the date on which the New Units are issued pursuant to the Private Placement) based on distributable income for 1 July 2020 to 30 September 2020 and the Manager's pro-rated estimate of ALOG's revenue and expenses for the period from 1 October 2020 to 10 November 2020.

This amount is only an estimate based on information currently available to the Manager, and the actual Cumulative Distribution may differ.

The New Units pursuant to the Private Placement were issued on 11 November 2020. The Cumulative Distribution is intended to ensure that the distributable income accrued by ALOG up to the day immediately preceding the date of issue of the New Units pursuant to the Private Placement (which at this point, will be entirely attributable to the Existing Units) is only distributed in respect of the Existing Units, and is being proposed as a means to ensure fairness to holders of the Existing Units.

The next distribution thereafter will comprise ALOG's distributable income for the period from the day the New Units are issued pursuant to the Private Placement onwards.

6.2.2 Proposed IP Units Issuance

As part of the Equity Fund Raising exercise, the Proposed IP Units Issuance to Ivanhoé Cambridge and LOGOS, who will subscribe for up to approximately S$70.0 million and up to approximately S$18.7 million worth of New Units respectively, at the subscription price of S$0.5525 per New Unit, which is the similar to the issue price of the New Units issued pursuant to the Private Placement, will allow the Manager to raise approximately S$88.7 million in aggregate.

Use of proceeds

The Manager intends to deploy 100.0% of the proceeds raised to fund the Total Acquisition Outlay, other than the Acquisition Fee (which is payable in units). In the event ALOG does not proceed with the Proposed Acquisitions, the proceeds from the Proposed IP Units Issuance shall be re-deployed to fund ongoing as well as future investments and/or to pare down existing debts.

Reduction mechanism in relation to the Proposed Ivanhoé Cambridge Issuance

Pursuant to the Ivanhoé Cambridge Subscription Agreement, there is a reduction mechanism to reduce the Proposed Ivanhoé Cambridge Issuance amount should: (i) one or more of the following assets are not acquired by ALOG, or (ii) ALOG does not invest in the New LAIVS Fund or OP Fund which holds these assets, or (iii) the New LAIVS Fund or OP Fund which ALOG invests in does not hold these assets, under the Implementation Deed. The subscription amount adjustments ("**Ivanhoé Subscription Reduction**") are as follows:

Property / Asset	Ivanhoé Subscription Reduction (approx.)
Larapinta	S$4.7 million
Sargents Road	S$26.2 million
Marshall Court	S$6.4 million
John Morphett Place	S$4.7 million
Toll Drive	S$4.5 million
Oxford Property	S$23.5 million

6.2.4 Proposed Preferential Offering

Following the above fund raising exercises, the ALOG would undertake the Proposed Preferential Offering to raise a further S$50.0 million via a non-renounceable preferential offering of New Units to Unitholders on a *pro rata* basis.

The timing and terms of the Proposed Preferential Offering, such as the subscription price of the New Units ("**Subscription Price**") will be determined in accordance with, among others, Chapter 8 of the Listing Manual. The issue price for the New Units will comply with Rules 811(1) and 811(5) of the Listing Manual, and will not be at more than a 10.0% discount to the volume-weighted average price ("**VWAP**") for trades done on the SGX-ST for the full market day on which the Proposed Preferential Offering is launched, or (if trading in the Units is not available for a full market day) for the preceding market day up to the time the Proposed Preferential Offering is launched, excluding (where applicable) accrued distributions provided that the holders of the New Units are not entitled to the accrued distributions.

Accordingly, the issue price of the New Units issued under the Proposed IP Units Issuance may differ from the issue price of the New Units issued under the Proposed Preferential Offering. The Manager will announce the details of the Preferential Offering on the SGXNet at the appropriate time when it launches the Proposed Preferential Offering.

As a display of support for ALOG, the Proposed Preferential Offering will be back-stopped by LOGOS, which has committed to subscribe for all additional Preferential Offering Units in excess of the Pro Rata Units, amounting to approximately S$44.7 million of Excess Units, ensuring that the full S$50.0 million is raised. For the avoidance of doubt, the Excess Units issued to LOGOS will rank last in the allocation of excess Preferential Offering Units applications by other Unitholders.

With the Undertaking from LOGOS for the Proposed Preferential Offering, the proceeds to be raised from the Equity Fund Raising will be sufficient to meet ALOG's present funding requirements, including the intended use of proceeds from the Equity Fund Raising for the Proposed Acquisitions.

7. EVALUATION OF THE PROPOSED ACQUISITIONS AND PROPOSED IP UNITS ISSUANCE

In our evaluation of the Proposed Acquisitions and the Proposed IP Units Issuance, we have given due consideration to, *inter alia*, the following key factors:

(i) Rationale for the Proposed Acquisitions and the Proposed IP Units Issuance;

(ii) Financial assessment of the purchase consideration for the Proposed Acquisitions;

(iii) Reasonableness of fees charged by LOGOS;

(iv) Financial assessment of the Subscription Price of the New Units in relation to the Proposed IP Units Issuance;

(v) Pro-forma financial effects of the Proposed Acquisitions; and

(vi) Other relevant considerations in relation to the Proposed Acquisitions and the Proposed IP Units Issuance.

7.1 Rationale for the Proposed Acquisitions and the Proposed IP Units Issuance

The rationale for the Proposed Acquisitions and the Proposed IP Units Issuance which has been set out in Section 6 of the Circular is extracted and reproduced in italics below:

"6. RATIONALE FOR AND KEY BENEFITS OF THE PROPOSED ACQUISITIONS AND FUND INVESTMENTS

6.1 Maiden acquisition since rebranding as ARA LOGOS Logistics Trust

On 5 March 2020, ARA and the Manager announced the completion of ARA's acquisition of a majority stake in LOGOS, and the completion of the transfer of its holdings in the Manager and its unitholding in Cache Logistics Trust to LOGOS. Subsequently, Cache Logistics Trust was rebranded as ARA LOGOS Logistics Trust, signifying the commitment from ARA and LOGOS to grow ALOG and further alignment of interests with ALOG's Unitholders.

With the completion of the transaction, LOGOS operates as ARA's exclusive platform for logistics assets, as well as a strong integrated logistics real estate sponsor for ALOG's long-term growth.

The Proposed Acquisitions and Fund Investments represent ALOG's maiden acquisition approximately six months after its rebranding as ARA LOGOS Logistics Trust in April 2020, and the disciplined execution of ALOG's Portfolio Rebalancing and Growth Strategy.

The Proposed Acquisitions and Fund Investments also demonstrate the symbiotic and beneficial relationship with LOGOS, and ALOG's ability to leverage on LOGOS' network for pipeline opportunities for a clear growth trajectory.

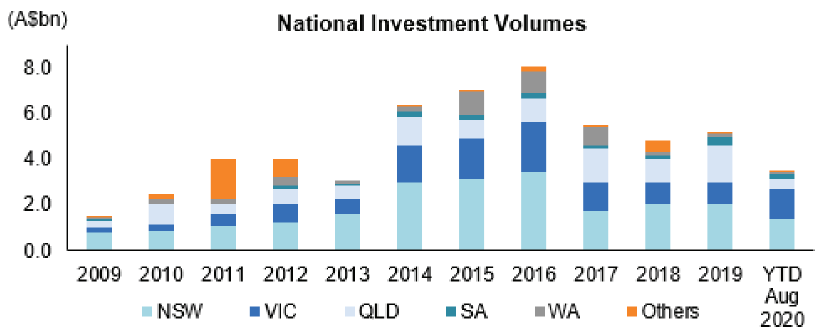
By leveraging on LOGOS' integrated logistics real estate platform, ALOG can confidently grow its strategic presence in Australia, a key market for ALOG.

6.2 Deepens strategic presence in Australia's attractive logistics market

The outlook for Australia's industrial market remains stable over the long term, underpinned by the fundamental role of logistics in keeping basic day-to-day necessities of Australians in supply, unprecedented infrastructure investment and growth in defensive downstream industries.

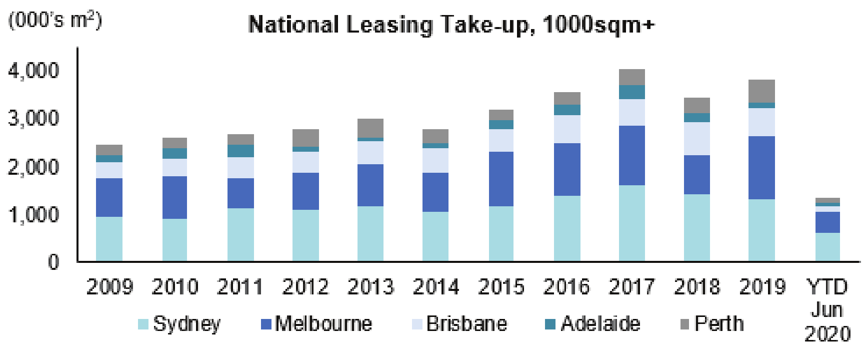
6.2.1 *Both investment and occupier markets are well placed to ride out short-term uncertainty*

*Based on the report prepared by the Independent Market Research Consultant in relation to the Proposed Acquisitions and Fund Investments (the "**Independent Market Research Report**"), despite broader economic headwinds, industrial and logistics investment volumes for the year-to-date ("**YTD**") ending August 2020 have exceeded A$3.5 billion for transactions priced above A$10 million. 83% of these transactions were during the COVID-19 period since mid-March 2020. Demand for prime core assets in the investment market is expected to remain robust as institutional investors favour income security. Private investors have become more active for core plus and secondary assets, particularly along the East Coast.*



***Source:** Independent Market Research Report*

In the occupier market, while enquiry levels remain healthy in most markets, demand has shifted towards defensive occupiers including food and beverage retailers, e-commerce groups (including fast moving consumer goods), transport and logistics providers, data centres and cold storage occupiers. These occupiers have accounted for approximately 75% of leasing volumes in the six months ending 30 June 2020. As at Q2 2020, almost 1.5 million sqm has been leased nationally, with Sydney accounting for 46% of the total, followed by Melbourne at 33%. Leasing volumes in Sydney were significantly boosted by Amazon's announcement that it will occupy 200,000 sqm at Goodman's Oakdale West estate in Western Sydney.



***Source:** Independent Market Research Report*

6.2.2 *Vacancy rate remains low across key Australian markets*

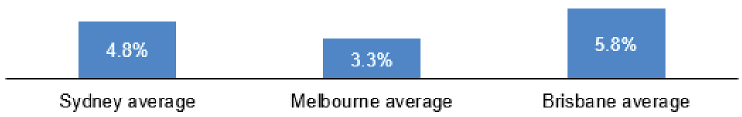
Based on the Independent Market Research Report, as at June 2020, the average industrial vacancy rates across key markets in Australia remain low at below 6%:

- *As at June 2020, the industrial vacancy rate across Sydney measures 4.8% (for facilities sized 5,000 sqm and above), with just 842,484 sqm available for lease. In the Outer West and North West submarkets where two of the Australia Fund Properties are located, the vacancy rates are low at 3.8% and 3.7% respectively.*

- *As at June 2020, Melbourne's industrial vacancy rate measures 3.3% (for facilities sized 5,000 sqm and above), with just over 780,000 sqm available for lease. The vacancy rate In the West submarket, where three of the Australia Fund Properties are located, is at 2.4%. By grade, reflective of tenant demand, the prime grade vacancy rate across Melbourne is lower at 1.4% while for the secondary market, the vacancy rate measures 4.9%.*

- *As at June 2020, the Brisbane industrial vacancy rate measures 5.8% (for facilities sized 3,000 sqm and above). In the Trade Coast West and South submarkets where the New Australia Properties and the Larapinta Property are located, the vacancy rates are 5.4% and 5.8% respectively. The drive for consolidation and operational efficiencies continues to underpin a clear tenant preference for prime stock with the vacancy rate in Brisbane's prime market significantly lower at 2.2%.*

Industrial Vacancy Rates as at 30 June 2020



Vacancy rates as at 30 June 2020 in sub-markets where the New Australia Properties and Australia Fund Properties are located

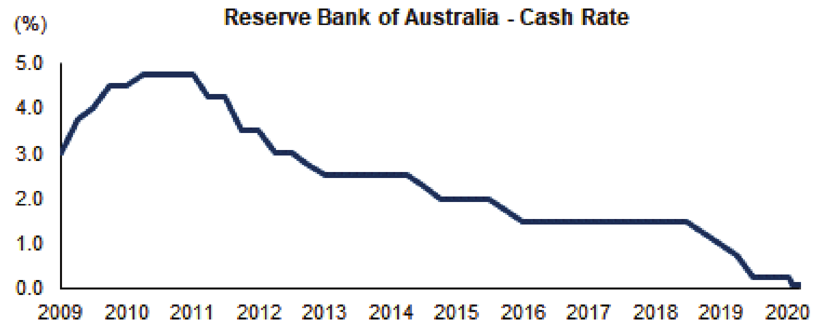
Sydney	Melbourne	Brisbane
▪ Outer West: 3.8%	▪ West: 2.4%	▪ Trade Coast: 5.4%
▪ North West: 3.7%		▪ South: 5.8%

Source: *Independent Market Research Report*

6.2.3 *Timely expansion supported by favourable low interest rate environment*

*On 19 March 2020, the Reserve Bank of Australia ("**RBA**") cut the cash rate to 0.25%. This was over and above the 25-basis point cut at the beginning of March, and this cut was held through to October 2020.*

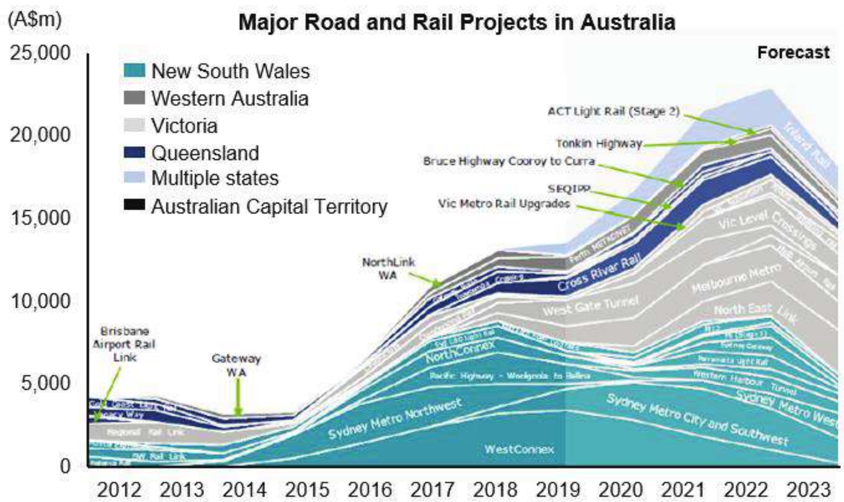
On 3 November 2020, the RBA further cut the cash rate to 0.10%, to support job creation and recovery of the Australian economy from COVID-19. The RBA has also implemented further quantitative easing measures with a reduced target yield of around 0.10% on the 3-year bond. The RBA has indicated in its most recent meeting in December 2020 that it is not expecting the cash rate to increase for at least three years.



The Proposed Acquisitions and Fund Investments therefore present a timely expansion supported by a favourable low interest rate environment.

6.2.4 Unprecedented A$133 billion of investment in transport infrastructure projects

Based on the Independent Market Research Report, it is estimated that A$133 billion worth of transport infrastructure projects is under construction and committed, 65% of which is scheduled for completion in the next three to five years. In particular, approximately A$74 billion is attributable to transport infrastructure projects in the sub-markets where the New Australia Properties and Australia Fund Properties are located. These infrastructure projects are expected to benefit the local industrial markets by improving transport connectivity.



Source: *Deloitte Access Economics*

Sydney, NSW	Melbourne, VIC	Brisbane, QLD
▪ 2020: A$3.0bn NorthConnex ▪ 2023: A$16.8bn WestConnex ▪ 2025: A$1.9bn Moorebank Intermodal Terminal ▪ 2026: A$5.3bn West Sydney Airport ▪ 2026: A$1.8bn M12 Motorway ▪ 2028+: Outer Sydney Orbital	▪ 2022: A$6.7bn West Gate Tunnel ▪ 2025: A$8.3bn Level Crossing Removal ▪ 2025: A$2.2bn Suburban Roads Upgrading ▪ 2028: A$10.0bn Melbourne Airport Link	▪ 2020: A$1.3bn Brisbane Airport new runway ▪ 2020: A$0.7bn Kingsford Smith Drive ▪ 2020: A$0.2bn Cruise terminal ▪ 2024: A$5.4bn River Rail ▪ 2025: A$0.5bn Port of Brisbane ▪ 2028: A$10.0bn Inland Rail

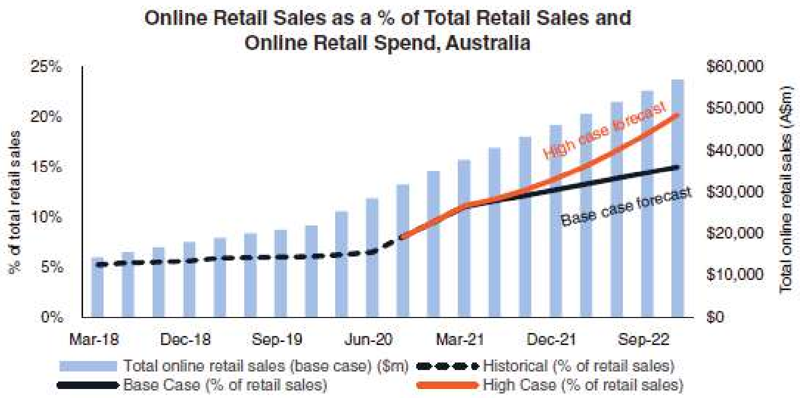
Source: *Independent Market Research Report*

6.2.5 Strong growth in defensive downstream industries to drive Australia's logistics real estate market

Based on the Independent Market Research Report, COVID-19 is expected to pave the way to a significant structural and cultural shift in the way consumers buy their goods, many of which have not shopped via online platforms before. In the long term, these buying habits are expected to be permanent as consumers become accustomed to the simplicity of online shopping. As a result, COVID-19 is expected to accelerate the growth of online retail.

The recent growth of online retail has led to increased investment by traditional retailers into e-commerce channels, and increased warehouse demand.

As consumers increasingly embrace online shopping platforms, online retail is expected to gain further market share from the traditional retail sector. Total online retail spend is expected to reach approximately A$58 billion by the end of 2022, which would translate into additional warehouse demand of 3.6 million sqm.



Source: *Independent Market Research Report*

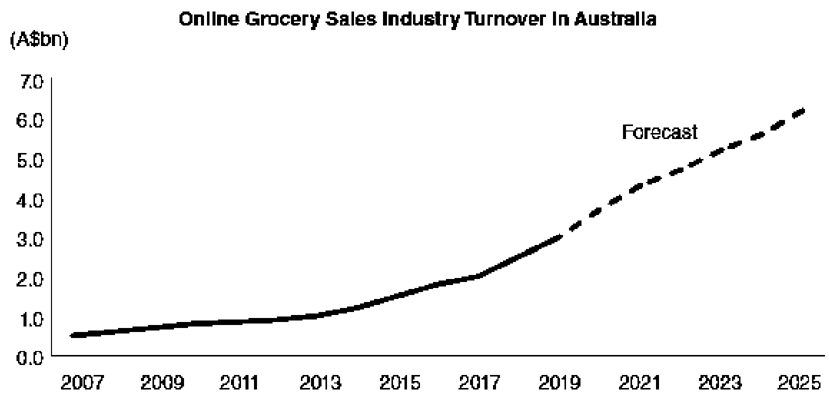
The Independent Market Research Report also projects an increase in demand for cold storage facilities in Australia, with online grocery sales being one of the key drivers.

*Despite robust demand, Australia's per capita cold chain stock measured just 0.1 cubic metre ("**m^3**") in 2018, far behind other developed markets (U.S.: 0.5 m^3; New Zealand: 0.5 m^3; Japan: 0.3 m^3). This shortage coupled with high levels of forecast demand have urged retailers and logistics property developers to accelerate investment in cold storage facilities and warehouses close to consumers.*

The online grocery sector has grown by 22% per annum over the past five years with Australians currently spending approximately A$3.3 billion on online groceries. By 2025, online grocery sales industry turnover in Australia is expected to exceed A$6.0 billion.

Growth in online grocery sales will drive demand for frozen and refrigerated industrial space, as an estimated 64% of online grocery sales turnover is derived from goods which require frozen or refrigeration facilities.

Coupled with population growth, food consumption and rise of the Asia middle class, demand for cold storage warehouse space is set to increase at a significant rate.

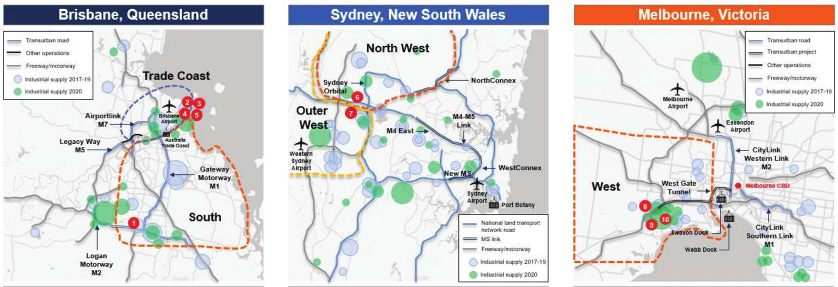


Source: *Independent Market Research Report*

6.3 New Property and Fund Portfolio comprises prime assets located in critical economic hubs

The New Property and Fund Portfolio comprises prime logistics assets strategically located in critical economic hubs which benefit from favourable trends and demand drivers in the logistics sector, including growth of e-commerce, cold storage and transport infrastructure investment.

The following illustrates the geographical advantages of the New Property and Fund Portfolio.



- **Trade Coast**
  - 4 assets strategically located in the Port of Brisbane, Queensland's largest multi-cargo port and Australia's third largest port
  - 6km from Brisbane CBD and Brisbane Airport
- **South**
  - Excellent access to the Port of Brisbane and Brisbane Airport via the Gateway Motorway and interstate transit routes to Sydney and Melbourne
  - Primary area for current and future industrial development in Brisbane

- **North West and Outer West**
  - 37km from Sydney Airport, 42km from Port Botany and 37km from Sydney CBD
  - Connectivity to the M4 Motorway which provides access to both eastern and western suburbs, while the M7 Motorway provides access to key north/south suburbs
  - Assets in key industrial hubs enjoyed strong growth in recent years due to the submarkets' ability to cater towards 'big box' demand and new space requirements, versus lack of larger space availability in inner-city markets

- **West**
  - Australia's largest industrial precinct with the largest industrial and logistics sites
  - 7-10km from ports, 17-20km from airports, and 12-16km from Melbourne CBD
  - Connectivity to the broader Melbourne metropolitan area and beyond via Princes Freeway, Kororoit Creek Road and Fitzgerald Road
  - Key infrastructure projects include the A$6.7bn West Gate Tunnel project and A$10.0bn Melbourne Airport Link project

Source: Independent Market Research Report.
Note: (1) 47 Logistics Place, (2) 53 Peregrine Drive, (3) Corner Heron Drive and Curlew Street, (4) 8 Curlew Street, (5) 1-5 & 2-6 Bishop Drive, (6) 69 Sargents Road, (7) 11-14 John Morphett Place, (8) 1 Hume Road, (9) 34-58 Marshall Court, (10) 27-43 Toll Drive.

6.4 *Good quality portfolio underpinned by reputable tenants*

The Manager believes that the acquisition of the New Property and Fund Portfolio represents an opportunity to acquire a good quality portfolio, the key highlights of which include:

6.4.1 *Freehold or long-dated ground leases with 39 to 51 years remaining*

Five out of the 10 assets in the New Property and Fund Portfolio are freehold.

The five leasehold assets are 8 Curlew Street, 1-5 Bishop Drive & 2-6 Bishop Drive, 53 Peregrine Drive, Corner Heron Drive and Curlew Street and 69 Sargents Road. As at 30 June 2020, the lease term remaining on the ground leases for these five leasehold assets ranges from approximately 39 to 51 years.

6.4.2 *Long WALE (by NLA) of approximately 11.3 years[1]*

As at 30 June 2020, the New Australia Properties' and Australia Fund Properties' WALE (by NLA) is approximately 11.3 years, which supports ALOG's long-term income resilience and cash flow visibility.

6.4.3 *Strong tenant covenants with built-in annual rent reviews*

The underlying tenant leases across the 10 assets in the New Property and Fund Portfolio contain clauses for annual rent reviews, which vary from fixed annual increment of 2.5% to 4.0% per annum, or are pegged to the consumer price index or increment in ground lease rent.

[1] As at 30 June 2020, based on weighted average NLA of the New Australia Properties (including 100.0% interest in the Heron Property) and proportionate interest in Australia Fund Properties and does not include rental top-up or guarantees. If the Australia Fund Properties were excluded, WALE (by NLA) would have been 11.0 years. For avoidance of doubt, the Australia Fund Properties are not held by ALOG.

6.4.4 Blended NPI yield of 5.0%[1] and 97.0% occupancy[2] across the New Property and Fund Portfolio

The blended NPI yield of the New Property and Fund Portfolio, based on 100% interest in each of the New Australia Properties and Australia Fund Properties, is approximately 5.0%.

The weighted average occupancy rate (by NLA) across the New Property and Fund Portfolio, including ALOG's 100% interest in Heron and proportionate interest in the Australia Fund Properties, and excluding rental top-up or guarantees, is approximately 97.0%.

Rental guarantees in respect of vacancies for 47 Logistics Place and 2-6 Bishop Drive have been provided by the Larapinta Vendor and LP Sellers, respectively.

6.4.5 Exposure to new reputable tenants in the logistics and cold storage sectors

The tenant base of the New Property and Fund Portfolio as at 30 June 2020 (unless otherwise stated) includes quality tenants, such as Australian Container Freight Services (the largest privately owned container logistics operator in Australia moving over 1.2 million TEU annually), IPS Logistics (one of Australia's leading international logistics operators, supervising the warehousing, packing, shipment and delivery of a wide range of imported and exported products for various industry sectors), Teys Australia (a joint venture between the Teys family and the Cargill Company, and one of the largest wholesaling, meat processing and exporting companies in Australia) and Lineage Logistics (the world's largest temperature-controlled logistics provider by area). Other tenants of the New Property and Fund Portfolio include Agility Logistics, Visa Global Logistics, PortGate Logistics[3], Woolworths and Castrol.

None of the tenants of the New Property and Fund Portfolio are existing tenants of ALOG.

6.4.6 Visibility to future growth pipeline

Under the terms of the Heron Building Contract, ALOG will complete the acquisition of the Heron Property 10 business days after initial practical completion and commencement of the lease to Teys Australia, which is currently expected to be in November 2021.

In addition, ALOG will have a pre-emptive right over the balance 50.5% and 60.0% stakes in the New LAIVS Fund and OP Fund, respectively.

The Proposed Acquisitions and Fund Investments therefore provide ALOG and its investors with visibility to its future growth pipeline.

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[1] Based on 100% interest in the New Australia Properties and Australia Fund Properties. If the Heron Property and the Australia Fund Properties were excluded, blended NPI yield would have been 5.8%. For avoidance of doubt, the Australia Fund Properties are not held by ALOG.

[2] As at 30 June 2020, based on weighted average NLA of New Australia Properties (including 100.0% interest in the Heron Property) and proportionate interest in Australia Fund Properties, and does not include rental top-up or guarantees. If the Australia Fund Properties were excluded, occupancy would have been 95.2%. For avoidance of doubt, the Australia Fund Properties are not held by ALOG.

[3] The lease with PortGate Logistics had been executed but not yet commenced as at 30 June 2020.

6.4.7 Purpose-built property specifications

The New Property and Fund Portfolio includes purpose-built facilities which are constructed to address the specific functionality requirements and high-end specifications of the underlying tenants, as described below:

(i) 11-14 John Morphett Place is purpose-built for Visa Global Logistics, incorporating a 125 tonne capacity container-rated hardstand with the ability to accommodate 20 and 40-foot long containers stacked 5 levels high, 7 on-grade roller shutter doors with canopy coverage for all weather loading and drive through truck wash and filling bays;

(ii) 27-43 Toll Drive is a purpose-built container freight forwarding facility with a 125 tonne capacity container rated hardstand, 10.0 metre warehouse ceiling height, on-grade and recessed loading docks and additional surplus hardstand areas (concrete and gravel paved);

(iii) 47 Logistics Place (the Larapinta Property) has 13.7 metre eaves height, five container height roller doors, two hydraulic loading docks and LED lighting to the warehouse and office, as well as ESFR sprinkler system allowing for full-height racking in the facility;

(iv) 69 Sargents Road is purpose-built for Woolworths, with 40 metre ambient high bay, banana ripening room, and cold storage facilities including ambient warehouse and temperature-controlled area; and

(v) 1 Hume Road has extensive loading capabilities via on-grade and recessed loading docks, full truck drive around access, as well as a range of temperature-controlled features across the facility, including ambient, cold storage and freezer features.

These construction features enhance the assets' appeal to their end-users and improve tenant retention.

6.5 Deepens presence in the defensive cold storage sector

The New Property and Fund Portfolio includes two cold storage facilities, being the Heron Property and the property at 1 Hume Road.

(i) The Heron Property

The Heron Property is currently under development and the initial practical completion of construction of the facility is expected to be in November 2021. The facility is expected to be equipped with temperature-controlled warehouse and freezer. On completion, the Heron Property will be fully leased to Teys Australia on an initial 20-year lease term.

(ii) ***1 Hume Road***

1 Hume Road, which is held by the OP Fund, is fully committed to Lineage Logistics with a WALE of 20.6 years as at 30 June 2020. The facility has a diverse range of temperature-controlled features including ambient, cold storage and freezer features.

The Proposed Acquisitions and Fund Investments will enable ALOG to strategically deepen its presence in the defensive cold storage sector.

Please refer to paragraph 6.2.5 for details on the outlook for the cold storage sector in Australia and the expected positive impact on the Australia's logistics real estate market.

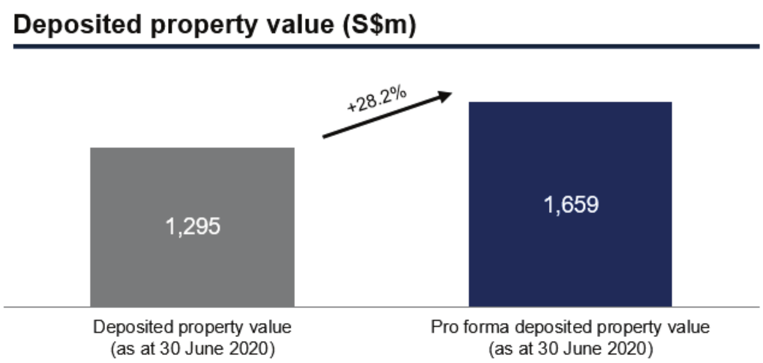
6.6 Transformational acquisition to propel ALOG into the next stage of growth

The Manager believes that the enhanced scale, resilience and portfolio diversification will be a catalyst to raise ALOG's profile in the investment community, potentially enhance the liquidity of the Units, and build up its institutional investor base, all of which will further improve access and ability to raise capital to support ALOG's long-term growth plans at lower cost of funds.

The Proposed Acquisitions and Fund Investments are expected to benefit Unitholders by enhancing the resilience and diversification of the Existing Portfolio through the following ways:

6.6.1 Increased portfolio size

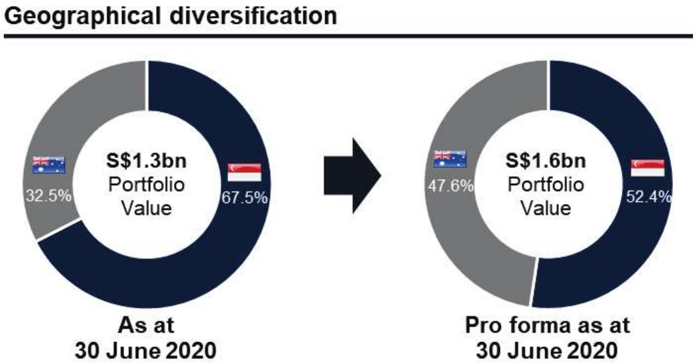
The Proposed Acquisitions and Fund Investments will enhance ALOG's scale in its existing markets by increasing its deposited property value from approximately S$1,295 million, as at 30 June 2020, to approximately S$1,659 million[1], representing an increase of approximately 28.2%.



[1] Includes 100% interest in the New Australia Properties (save in respect of the Heron Property, for which only the deposit amounting to 5% of the purchase price was included), 49.5% interest in New LAIVS Fund and 40.0% interest in OP Fund.

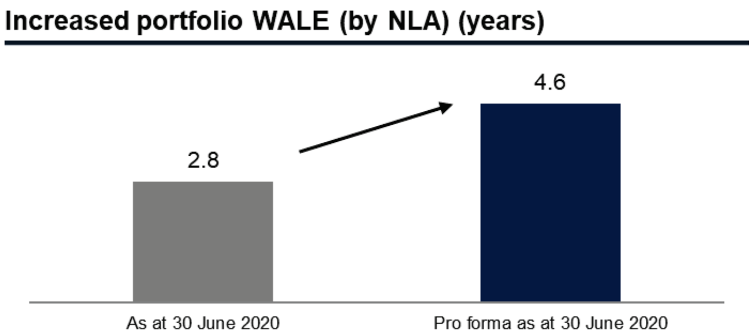
6.6.2 More balanced geographic exposure across Singapore and Australia markets

The Proposed Acquisitions and Fund Investments are expected to reduce ALOG's geographic concentration risk. The share of portfolio value attributable to assets based in Singapore is expected to decrease from approximately 67.5% of ALOG's portfolio value to 52.4% on a pro forma basis as at 30 June 2020.



6.6.3 Increased portfolio WALE (by NLA)

WALE (by NLA) will improve from 2.8 years to 4.6 years[1] on a pro forma basis as at 30 June 2020.



[1] Includes New Australia Properties (including 100% interest in Heron), and excludes Australia Fund Properties. Pro forma WALE does not include rental top-up or guarantees.

6.6.4 Increased weighted average ground lease tenure (by NLA)

With the inclusion of the New Australia Properties, ALOG's total NLA is expected to increase from 811,695 sqm to 1,040,762 sqm. As the ground lease tenure of 53 Peregrine Drive, 8 Curlew Street, Corner Heron Drive and Curlew Street and 1-5 & 2-6 Bishop Drive are long-dated with approximately 39 to 42 years remaining as at 30 June 2020, ALOG's weighted average ground lease tenure (by NLA) attributable to leasehold assets will increase from approximately 24 to 29 years on a pro forma basis as at 30 June 2020.

	Pre-acquisition[1]	***Post-acquisition***[1] [2]
Total NLA	*811,695 sqm*	*1,040,764 sqm*
- ***Freehold***	*334,600 sqm*	*342,304 sqm*
- ***Leasehold***	*477,095 sqm*	*698,460 sqm*
Weighted average ground lease tenor (by NLA) attributable to leasehold assets as at 30 June 2020	*24 years*	*29 years*

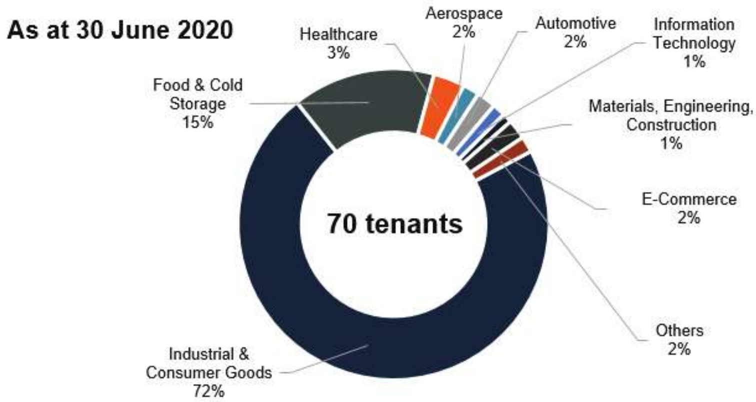
Notes:

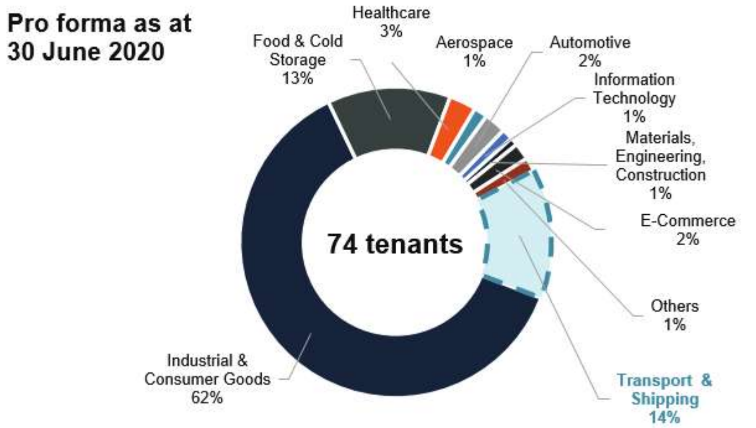
(1) Rounded to nearest whole number.

(2) Includes New Australia Properties and excludes Australia Fund Properties.

6.6.5 Reduced tenant industry concentration risk

The Proposed Acquisitions are expected to enhance the quality and diversification of ALOG's tenant base, with the addition of several established corporations including Australian Container Freight Services, IPS Logistics, Teys Australia and Agility Logistics. As at June 2020, monthly gross rental income attributable to the Industrial and Consumer Goods sector decreases from approximately 72% to 62% on a pro forma basis. ALOG will also gain exposure to Transport and Shipping, being a new tenant industry sector to the portfolio, at approximately 14% of monthly gross rental income as at 30 June 2020 on a pro forma basis.





On a pro forma basis as at 30 June 2020, Australian Container Freight Services and IPS Logistics account for 6.2% and 6.1% of ALOG's gross rental income respectively, and are within ALOG's top 10 tenants. Contribution from ALOG's top 10 tenants as at 30 June 2020 will increase marginally from 54.5% to 54.8% on a pro forma basis, with no single tenant contributing more than approximately 12.1% of gross rental income.

Top 10 tenants as at 30 June 2020 on pro forma basis

#	Tenant	% of GRI	Credit Standing
1	**DHL Supply Chain**	12.1%	▪ Credit rating BBB+ / A3 ▪ Blue-chip logistics company
2	**CWT**	6.7%	▪ Global logistics company
3	**ACFS**	6.2%	▪ AU's largest privately-owned container logistics operator
4	**IPS Logistics**	6.1%	▪ One of AU's leading logistics operators since 1997
5	**Schenker**	5.1%	▪ Credit rating AA- / Aa1 ▪ Blue-chip logistics company
6	**Metcash**	4.4%	▪ AU's leading wholesale supermarket operator
7	**FedEx**	4.0%	▪ Credit rating BBB / Baa2 ▪ Blue-chip logistics company
8	**McPhee Distribution Services**	3.9%	▪ Warehouse operator in AU with 94 year operating history
9	**ST Synthesis**	3.3%	▪ Credit rating AAA / Aaa ▪ SG SOE engineering company
10	**Penske**	3.0%	▪ End-to-end logistics provider, part of Penske Corporation

Note: *Credit ratings denoted in the following order: S&P / Moody's*

6.7 Strong support from LOGOS through its participation in the Equity Fund Raising

Pursuant to the LOGOS Subscription Agreement, LOGOS Units No. 1 has subscribed for approximately 33.8 million New Units.

Separately, in connection with the Preferential Offering, LOGOS Units No. 1 has provided the Undertaking to the Manager to back-stop the entire Preferential Offering.

LOGOS' support for the Equity Fund Raising will further align the interests of LOGOS' with those of ALOG. It also demonstrates LOGOS' long-term commitment to support ALOG's acquisition growth strategy and to grow ALOG into an efficient platform for holding logistics properties. The strong support of LOGOS for the Proposed Acquisitions and Fund Investments also reflects its confidence in the growth prospects of the New Property and Fund Portfolio, underlining their importance as key assets in ALOG's Enlarged Portfolio."

7.2 Financial assessment of the purchase consideration for the Proposed Acquisitions

As mentioned in Section 6.1 of this Letter above, the Aggregate Consideration payable for the Proposed Acquisitions is approximately S$404.4 million, broken down as follows:

(i) the New Australia Properties Purchase Price of approximately S$225.9 million in respect of the Proposed Property Acquisitions; and

(ii) the Investment Amount of approximately S$178.5 million in respect of the Proposed Fund Investments.

In assessing the Aggregate Consideration for the Proposed Acquisitions, we have considered the following:

(i) Valuation of the New Australia Properties and Australia Fund Properties;

(ii) the revalued net asset values ("**RNAV**") of the Funds;

(iii) Comparison of the yield and WALE of the New Australia Properties and Australia Fund Properties with ALOG's Existing Portfolio and Enlarged Portfolio; and

(iv) Comparison of the New Australia Properties and Australia Fund Properties with selected industrial / logistics property portfolios of listed REITs.

We have evaluated the Aggregate Consideration on the following basis:

(i) We have considered the full 100.0% of the purchase consideration of Heron Drive, as pursuant to the Heron Building Contract, ALOG is to pay the full 100.0% upon completion of the construction of Heron Drive as it is purchasing Heron Drive on a completed basis; and

(ii) We have noted that the purchase considerations for the New Australia Properties and Australia Fund Properties have accounted for and are net of all the outstanding tenant incentives which will be reimbursed by the Vendors, as such, the tenant incentives have all been deducted from the Aggregate Consideration payable to the Vendors.

7.2.1 Valuation of the New Australia Properties and Australia Fund Properties

In connection with the Proposed Acquisitions, the Manager and the Trustee had each commissioned the Independent Valuers to prepare independent valuations on the New Australia Properties and the Australia Fund Properties.

In arriving at the open market value of each of the New Australia Properties and Australia Fund Properties, the Independent Valuers had relied on the capitalisation approach and the discounted cash flow approach, details of which are set out below:

<u>Capitalisation approach</u>

The adopted capitalisation rate is derived from the yields indicated by sales of similar property investments. The yield derived from comparable sales evidence is purported to reflect any expectations of future growth in income and capital value.

The capitalisation of net income approach has been undertaken by applying a yield to both the potential fully let passing net income (initial yield) and the potential market net income (market capitalisation). To the value derived, adjustments have been made for any relevant rental reversions including letting up allowances for vacant space, incentives, leasing fees, capital expenditure and other appropriate capital allowances.

Discounted cash flow approach

The discounted cash flow approach involves the discounting of the net cash flow on a monthly basis over the assumed cash flow period at an appropriate rate to reflect risk to derive a market value. The net cash flow comprises the cash inflows less the cash outflows over the cash flow period, with the addition of the terminal value in the final cash flow period.

Cash inflows comprise income from the property adjusted to reflect actual rental income, speculative rental income and rental growth, whilst cash outflows comprise outgoings adjusted to reflect anticipated inflation, lease incentives and leasing and marketing fees. The terminal value is determined by the capitalisation of the imputed net market income in the month after the final cash flow period with allowances for any relevant capital adjustments.

The projected income stream reflects the anticipated growth, or otherwise, inherent in a property investment based upon the physical, tenancy or market characteristics related to that property. In addition to projected outgoings and allowances, future capital expenditure is reflected in the cash flow.

A summary of all the independent valuations ("**Independent Valuations**") performed as at 1 October 2020 ("**Valuation Date**") is set out below. The Valuation Certificates are also set out in Appendix B to the Circular.

Summary

Property	Independent Valuer	Occu-pancy rate (%)	Independent Valuation (A$'m)	Purchase Consideration (A$'m / S$'m)	Premium of Purchase Consideration over Independent Valuation (%)	WALE by area (yrs)	Passing Income[(1)] (A$'m)	Passing Yield[(1)] (%)	NPI Yield[(2)] (%)	Rental guarantee
New Australia Properties										
Curlew Street	Manager : Savills Trustee : Colliers	100.0	Manager : 51.5 Trustee : 51.3	A$: 51.5 S$: 50.4	Manager : 0.0 Trustee : 0.4	14.9	3.0	4.9	5.5	None
Bishop Drive	Manager : Savills Trustee : Colliers	100.0	Manager : 100.0 Trustee : 101.0	A$: 101.0 S$: 98.8	Manager : 1.0 Trustee : 0.0	8.1	6.7	6.0	5.8	For 9 months
Peregrine Drive	Manager : Savills Trustee : Colliers	100.0	Manager : 17.6 Trustee : 17.5	A$: 17.6 S$: 17.2	Manager : 0.0 Trustee : 0.6	15.8	1.5	8.3	6.7	None
Heron Drive	Manager : Savills Trustee : Colliers	100.0	Manager : 63.0 Trustee : 61.8	A$: 63.0 S$: 61.6	Manager : 0.0 Trustee : 1.9	20.0	3.4	4.8	-	None
Larapinta	Manager : Savills Trustee : Colliers	100.0	Manager : 13.5 Trustee : 13.5	A$: 13.5 S$: 13.2	Manager : 0.0 Trustee : 0.0	1.5	0.8	6.1	5.8	For 1.5 years
New LAIVS Fund Properties										
John Morphett Place	Manager : CBRE Trustee : Colliers	100.0	Manager : 52.5 Trustee : 52.5			14.9	2.3	4.5	4.3	None
Toll Drive	Manager : Savills Trustee : Colliers	100.0	Manager : 50.2 Trustee : 50.2			10.4	2.5	5.0	4.3	None
Sargents Road	Manager : CBRE Trustee : Colliers	100.0	Manager : 290.0 Trustee : 290.0			5.8	15.3	4.8	5.0	None
Marshall Court	Manager : Savills Trustee : Colliers	100.0	Manager : 70.6 Trustee : 70.6			4.0	3.8	5.3	5.1	None
			463.3 (100.0%) 229.3 (49.5%)	A$: 115.6 (49.5%) S$: 113.1 (49.5%)	n.m.[(3)]					
Oxford Property										
Oxford Property	Manager: Savills Trustee: Colliers	100.0	Manager : 330.0 Trustee : 332.0	A$: 66.9 (40.0%) S$: 65.4 (40.0%)	n.m.[(4)]	20.3	15.8	4.8	4.8	None

Notes:

(1) As extracted from the Valuation Certificates.

(2) As extracted from the Circular. The NPI Yield is derived following discussions between the Manager and the property and asset managers and it incorporates certain assumptions, including the provision for certain maintenance operating expenses in the computation of the NPI. It is calculated based on the NPI (net of the property management fee of 1.8%) for each property and divided by the purchase price of each respective property.

(3) Denotes not meaningful. As set out in Paragraph 5.2.3 above, the NAV for the New LAIVS Fund amounted to A$232.2 million, which comprised, *inter alia*, the value of the New LAIVS Fund Properties and the loans in relation to the New LAIVS Fund Properties. It is therefore not meaningful to compare the premium / (discount) of the subscription prices over / (to) the Independent Valuation of the New LAIVS Fund Properties. Instead, we have considered the NAV and RNAV of the New LAIVS Fund in our evaluation, details on which is set out in Paragraph 7.2.2 below.

(4) Denotes not meaningful. As set out in Paragraph 5.3.3 above, the NAV for the OP Fund amounted to A$165.0 million, which comprised, *inter alia*, the value of the Oxford Property and the loans in relation to the Oxford Property. It is therefore not meaningful to compare the premium / (discount) of the subscription prices over / (to) the Independent Valuation of the Oxford Property. Instead, we have considered the NAV and RNAV of the OP Fund in our evaluation, details on which is set out in Paragraph 7.2.2 below.

Based on the above, we note that the Purchase Consideration of the New Australia Properties on an individual basis are all within the valuation ranges of each individual New Australia Property as determined by the respective Independent Valuers commissioned by the Manager and the Trustee.

We note that this is also in line with the Property Fund Appendix requirements, Section 5.1(d), where: "*d) each of those assets is acquired from the interested parties at a price not more than the higher of the two assessed values, or sold to interested parties at a price not less than the lower of the two assessed values; and…*" Accordingly, all New Australia Properties will be acquired not more than the higher of the two valuations.

On an aggregate basis, the Purchase Consideration for the New Australia Properties represent a marginal premium of approximately 0.4% and 0.6% above the independent valuations conducted by Savills and Colliers respectively.

We further note that the Valuers have accounted for the effects of the rental guarantees and have incorporated the effects into their respective Valuation Certificates for the relevant properties. We also note that the Valuer is of the opinion that the rental guarantees for Bishop Drive and Larapinta are in line with market as the rental guarantee amounts are sufficient to cover the monthly gross income payable by a tenant over the rental period. Further, we note that the rental guarantee amounts have been advanced and are placed in escrow as a safeguard.

7.2.2 RNAV of the Funds

<u>New LAIVS Fund</u>

As set out in Section 5.2.3 of this Letter above, the pro forma NAV of the New LAIVS Fund amounted to A$232.2 million.

In our evaluation, we have also considered whether there are any other assets which should be revalued at an amount that is materially different from that which was recorded on the pro forma financial statements of the New LAIVS Fund and whether there are any factors which have been otherwise disclosed in the pro forma financial statements of the New LAIVS Fund that are likely to impact the pro forma NAV of the New LAIVS Fund.

As set out in the pro forma financials of the New LAIVS Fund, the assets comprised mainly the New LAIVS Fund Properties of A$449.6 million. Based on the valuations of the New LAIVS Fund Properties as determined by the Independent Valuers appointed by the Manager and the Trustee, we have computed the revaluation surplus of the New LAIVS Fund Properties as follows:

	Pro forma book value	**Revalued amount based on the Valuation Certificates**	**Revaluation surplus**
	(A$)	**(A$)**	**(A$)**
New LAIVS Fund Properties	449,617,558	463,300,000	13,682,442

We note that the differences in the pro forma book value and the valuation amounts based on the Valuation Certificates relate to rental incentives which are due and payable to the tenants. As part of the deal structure, this amount due to the tenants are removed via a reduction in the carrying values of the investment properties. As such, resulting in a "revaluation surplus" situation as above. Accordingly, no revaluation uplift is required to be adjusted for.

Based on the above, we have recomputed the pro forma RNAV of the New LAIVS Fund as follows:

	(A$)
Pro forma NAV of the New LAIVS Fund	232,175,861
Add: Revaluation surplus in relation to the New LAIVS Fund Properties	13,682,442
Subtract: Rental incentives due and payable to tenants	(13,682,442)
Pro forma RNAV of the New LAIVS Fund	232,175,861
100.0% Interest in the New LAIVS Fund implied by the Investment Amount (taking into consideration the A$3.4 million)	233,535,354
P/RNAV ratio implied by the New LAIVS Fund Investment	1.01

Sources: *Pro forma financial statements of the New LAIVS Fund and Valuation Certificates*

We note that the Investment Amount of A$119.0 million (less A$3.4 million for the rental incentives) for 49.5% interest in the New LAIVS Fund represents a premium of 0.6% over the RNAV of the New LAIVS Fund, or a P/RNAV ratio of 1.01.

OP Fund

As set out in Section 5.3.3 of this Letter above, the pro forma NAV of the OP Fund amounted to A$165.0 million.

In our evaluation, we have also considered whether there are any other assets which should be revalued at an amount that is materially different from that which was recorded on the pro forma financial statements of the OP Fund and whether there are any factors which have been otherwise disclosed in the pro forma financial statements of the OP Fund that are likely to impact the pro forma NAV of the OP Fund.

As set out in the pro forma financials of the New LAIVS Fund, the assets comprised mainly the Oxford Fund Property of A$330.0 million. Based on the valuations of the Oxford Property as determined by the Independent Valuers appointed by the Manager and the Trustee, we have computed the revaluation surplus of the Oxford Property as follows:

	Pro forma book value (A$)	Revalued amount based on the Valuation Certificates (A$)	Revaluation surplus (A$)
Oxford Property	330,000,000	331,000,000(1)	1,000,000

Note:

(1) Based on the average valuation determined by the respective Independent Valuers appointed by the Manager and the Trustee, which amounted to A$331.0 million, further details of which is set out in Section 7.2.1 of this Letter above.

Based on the above, we have recomputed the pro forma RNAV of the OP Fund as follows:

	(A$)
Pro forma NAV of the OP Fund	165,038,881
Add: Revaluation surplus in relation to the Oxford Property	1,000,000
RNAV of the OP Fund	166,038,881
100.0% Interest in the OP Fund implied by the Investment Amount	167,250,000
P/RNAV ratio implied by the OP Fund Investment	1.01

Sources: *Pro forma financial statements of the OP Fund and Valuation Certificates*

We note that the investment amount of A$66.9 million for 40.0% interest in the OP Fund represents a premium of 0.7% over the RNAV of the OP Fund, or a P/RNAV ratio of 1.01.

In respect of the above, we have sought the following confirmations from LOGOS, and they confirmed to us that as at the Latest Practicable Date, to the best of their knowledge and belief that, save as disclosed in this Letter:

(i) other than the revaluation of the Australia Fund Properties, there are no material differences between realisable values of the assets of the Funds with their respective book values set out in the pro forma financials provided to us which would have material impact on the NAV of the Funds;

(ii) there are no other contingent liabilities, bad or doubtful debts or material events which would likely have a material impact on the NAV of the Funds as at the Latest Practicable Date;

(iii) there are no litigation, claims or proceedings pending or threatened against the Funds or of any fact which would give rise to any proceedings which might materially and adversely affect the financial position of the Funds as at the Latest Practicable Date;

(iv) there are no other intangible assets which ought to be disclosed in the statement of financial position of the Funds in accordance with the Australian Accounting Standards and which have not been so disclosed and where such intangible assets would have had a material impact on the overall financial position of the Funds; and

(v) as at the Latest Practicable Date, there are no material acquisitions or disposals of assets by the Funds which have not been disclosed in pro forma financials provided to us, and the Funds does not have any plans for any such impending material acquisition or disposal of assets, conversion of the use of any material assets or material change in the nature their respective business.

We wish to highlight to the Independent Directors that the above analysis is only for illustrative purposes and is not meant to be an indication of, or comment on the future profitability, growth prospects, financial positions and working capital sufficiency of the Funds.

7.2.3 Comparison of the yield and WALE of the New Australia Properties and the Australia Fund Properties

We have compared the yield and WALE of the New Australia Properties and the Australia Fund Properties with those of ALOG's Existing Portfolio and the enlarged portfolio assuming the integration of the New Australia Properties and the Australia Fund Properties with ALOG's Existing Portfolio ("**Enlarged Portfolio**").

	Yield (%)	Average WALE by area (years)
Existing Portfolio	7.0	2.6
New Australia Properties and Australia Fund Properties	5.0	11.9
Enlarged Portfolio	6.2	5.3

Based on the above, we note the following:

(i) the average yield of the New Australia Properties and the Australia Fund Properties of 5.0% is lower than the average NPI Yield of the Existing Portfolio of 7.0% as at 31 December 2019;

(ii) the average WALE of the New Australia Properties and the Australia Fund Properties of 11.9 years is significantly higher than the average WALE of the Existing Portfolio of 2.6 years; and

(iii) following the acquisition of the New Australia Properties and the Australia Fund Properties, the Enlarged Portfolio will have a slight decrease in yield from 7.0% to 6.2%, but the WALE of the Enlarged Portfolio will increase significantly from 2.6 years to 5.3 years.

7.2.4 Comparison of the New Australia Properties and Australia Fund Properties with selected industrial / logistics property portfolio of listed REITs

We have extracted the following publicly available information on certain industrial / logistics property portfolios located in Australia in order to compare the New Australia Properties and Australia Fund Properties with the similar industrial / logistics properties owned by certain REITs which invest mainly industrial / logistics warehouses related real estate assets that are listed on the SGX-ST and the Australian Securities Exchange ("**ASX**") ("**Comparable REITs**").

We have had discussions with the Management of the Company about the suitability and reasonableness of the Comparable REITs as comparisons with the New Australia Properties and Australia Fund Properties to be acquired by ALOG in connection with the Proposed Acquisitions. Relevant information has been extracted from Bloomberg L.P. and publicly available annual reports of the selected listed REITs.

We make no representations or warranties, expressed or implied as to the accuracy or completeness of such information. We wish to highlight that the Comparable REITs are not exhaustive and we recognise that there is no particular REIT with a property portfolio that we may consider to be directly comparable to the New Australia Properties and Australia Fund Properties to be acquired by ALOG in connection with the Proposed Acquisitions and Proposed Fund Investments, in the aspects of usage of property, geographic location, construction quality, accessibility, GLA, gross lettable area, profile and composition of tenants, age of building, outstanding lease tenure, market risks, track record and other relevant factors. The conclusions drawn from such comparisons may not necessarily reflect the perceived or implied valuation of the New Australia Properties and Australia Fund Properties as at the Latest Practicable Date. Therefore, the comparison made with respect to the Comparable REITs merely serves as an illustrative market valuation of the New Australia Properties and Australia Fund Properties as at the Latest Practicable Date.

A brief description of the Comparable REITs is set out as follows:

Comparable REITs	Stock Exchange	Business Activity Description	Financial Year End
Ascendas REIT ("**Ascendas**")	SGX-ST	Ascendas Real Estate Investment Trust is an industrial real estate investment trust. Ascendas invests in business and science park properties; integrated development, amenities, and retail properties; high-specifications industrial properties and data centres; light industrial properties and flatted factories; and logistics and distribution centres.	31 Dec 19
Mapletree Logistics Trust ("**MLT**")	SGX-ST	Mapletree Logistics Trust is an Asia-focused logistics real estate investment trust. MLT invests in a diversified portfolio of income-producing logistics real estate in Singapore, Japan, Hong Kong, South Korea, China, Australia, Malaysia, and Vietnam.	31 Mar 20
AIMS APAC REIT ("**AA**")	SGX-ST	AIMS APAC REIT Management Limited is a real estate investment trust. AA's principal investment objective is owning and investing in a diversified portfolio of income-producing industrial real estate assets in Singapore and Asia, including warehouse and logistics centres, manufacturing, business parks and hi-tech spaces.	31 Mar 20
Frasers Logistics & Commercial Trust ("**FLCT**")	SGX-ST	Frasers Logistics & Commercial Trust operates as a real estate investment company. FLCT is a multi-national owner and manager of logistics and commercial properties.	31 Dec 19
EC World REIT ("**EC World**")	SGX-ST	EC World Real Estate Investment Trust invests in real estate assets. EC World focuses on properties in the People's Republic of China. being used for supply-chain management, e-commerce, and logistical purposes.	31 Dec 19
ESR-REIT ("**ESR**")	SGX-ST	ESR-REIT operates as an industrial real estate investment trust. ESR invests in logistics, warehousing, workshops, industrial business park, and light and general industrial sectors, as well as provides leasing and asset management services. ESR serves customers in Singapore.	31 Dec 19
Centuria Industrial REIT ("**Centuria**")	ASX	Centuria Industrial REIT operates as an industrial real estate investment trust. Centuria's portfolio includes industrial assets situated in in-fill locations and infrastructures. Centuria serves customers in Australia.	30 Jun 20
Charter Hall Long WALE REIT ("**Charter Hall**")	ASX	Charter Hall Long WALE REIT operates as a real estate investment trust. Charter Hall invests in office, industrial, and retail properties that are leased to corporate and government tenants on long-term. Charter Hall conducts business in Australia.	30 Jun 20

Source: *Bloomberg L.P.*

For purposes of our evaluation, we have considered the following details of the property portfolios of the Comparable REITs:

REIT	Exchange	Financial Year End	Valuation (S$'m)	NLA (m^2)	Occupancy rate (%)	WALE by area[1] (years)	Yield (%)
Ascendas[2]	SGX-ST	31 Dec 19	12,743.9	4,676,215[3]	90.9	3.9	5.5
MLT	SGX-ST	31 Mar 20	8,586.1	5,000,770	98.0	4.3	5.1
FLCT	SGX-ST	31 Dec 19	3,493.6	2,223,452[4]	99.6	6.3	5.6
ESR	SGX-ST	31 Dec 19	3,201.9	1,402,824[3]	90.5	3.8	5.9
Charter Hall	ASX	30 Jun 20	2,855.6	–[5]	99.8	14.0	5.9
AA	SGX-ST	31 Mar 20	1,619.6	671,191	89.4	3.8	5.5
EC World	SGX-ST	31 Dec 19	1,567.6	960,461	100.0	3.2	5.7
Centuria	ASX	30 Jun 20	1,567.1	945,611[4]	97.8	7.2	5.6
High						14.0	5.9
Low						3.2	5.1
Mean						5.8	5.6
Median						4.1	5.6
New Australia Properties						11.2	5.6
Australia Fund Properties						12.5	4.8
New Australia Properties and Australia Fund Properties						11.9	5.0
Enlarged Portfolio						5.3	6.2

Sources: *Bloomberg L.P., annual reports of the Comparable REITs and RHTC calculations*

Notes:

(1) Extracted from the latest annual reports of the Comparable REITs as at the Latest Practicable Date.

(2) There was a change in financial year end for Ascendas from 31 March to 31 December. As such, to compute the yield, we have used the net property income for the 9 months ended 31 December 2020 and the net property income for the quarter ended 31 March 2020.

(3) Based on the gross floor area.

(4) Based on the gross lettable area.

(5) Denotes not publicly available.

Based on the above, we note the following:

(i) the WALE of the New Australia Properties of 11.2 years is within the range and higher than the mean and median of the WALE of the property portfolios of the Comparable REITs;

(ii) the yield of the New Australia Properties of 5.6% is within the range, equivalent to the mean and median of the NPI yield of the property portfolios of the Comparable REITs;

(iii) the WALE of the Australia Fund Properties of 12.5 years is within the range and higher than the mean and median of the WALE of the property portfolios of the Comparable REITs;

(iv) the yield of the Australia Fund Properties of 4.8% is below the range of the NPI yield of the property portfolios of the Comparable REITs;

(v) collectively, the WALE of the New Australia Properties and the Australia Fund Properties of 11.9 years is within the range and higher than the mean and median of the WALE of the property portfolios of the Comparable REITs;

(vi) collectively, the NPI yield of the New Australia Properties and Australia Fund Properties of 5.0% is slightly below the range of the NPI yield of the property portfolios of the Comparable REITs;

(vii) the WALE of the Enlarged Portfolio of 5.3 years is within the range, below the mean but above the median of the WALE of the property portfolios of the Comparable REITs; and

(viii) the NPI yield of the Enlarged Portfolio of 6.2% is above the range of the NPI yield of the property portfolios of the Comparable REITs.

7.2.5 Comparison of the New Australia Properties and Australia Fund Properties with recent transactions of selected industrial / logistics property portfolio of listed REITs

We have extracted the following publicly available information on recent transactions in 2020 announced by the Comparable REITs listed on the SGX-ST. We have had discussions with the Management of the Company about the suitability and reasonableness of the recent transactions of the Comparable REITs as comparisons with the New Australia Properties and Australia Fund Properties to be acquired by ALOG in connection with the Proposed Acquisitions.

We make no representations or warranties, expressed or implied as to the accuracy or completeness of such information. We wish to highlight that the recent transactions of the Comparable REITs are not exhaustive. The conclusions drawn from such comparisons may not necessarily reflect the perceived or implied valuation of the New Australia Properties and Australia Fund Properties as at the Latest Practicable Date. Therefore, the comparison made with respect to the Comparable REITs merely serves as an illustrative market valuation of the New Australia Properties and Australia Fund Properties as at the Latest Practicable Date.

For purposes of our evaluation, we have considered the following recent transactions announced by the Comparable REITs:

Comparable REITs	Date of Announcement	WALE by area (years)	Yield (%)
MLT	15 Jun 2020	10.0	5.4
FLCT	3 Aug 2020	4.9	n.a.[(1)]
MLT	21 Oct 2020	5.3	4.9
High		10.0	5.4
Low		4.9	4.9
Mean		6.7	5.2
Median		5.3	5.2
New Australia Properties		11.2	5.6
Australia Fund Properties		12.5	4.8
New Australia Properties and Australia Fund Properties		11.9	5.0

Notes:

(1) n.a. denotes not publicly available.

Based on the above, we note the following:

(i) the WALE of the New Australia Properties of 11.2 years is above the range of the WALE of the recent transactions announced by the Comparable REITs;

(ii) the yield of the New Australia Properties of 5.6% is above the range of the NPI yield of the recent transactions announced by the Comparable REITs;

(iii) the WALE of the Australia Fund Properties of 12.5 years is above the range of the WALE of the recent transactions announced by the Comparable REITs;

(iv) the yield of the Australia Fund Properties of 4.8% is below the range NPI yield of the recent transactions announced by the Comparable REITs;

(v) collectively, the WALE of the New Australia Properties and the Australia Fund Properties of 11.9 years is above the range of the WALE of the recent transactions announced by the Comparable REITs;

(vi) collectively, the NPI yield of the New Australia Properties and Australia Fund Properties of 5.0% is within the range and below the mean and median of the NPI yield of the recent transactions announced by the Comparable REITs.

7.3 Reasonableness of fees charged by LOGOS

7.3.1 Types of fees charged by LOGOS

We have examined the fund management fees charged by LOGOS to the Funds. We noted that there will be no changes to the fund management fee structure upon the completion of the Proposed Fund Investments.

We also understand from the Manager and LOGOS that the fund management fees charged are in line with fees charged to other third party funds and the Manager is of the view that the structure of the funds is consistent with the typical structures of third party Australian property funds.

A summary of the fees are as follows:

Investment management fees

During the course of the year, and as part of the integration of LOGOS into ALOG as a result of the ARA LOGOS Acquisition, ALOG had appointed LOGOS to provide its head trust and sub-trusts in Australia with investment management as well as accounting services. Investment management services has to be carried out by a licensed financial services manager ("**AFSL Licence**") based on regulatory requirements and we understand that LOGOS has a valid AFSL Licence. Investment management services include the preparation of fund reports, provision of compliance advisory support as well as the reviewing od reports and documents relating to the head and sub-trusts.

The fees charged amounts to 0.45% per annum of the aggregate of the stabilised gross asset value for all stabilised assets and non-stabilised asset gross asset value for all non-stabilised assets, payable on a quarterly basis.

Leasing fees

With respect to each Property, the following leasing fees will apply in relation to new leases with a lease term of two years or more (excluding Renewals), which have been exclusively sourced by the Investment Manager or its Related Entities:

(i) 12.0% of the first year's gross rent (on a GST exclusive basis) for leases of less than 3 years in length (excluding Renewals);

(ii) 13.0% of the first year's gross rent (on a GST exclusive basis) for leases between three years and less than five years in length (excluding Renewals); and

(iii) 14.0% of the first year's gross rent (on a GST exclusive basis) for leases of five years or more in length, plus 0.5% of the first year's gross rent (on a GST exclusive basis) for each year or part thereof greater than five years (excluding Renewals).

In addition, the Investment Manager shall be entitled to a fee equal to 50.0% of the applicable leasing fee determined in paragraph 1(a) above in respect of Renewals. "Renewal" means a new lease or extension of term of a lease (including the exercise of an option under an existing lease) with an existing tenant.

Sales transaction fees

In the event that LOGOS is appointed by the Trustee to exclusively source the sale of a Property (in whole or in part, including indirectly through a sale of units) (in this clause, the Sale Property), the Investment Manager (or its Related Entity, if applicable) will be entitled upon the completion of such sale to receive a sales fee of 0.5% of the disposition price. For the avoidance of doubt, the sales fee may be borne and paid for by a Trust Group Entity that disposes the Sale Property at the direction of the Trustee.

Property management fees

Under the terms of the property management agreements to be entered into between the Manager and ARA LOGOS Property Management Pte. Ltd ("**Property Manager**"), the Property Manager will provide property management services for the New Australia Properties.

The services include the following:

(i) property management services for the relevant New Australia Property, including (a) establishing operating budgets and annual plans for the operation, management, marketing and maintenance of the relevant New Australia Property, (b) operating and maintaining the relevant New Australia Property in accordance with such operating budgets and annual plans (and revisions thereof), (c) co-ordinating, reviewing and maintaining at all times certain insurance coverage with the assistance of insurance advisers, and (d) maintaining books of accounts and records in respect of the operation of the relevant New Australia Property; and

(ii) lease management services, including (a) recommending leasing strategy and negotiating leases, licenses and concessions, (b) supervising and controlling all collections and receipts, payments and expenditure relating to the New Australia Property, and (c) lease administration.

The applicable fees in relation to the above services payable to the Property Manager is 2.0% per annum of net rental income of each New Australia Property.

7.3.2 Reasonableness of fees charged

In assessing the reasonableness of the fund management fees charged by LOGOS to the Funds as well as to ALOG, we have considered a comparison of the investment management fee charged by LOGOS to the Funds against the fund management fees paid by the Comparable REITs listed on the SGX-ST to their respective fund managers.

We wish to highlight that the Comparable REITs are not exhaustive and we recognise that there may not be a REIT listed on the SGX-ST which may be considered to be identical to the Funds, in terms of, *inter alia*, market capitalisation, geographical markets, composition of business activities, scale of business operations, risk profile, asset base, accounting policies, track record, future prospects, market / industry size, political risk, competitive and regulatory environment, financial positions and other relevant criteria. Therefore, the comparison made with respect to the Comparable REITs merely serves as an illustrative and is by no means exhaustive as at the Latest Practicable Date.

Relevant information has been extracted from publicly available annual reports of the selected listed REITs published as at the Latest Practicable Date.

For the purposes of our evaluation, we have considered the following details of the fees charged by the Comparable REITs:

Comparable REITs	Investment Management Fee (%)	Property Management Fee (%)	Sales Transaction Fee (%)
Ascendas	0.50	2.00[(1)]	0.50
MLT	0.50	2.00	0.50
FLCT	0.40	1.20[(2)]	0.50
ESR	0.50	2.00	0.50
AA	0.50	2.00	0.50
EC World	n.a.[(3)]	1.50	0.50
High	0.50	2.00	0.50
Low	0.40	1.20	0.50
Mean	0.48	1.78	0.50
Median	0.50	2.00	0.50
ALOG		**2.00**	**0.50**
New LAIVS Fund	**0.45**		
OP Fund	**0.45**		

Sources: *Annual reports of the Comparable REITs*

Notes:

(1) For properties managed in Singapore.

(2) For properties managed in Australia.

(3) Denotes not publicly available.

Based on the above, we observe that:

(i) the investment management fees charged by LOGOS to the New LAIVS Fund and the OP Fund of 0.45% is within the range and below the mean and the median of the investment management fees paid by the Comparable REITs to their respective fund managers.

(ii) the property management fees charged by LOGOS to ALOG of 2.00% is within the range, close to the mean and equal to the median of the property management fees paid by the Comparable REITs to their respective fund managers.

(iii) the sales transaction fees charged by LOGOS to ALOG of 0.50% is within the range and equal to the mean and median of the sales transaction fees paid by the Comparable REITs to their respective fund managers.

Other considerations

We have sighted investment management agreements entered into between LOGOS and third party funds and we noted that the Investment Management Fees charged is similar to those charged to third parties.

In relation to the property management fees, the Manager has confirmed to us that the fees paid are not more than market rates. We have also sighted other property management agreements entered into between the property manager and third parties and we noted that the fees charged is similar to those charged to third parties. We also noted that the Manager may terminate the appointment of the Property Manager by giving written notice as required by the Property Funds Appendix.

As such, we are of the view that these fees are all, on normal commercial terms and not prejudicial to the interests of ALOG and its minority shareholders.

7.4 Financial assessment of the Issue Price of the New Units in relation to the Proposed IP Issuance

In assessing the Issue Price of the New Units, we have considered the following:

(i) Independent book building process in the determination of the Issue Price; and

(ii) Historical trading prices of ALOG Units; and

(iii) Financial assessment of the Issue Price *vis-à-vis* the Comparable REITs; and

(iv) Comparison of the terms of the Proposed Units Issuance with similar unit issuances undertaken by REITS listed on the SGX-ST.

7.4.1 Independent book building process in the determination of the Issue Price

As mentioned in Paragraph 6.2.2 above, the Issue Price of the Proposed IP Units Issuance is at the same issue price as the Private Placement conducted by ALOG which raised a total of S$50.0 million.

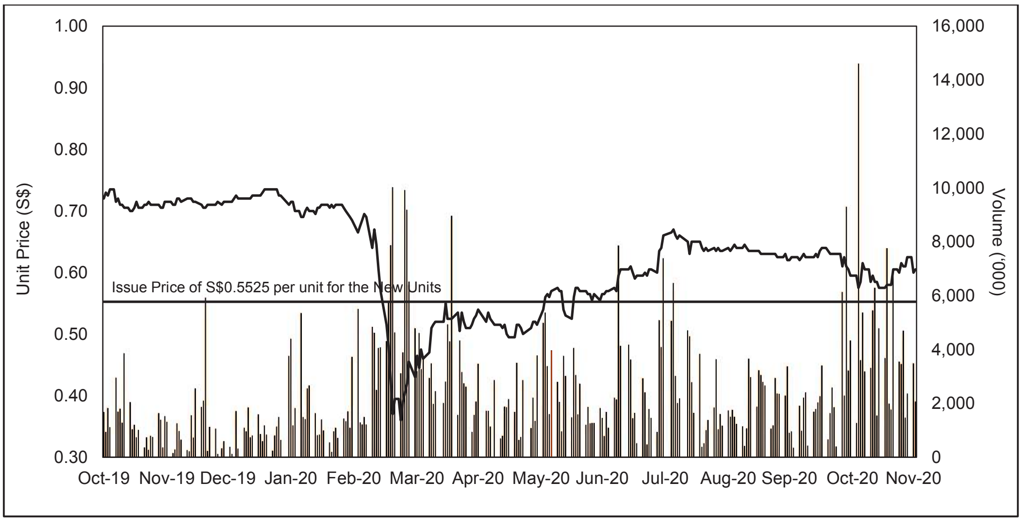
We noted that the Private Placement was fully underwritten by financial institutions pursuant to an underwriting agreement entered into between the financial institutions and the Manager. The issue price of the Private Placement was determined following an independent price discovery and book building process and the determination of the issue price was derived independently from ALOG and the Manager.

7.4.2 Historical trading prices of ALOG Units

In assessing the Issue Price of the New Units, we have compared them against the historical market price performance of the Units and the historical Units trading volume for the period commencing from 26 October 2019 (being one (1) year prior to the Announcement Date) and ending on the Latest Practicable Date ("**Period Under Review**").

We set out below a historical chart showing the Issue Price relative to the daily last transacted prices and trading volume of the Units for the Period Under Review.

Price and traded volume of the Units for the Period Under Review



Source: *Bloomberg L.P.*

From the Unit price chart above, we note that for the Period Under Review, the Unit price of ALOG had traded within a range of S$0.36 to S$0.735 per Unit. The Unit price dipped in March 2020 as a result of the global COVID-19 pandemic where the Unit price was negatively impacted. However, we note that the Unit price has since recovered and is currently trading slightly below pre-COVID levels.

As at the Latest Practicable Date, the Unit price of ALOG was S$0.605 and the Issue Price of S$0.5525 per Unit represented a discount of 8.7% to the current Unit price.

Market Statistics

In addition to the Unit price chart above, we have tabulated below selected statistical information on the Unit price performance and trading liquidity of the Units for the Period Under Review:

Reference period	VWAP[1] (S$)	Premium / (Discount) of the Issue Price over / (to) VWAP (%)	Lowest transacted price (S$)	Highest transacted price (S$)	Number of traded days	Average daily trading volume[2] ('000)	Average daily trading volume as a percentage of free float[3] (%)
Prior to the Announcement Date							
Last 1 month	0.626	(11.8)	0.605	0.645	21	1,919	0.18
Last 3 months	0.638	(13.4)	0.595	0.680	64	2,264	0.21
Last 6 months	0.598	(7.6)	0.495	0.680	125	2,244	0.21
Last 1 year	0.591	(6.5)	0.320	0.735	250	2,237	0.21
23 October 2020, being the last full trading day prior to the Announcement Date	0.629	(12.2)	0.625	0.635	1	398	0.04
26 October 2020, being the Announcement Date	0.619	(10.7)	0.605	0.630	1	6,133	0.58
After the Announcement date and up to the Private Placement Date							
After the Announcement Date and up to the Private Placement Date	0.607	(8.9)	0.585	0.635	5	4,081	0.39
30 October 2020, being the last market day prior to the Private Placement Date	0.597	(7.4)	0.590	0.605	1	4,336	0.41
After the Private Placement Date and up to the Latest Practicable Date							
After the Private Placement Date and up to the Latest Practicable Date	0.592	(6.7)	0.565	0.625	21	4,099	0.39
1 December 2020, being the Latest Practicable Date	0.605	(8.7)	0.600	0.610	1	2,068	0.20

Source: *Bloomberg L.P.*

Notes:

(1) The VWAP is calculated based on the turnover divided by volume of the Units as extracted from Bloomberg L.P.

(2) The average daily trading volume of the Units was computed based on the total volume of Units traded during the relevant periods, divided by the number of days that were open for trading (excluding public holidays and days with full day trading halts on the Units) during that period.

(3) Free float refers to the Units other than those held by the Directors, chief executive officer, controlling Unitholders or substantial Unitholders of ALOG and amounts to approximately 1.06 billion Units as at the Latest Practicable Date.

Based on the above, we observe that:

(i) the Issue Price of S$0.5525 per Unit represents a discount of 12.2% to the VWAP of the Units of S$0.629 on 23 October 2020, being the last full trading day prior to the Announcement Date;

(ii) the Issue Price of S$0.5525 per Unit represents a discount of 10.7% to the VWAP of the Shares of S$0.619, on 26 October 2020, being the Announcement Date;

(iii) the Issue Price of S$0.5525 per Unit represents a discount of 11.8%, 13.4%, 7.6% and 6.5% to the VWAP of the Units for the 1-month, 3-month, 6-months and 1-year periods prior to the Announcement Date respectively;

(iv) the Issue Price of S$0.5525 per Unit represents a discount of 8.9% to the VWAP of the Units of S$0.607 for the period between the market day immediately after the Announcement Date and up to the Private Placement Date;

(v) the Issue Price of S$0.5525 per Unit represents a discount of 7.4% to the VWAP of the Units of S$0.597 on 30 October 2020, being the last full trading day prior to the Private Placement Date;

(vi) the Issue Price of S$0.5525 per Unit represents a discount of 6.7% to the VWAP of the Units of S$0.592 for the period between the market day immediately after the Private Placement Date and up to the Latest Practicable Date;

(vii) as at the Latest Practicable Date, the Issue Price of S$0.5525 per Unit represents a discount of 8.7% to the VWAP of the Units of S$0.605;

(viii) during the period from 26 October 2019 up to the Announcement Date, the Units were traded on 262 market days or 95.4% of the total market days. The total number of Units traded during this period was 559.2 million Units with an average daily trading volume of 2.1 million Units, representing 0.2% of the free float; and

(ix) during the period after the Private Placement Date and up to the Latest Practicable Date, the Units were traded on 21 market days or 100.0% of the total market days. The total number of Units traded during this period was 86.1 million Units with an average daily trading volume of 4.1 million Units, representing 0.4% of the free float.

We recommend the Independent Directors to advise the Unitholders to note that the market price performance of the Units may be due to various market factors, the individual factors of which may not be easily isolated and identified with certainty. As such, Unitholders should note that the past trading performance of the Units should not be relied upon as a promise of its future trading performance.

7.4.3 Financial assessment of the Issue Price *vis-à-vis* the Comparable REITs

In our evaluation of the Issue Price, we have also considered whether there is any other asset which should be valued at an amount that is materially different from that which was recorded in the statement of financial position of ALOG as at 31 December 2019 and whether there are any factors which have not been otherwise disclosed in the financial statements of ALOG that are likely to impact the NTA of the REIT as at 31 December 2019.

In respect of the above, we have sought the following confirmation from the Manager, and they confirmed to us that as at the Latest Practicable Date, to the best of their knowledge and belief that:

(i) there are no material differences between realisable values of ALOG's assets and its respective book values as at 31 December 2019 which would have material impact on the NTA of ALOG as at the Latest Practicable Date;

(ii) other than that already provided for or disclosed in the ALOG's financial statements as at 31 December 2019 and the unaudited results announcement for the half year ended 30 June 2020, there are no other contingent liabilities, bad or doubtful debts or material events which would likely have a material impact on the NTA of ALOG as at the Latest Practicable Date;

(iii) save as disclosed in this Letter, there are no litigation, claim or proceedings pending or threatened against ALOG or of any fact likely to give rise to any proceedings which might materially and adversely affect the financial position of ALOG;

(iv) save as disclosed in this Letter, there are no other intangible assets and which ought to be disclosed in the statement of financial position of ALOG in accordance with the Singapore Financial Reporting Standards (International) and which have not been so disclosed and where such intangible assets would have had a material impact on the overall financial position of ALOG.

(v) save as disclosed in this Letter, there are no material acquisitions or disposals of assets by ALOG between 31 December 2019 and the Latest Practicable Date and the ALOG does not have any plans for any such impending material acquisition or disposal of assets, conversion of the use of ALOG's material assets.

In assessing the Issue Price of the New Units, we have attempted to compare various valuation ratios of ALOG implied by the Issue Price of the New Units with the Comparable REITs.

Relevant information has been extracted from publicly available annual reports of the Comparable REITs published as at the Latest Practicable Date.

We wish to highlight that the Comparable REITs are not exhaustive and we recognise that there is no REIT listed on the SGX-ST or other stock exchanges which we may consider to be identical to ALOG in terms of, *inter alia*, market capitalisation, geographical concentration, composition of properties, scale of operations, risk profile, track record, future prospects, political risk, competitive and regulatory environment, financial positions and other relevant criteria. Therefore, the comparison made with respect to the Comparable REITs merely serves as an illustrative market valuation of ALOG as at the Latest Practicable Date.

In our evaluation, we have considered the following widely used valuation measures:

Valuation ratio	Description
12 months distribution yield ("**12 Months Distribution Yield**")	12 Months Distribution Yield refers to the sum of gross distribution per unit amount over the trailing twelve months, divided by the current unit price. Gross and net distribution is assumed to be the same when only one is reported.
P/NAV	NAV refers to consolidated net asset value, which is the total assets of a company less total liabilities. P/NAV refers to the ratio of a company's share price dividend by the NAV per share. The P/NAV ratio represents an asset-based relative valuation which takes into consideration the book value or NAV backing of a company. The NAV of a company provides an estimate of its value assuming a hypothetical sale of all its assets and repayment of its liabilities and obligations, with the balance being available for distribution to its shareholders. It is an asset-based valuation methodology and this approach is meaningful to the extent that it measures the value of each share that is attached to the net assets of the company.

The valuation ratios of the Comparable REITs are based on their respective last traded prices per unit as at the Latest Practicable Date and are set out as follows:

Comparable REITs	**Market Capitalisation (S$'m)**	**12 Months Distribution Yield (%)**	**P/NAV (times)**
Ascendas	12,015.5	4.9	1.48
MLT	8,058.2	4.2	1.61
FLCT	4,656.7	5.1	2.03
Charter Hall	2,475.6	5.8	1.16
Centuria	1,680.3	5.9	1.48
ESR	1,437.2	7.8	0.87
AA	862.1	7.0	0.90
EC World	571.5	7.8	0.84
	High	7.8	2.03
	Low	4.2	0.84
	Mean	6.1	1.29
	Median	5.8	1.32
ALOG	715.9	9.1	0.88

Sources: *Bloomberg L.P., annual reports of the Comparable REITs and RHTC calculations*

Based on the above, we observe that:

(i) the 12 Months Distribution Yield of ALOG implied by the Issue Price of 9.1% respectively is above the range of the 12 Months Distribution Yield of the Comparable REITs; and

(ii) the P/NAV ratio of ALOG implied by the Issue Price of 0.88 times is within the range and below the mean and median of the P/NAV ratios of the Comparable REITs.

7.4.4 Comparison of the terms of the Proposed Units Issuance with similar unit issuances undertaken by REITS listed on the SGX-ST

We set out below similar unit issuances undertaken by REITs listed on the SGX-ST which were announced since 2018 (being the approximate two (2) year period preceding the Announcement Date) and which have been completed as at the Latest Practicable Date ("**Past Unit Issuances**").

In making the comparison herein, we wish to highlight that the figures used in our assessment have been extracted where available and/or applicable from the relevant announcements, circulars and other publicly available sources. We make no representations or warranties, expressed or implied, as to the accuracy or completeness of such information.

Unitholders should note that certain circumstances and terms relating to the Past Unit Issuances are unique and might not be identical to the Proposed Units Issuance, and are dependent on various factors such as the financial performance and profile of the REIT, the volatility and trading liquidity of the units of the REITs, and the market sentiments prevailing at the time of the Past Unit Issuances.

The Past Unit Issuances might be different from the Proposed Units Issuance in terms of, *inter alia*, proceeds size, investor base, market risks, future prospects, operating history and other factors. None of the Past Unit Issuances may be considered identical to the Proposed IP Units Issuance in terms of the abovementioned factors. Therefore, the comparison made with respect to the Past Unit Issuance are for illustrative purposes only.

For the purpose of our assessment and for illustration, we have summarised the key terms of these Past Unit Issuances including, *inter alia*, the proceeds raised, issue price and the premium/(discount) of the issue price to VWAP prior to the announcement.

Company	Announcement Date	Total proceeds raised (S$'m)	Issue price (S$)	Discount of issue price to VWAP prior to announcement (%)	Discount of issue price to adjusted VWAP prior to announcement (%)
FLCT	9 May 18	328.9	0.987	5.4	1.3
Ascendas	7 Sep 18	452.1	2.540	6.1	3.5
ESR	17 Jun 19	100.0	0.515	8.3	6.7
FLCT	30 Jul 19	258.1	1.173	3.2	1.2
Mapletree Industrial Trust ("**MIT**")	17 Sep 19	400.0	2.265	2.7	1.5
MLT	22 Oct 19	250.0	1.617	3.1	1.5
MIT	23 Jun 20	410.0	2.800	2.6	1.6
			High	8.3	6.7
			Low	2.6	1.2
			Mean	4.5	2.5
			Median	3.2	1.5
ALOG	2 Nov 20	50.0	0.5525	7.2	3.8

Sources: *Announcements on the SGX-ST*

Based on the above, we observe that:

(i) the discount of the Issue Price to the VWAP of the Unit prior to the Private Placement Date of 7.2% is within the range and above the mean and median of discounts of issue prices to the VWAP prior to the announcement of the Past Unit Issuances.

(ii) the discount of the Issue Price to the adjusted VWAP of the Unit prior to the Private Placement Date of 3.8% is within the range above the mean and median of discounts of issue prices to the market prices prior to the announcement of the Past Unit Issuances.

7.5 Pro forma financial effects of the Proposed Acquisitions

The pro forma financial effects of the Proposed Acquisitions which have been set out in Section 11.1 of the Circular, is extracted and reproduced in italics below:

*"**11.1 Pro Forma Financial Effects of the Proposed Acquisitions and Fund Investments***

*The pro forma financial effects of the Proposed Acquisitions and Fund Investments on the distribution per Unit ("**DPU**") and NAV per Unit presented below are strictly for illustrative purposes only and were prepared based on the following:*

<u>For FY2019</u>

Taking into account the Aggregate Consideration, and assuming that:

- *approximately 340,769,767 new Units are issued at an illustrative price of S$0.5525 per Unit to raise gross proceeds of approximately S$188.3 million pursuant to the Pre-EGM Placement and Equity Fund Raising to finance the Acquisition;*
- *approximately 8,954,004 new Units are issued at an illustrative price of S$0.5952 per Unit for the Acquisition Fee payable to the Manager;*
- *approximately 2,669,846 new Units are issued at a historical average price of S$0.737 per Unit for the management fees payable to the Manager;*
- *in respect of the Proposed Acquisitions and Fund Investments, the Manager had elected to receive all of its management fees in Units;*
- *the Proposed Fund Investments provide a 97.5% payout ratio;*
- *the Proposed Acquisitions have been included at their respective purchase prices plus stamp duties and related acquisition costs; and*
- *includes dividend income from Proposed Fund Investments.*

<u>For 1H FY2020</u>

Taking into account the Aggregate Consideration, and assuming that:

- *approximately 340,769,767 new Units are issued at an illustrative price of S$0.5525 per Unit to raise gross proceeds of approximately S$188.3 million pursuant to the Pre-EGM Placement and Equity Fund Raising to finance the Acquisition;*
- *approximately 8,954,004 new Units are issued at an illustrative price of S$0.5952 per Unit for the Acquisition Fee payable to the Manager;*
- *approximately 1,635,777 new Units are issued at an illustrative price of S$0.5952 per Unit for the management fees payable to the Manager;*
- *in respect of the Proposed Acquisitions and Fund Investments, the Manager had elected to receive all of its management fees in Units;*
- *the Proposed Fund Investments provide a 97.5% payout ratio;*
- *the Proposed Acquisitions have been included at their respective purchase prices plus stamp duties and related acquisition costs;*
- *includes the NPI of 100% of the LP Properties and the Larapinta Property, based on the estimated NPI to be generated under existing pre-committed leases as at 1 October 2020; and*

- *includes dividend income from Proposed Fund Investments.*

11.1.1 Pro Forma DPU

FOR ILLUSTRATIVE PURPOSES ONLY:

The pro forma financial effects of the Proposed Acquisitions and Fund Investments on ALOG's DPU for the financial year ended 31 December 2019, as if the Proposed Acquisitions and Fund Investments, and issuance of the New Units and the Acquisition Fee Units, were completed on 1 January 2019, and ALOG had held and operated the New Australia Properties and held the respective interest in the Australia Funds through to 31 December 2019 are as follows:

	Before the Proposed Acquisitions and Fund Investments	***After the Proposed Acquisitions and Fund Investments(1)***
NPI (S$'000)	*85,844*	*96,172*
Distributable income (S$'000)	*59,770*	*76,026*
Total number of Units in issue ('000)	*1,085,819(2)*	*1,438,212(3)*
DPU (Singapore cents)	*5.523*	*5.286*
Change in DPU (%)	*-*	*-4.3%*

Notes:

(1) Based on illustrative exchange rate of S$1.00 = A$1.0225.

(2) Number of Units issued and to be issued as at 31 December 2019.

(3) Includes approximately 340,769,767 new Units issued and issuable in connection with the Pre-EGM Placement and Preferential Offering to finance the Acquisition, and approximately 8,954,004 new Units issuable as payment of the Acquisition Fee payable to the Manager and approximately 2,669,846 new Units issuable as payment of the management fees payable to the Manager for FY2019 at a historical average price of S$0.737 per Unit and assuming an exchange rate of S$1.00 = A$1.0225 (purely for illustrative purposes only).

FOR ILLUSTRATIVE PURPOSES ONLY:

The pro forma financial effects of the Proposed Acquisitions and Fund Investments on ALOG's DPU for the financial period ended 30 June 2020, as if the Proposed Acquisitions and Fund Investments, and issuance of the New Units and the Acquisition Fee Units, were completed on 1 January 2020, and ALOG had held and operated the New Australia Properties and held the respective interest in the Australia Funds through to 30 June 2020 are as follows:

	Before the Proposed Acquisitions and Fund Investments	***After the Proposed Acquisitions and Fund Investments(1)***
NPI (S$'000)	*43,921*	*49,154*
Distributable income (S$'000)	*25,319*	*32,570*
Total number of Units in issue ('000)	*1,090,826(2)*	*1,442,185(3)*
DPU (Singapore cents)	*2.323*	*2.258(4)*
Change in DPU (%)	*-*	*-2.8%(4)*

Notes:

(1) Based on illustrative exchange rate of S$1.00 = A$1.0225.

(2) Number of Units issued and to be issued as at 30 June 2020.

(3) Includes approximately 340,769,767 new Units issued and issuable in connection with the Pre-EGM Placement and Preferential Offering to finance the Acquisition, and approximately 8,954,004 new Units issuable as payment of the Acquisition Fee payable to the Manager and approximately 1,635,777 new Units issuable as payment of the management fees payable to the Manager for 1H FY2020 at an illustrative price of S$0.5952 per Unit and assuming an exchange rate of S$1.00 = A$1.0225 (purely for illustrative purposes only).

(4) For illustrative purposes only, excluding both (i) the tenant incentives reimbursed from the Vendors and (ii) the 2-6 Bishop Drive Rental Guarantee and the Larapinta Rental Guarantee, the DPU would be 2.125 cents and the change in DPU would be -8.5%. If (i) the tenant incentives reimbursed from the Vendors and (ii) the 2-6 Bishop Drive Rental Guarantee and the Larapinta Rental Guarantee, are included in the computation of the computation of DPU, the change in DPU would be -2.8%.

11.1.2 Pro Forma NAV

FOR ILLUSTRATIVE PURPOSES ONLY:

The pro forma financial effects of the Proposed Acquisitions and Fund Investments on ALOG's NAV per Unit as at 31 December 2019, as if the Proposed Acquisitions and Fund Investments, and issuance of the New Units and the Acquisition Fee Units, were completed on 31 December 2019, are as follows:

	Before the Proposed Acquisitions and Fund Investments	After the Proposed Acquisitions and Fund Investments(1)
NAV represented by Unitholders' funds (S$'000)	639,413	813,971
Total number of Units in issue ('000)	1,085,819(2)	1,435,542(3)
NAV per Unit (S$)	0.589	0.567

Notes:

(1) *Based on illustrative exchange rate of S$1.00 = A$1.0225.*

(2) *Number of Units issued and to be issued as at 31 December 2019.*

(3) *Includes approximately 340,769,767 new Units issued and issuable in connection with the Pre-EGM Placement and Preferential Offering to finance the Acquisition, and approximately 8,954,004 new Units issuable as payment of the Acquisition Fee payable to the Manager and assuming an exchange rate of S$1.00 = A$1.0225 (purely for illustrative purposes only).*

FOR ILLUSTRATIVE PURPOSES ONLY:

The pro forma financial effects of the Proposed Acquisitions and Fund Investments on ALOG's NAV per Unit as at 30 June 2020, as if the Proposed Acquisitions and Fund Investments, and issuance of the New Units and the Acquisition Fee Units, were completed on 30 June 2020, are as follows:

	Before the Proposed Acquisitions and Fund Investments	After the Proposed Acquisitions and Fund Investments(1)
NAV represented by Unitholders' funds (S$'000)	633,706	807,899
Total number of Units in issue ('000)	1,090,826(1)	1,440,549(3)
NAV per Unit (S$)	0.581	0.561

Notes:

(1) *Based on illustrative exchange rate of S$1.00 = A$1.0225*

(2) *Number of Units issued and to be issued as at 30 June 2020.*

(3) *Includes approximately 340,769,767 new Units issued and issuable in connection with the Pre-EGM Placement and Preferential Offering to finance the Acquisition, and approximately 8,954,004 new Units issuable as payment of the Acquisition Fee payable to the Manager and assuming an exchange rate of S$1.00 = A$1.0225 (purely for illustrative purposes only).*

11.1.3 Aggregate Leverage

FOR ILLUSTRATIVE PURPOSES ONLY:

The pro forma aggregate leverage of ALOG as at 31 December 2019, as if the Proposed Acquisitions and Fund Investments, and issuance of the New Units and the Acquisition Fee Units, were completed on 31 December 2019, is as follows:

	Before the Proposed Acquisitions and Fund Investments	***After the Proposed Acquisitions and Fund Investments***
Aggregate Leverage (pro forma as at 31 December 2019)	*40.1%*	*42.7%*

FOR ILLUSTRATIVE PURPOSES ONLY:

The pro forma aggregate leverage of ALOG as at 30 June 2020, as if the Proposed Acquisitions and Fund Investments, and issuance of the New Units and the Acquisition Fee Units, were completed on 30 June 2020, is as follows:

	Before the Proposed Acquisitions and Fund Investments	***After the Proposed Acquisitions and Fund Investments***
Aggregate Leverage (pro forma as at 30 June 2020)	*40.4%*	*42.9%*

“

7.6 Other relevant considerations in relation to the Proposed Acquisitions and Proposed IP Units Issuance

(i) Inter-conditionality of the Proposed Acquisitions and Proposed IP Units Issuance;

(ii) Growth and lengthened WALE of ALOG's logistics / industrial portfolio;

(iii) Freehold vs. leasehold asset yields in the enlarged portfolio;

(iv) Commentary in financial results of ALOG for the half year ended 30 June ("1**HY FY**") 2020; and

(v) Strong support from the controlling shareholder, LOGOS.

7.6.1 Inter-conditionality of the Proposed Acquisitions and Proposed IP Units Issuance

As set out in section the Circular, we note that the resolutions for the Proposed Larapinta Property Acquisition and Proposed Fund Investments, the Proposed IP Units Issuance and the proposed issuance of New Units for the Fund Raising Exercises are inter-conditional upon each other. Accordingly, in the event that any of the above resolutions are not approved, all the other resolutions above will not be passed.

For the avoidance of doubt, the resolution in relation to the Proposed LP Property Acquisitions is not conditional upon the other resolutions.

7.6.2 Growth and lengthened WALE of ALOG's logistics / industrial portfolio

The Proposed Acquisitions will increase the number of logistics and industrial assets owned by ALOG in Australia, with a number of them being tenanted by high quality tenants based in Australia with a long WALE. As set out in Section 7.2.3 of this Letter above, the Proposed Acquisitions will significantly improve the WALE by area of ALOG's existing portfolio from 2.6 years to 5.4 years.

7.6.3 Freehold vs. leasehold asset yields in the enlarged portfolio

We wish to highlight a commentary given by the Manager in Section 11.1.4 of the Circular in relation to the freehold vs. leasehold asset yields in the enlarged ALOG portfolio, which we have reproduced below for Unitholders' easy reference:

*"**11.1.4 Understanding Yields of Existing and Enlarged Portfolio (Leasehold, Freehold and Quality)***

*The Existing Portfolio includes a combination of freehold and leasehold assets. The owner of freehold land has a perpetual, non-expiring right of ownership to the land, whereas leasehold titles give the purchaser the temporary right of ownership. Generally, the value of a plot of land varies with its tenure. The land value would generally be higher if the remaining lease is longer. However, the value of land may not fall at a constant annual rate as its lease period falls. This is illustrated in the Singapore Land Authority's ("**SLA**") Leasehold Table[1] which is used to determine the value of land in Singapore over 99 years compared to a freehold title when determining the differential premium payable. In this regard, the leasehold assets of the Proposed Acquisitions and Fund Investments has a weighted average land lease tenure of approximately 46 years (as of 30 June 2020) as compared to ALOG's leasehold assets in the Existing Portfolio which has a weighted average land lease tenure of approximately 24 years (as of 30 June 2020).*

Property yield is computed based on annual rental income divided by valuation/purchase consideration, and the property yield of a freehold asset is generally lower than that of a leasehold asset due to declining property value of a leasehold asset over the remaining land lease (particularly for those with land leases of less than 25 years), which implies that a portion of the property yield of a leasehold asset is to account for a capital return of the asset value.

Leasehold Assets

The current portfolio includes leasehold assets with an aggregate valuation of S$851.3 million (as of 31 December 2019), and has a weighted average land lease tenure of approximately 24 years (as of 30 June 2020). With reference to SLA's Leasehold Table, the theoretical valuation of the leasehold assets in the Existing Portfolio would reduce by S$22.8 million when the weighted average land lease tenure shortens from 24 years to 23 years, all else being equal. If the leasehold assets are held until the end of 24 years, the value of the assets would drop to zero, and the annual decrease in valuation is termed the capital return.

[1] *SLA's Leasehold Table is based on valuation principal adopting a certain discount rate to the cash flow for assets with varied remaining leasehold interest, and would be appropriate for use in the illustration of the leasehold assets in Australia. See the following link for further details on SLA's Leasehold Table: https://www.sla.gov.sg/state-land-nproperty/landsales-and-lease-management/lease-management.*

For illustrative purposes of calculating return of capital:

Existing Portfolio	*Remaining Land Lease (as of 30 June 2020)*	*Capital return for the year (S$ m)*
Commodity Hub	*15 years*	*12.5*
ALOG Cold Centre	*45 years*	*1.0*
Pandan Logistics Hub	*19 years*	*1.3*
ALOG Gul LogisCentre	*13 years*	*1.5*
Schenker Megahub	*45 years*	*0.7*
ALOG Changi DistriCentre 1	*45 years*	*0.8*
ALOG Changi DistriCentre 2	*35 years*	*0.2*
Pan Asia Logistics Centre	*20 years*	*1.0*
Air Market Logistics Centre	*32 years*	*0.2*
DHL Supply Chain Advanced Regional Centre	*24 years*	*3.6*
Total	***24 years****	***22.8***

* *Portfolio weighted average remaining land lease tenure of 24 years is calculated based on the assets' GFA as at 30 June 2020*

The S$22.8 million computed above in the form of return of capital contributes to approximately 0.94 cents[1] of ALOG's 1H FY2020 DPU, resulting in the remaining 3.71 cents being DPU attributed to the income yield component. The summation of capital return component and income yield component is the distributable income based on 1H FY2020 DPU of 4.65 cents[2].

Similarly, the Proposed Acquisitions and Fund Investments include leasehold assets with a weighted average land lease tenure of 42 years (as of 30 June 2020)[3]. Using the SLA's Leasehold Table and for illustrative purposes only, the computed return of capital of these leasehold assets would be S$2.7 million[4], which is the theoretical reduction in valuation with the average land lease tenure reduced by one year, all else being equal.

[1] *Based on 1,090.8 million units issued and issuable as of 30 June 2020.*
[2] *1H FY2020 reported DPU of 2.323 cents would translate to an annualised DPU of 4.65 cents.*
[3] *Note that there are five leasehold assets in the Proposed Acquisitions and Fund Investments. These consist of four assets under the New Australia Properties (with a remaining land tenure of 39 to 42 years) and one under the New LAIVS Fund (with a remaining land tenure of 51 years).*
[4] *This includes 100% of the capital return attributable to all leasehold assets under the New Australia Properties (which includes 5% of the capital return attributable to the Heron Property) and 49.5% of the asset under the New LAIVS Fund.*

	Remaining Land Lease (as of 30 June 2020)	Capital return for the year (S$ m)
New Australia Properties		
8 Curlew Street, Port of Brisbane	39 years	0.5
1-5 & 2-6 Bishop Drive, Port of Brisbane	39 years	1.0
53 Peregrine Drive, Port of Brisbane	39 years	0.2
Corner Heron Drive and Curlew Street, Port of Brisbane	42 years	0.1
New LAIVS Fund		
69 Sargents Road, Minchinbury	51 years	0.9
Total	**42 years***	**2.7**

* Proposed Acquisitions and Fund Investments weighted average remaining land lease tenure of 49 years is calculated based on the assets' GFA as at 30 June 2020

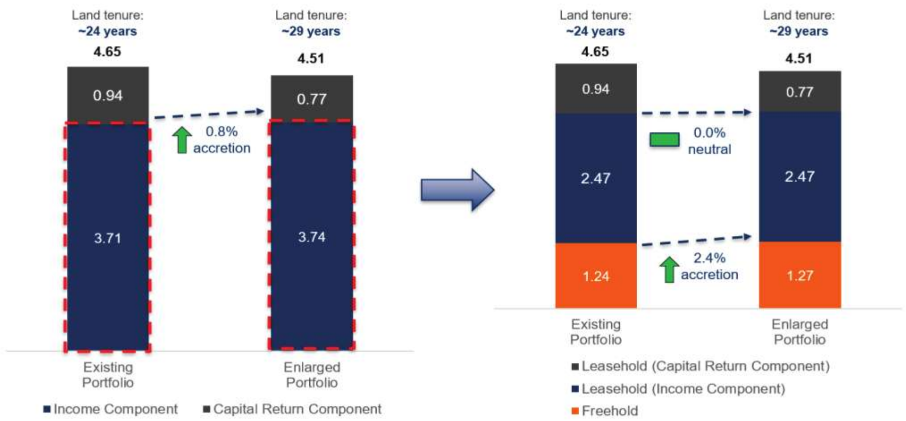
The computed return of capital for the Enlarged Portfolio is approximately S$25.5 million on a pro forma basis (1H FY2020 DPU). This contributes to approximately 0.77 cents of ALOG's pro forma DPU. The remaining 3.74 cents is attributable to income yield.

Quality

Based on the above analysis, the adjusted pro forma DPU (only on income yield component of the distributable income) for the Enlarged Portfolio is 3.74 cents, which is 0.8% higher than 1H FY2020 annualised DPU of 3.71 cents, and would result in DPU accretion based on this adjusted DPU basis. In addition, the portfolio quality is enhanced as the weighted average land tenure lengthens from 24 years to 29 years, and the component of capital return drops from 0.94 cents to 0.77 cents.

The Manager believes that a pure analysis of yields on a standalone basis without considering other characteristics such as asset quality and other positive metrics such as long WALE and high occupancy may not be fully accurate. The Manager believes that the Proposed Acquisitions and Fund Investments will be beneficial to Unitholders and will provide a more sustainable and stable DPU and NAV in the long term, augmented by the improvements in the overall portfolio quality, performance metrics and lengthening of the leasehold land tenure of the enlarged portfolio post-acquisition.

Pro Forma DPU Analysis for the Enlarged Portfolio



"

7.6.4 Commentary in financial results of ALOG for 1HY FY2020

We note the following commentary set out in the ALOG's financial results for 1HY FY2020, the relevant portion of which have been extracted and reproduced in italics below:

"Based on JTC's 2Q 2020 report, occupancy rate for the overall industrial property market was at 88.3%, which saw a marginal increase of 0.2% on a quarter-on-quarter basis and 0.1% on a year-on-year basis. This slight increase was mainly due to higher occupancy achieved for single-user factory and warehouse space due to factors such as pre-commitments, stock-pilings and storage. Overall warehouse occupancy rate was also at 88.3%, 0.8% higher as compared to 1Q 2020 and 0.4% lower as compared to the same quarter last year.

In a report by Savills Research, logistics and warehouse properties' rents in Singapore are expected to see an improved outlook with a marginal decline of 5.0% Y-o-Y this year, due to higher food and cold storage demand, including logistics warehouses. Amongst the various real estate sectors in Singapore, Savills Research believe that the industrial and warehousing markets has the highest potential for a recovery after 2020.

*According to the Reserve Bank of Australia ("**RBA**"), the Australian economy is experiencing a challenging period, including facing the biggest economic contraction since the 1930s. Substantial, coordinated and unprecedented easing of fiscal and monetary policy may be required for some time to tide through this difficult period. RBA will continue to maintain the current cash rate until full employment and inflation is sustainably maintained within the 2–3 per cent target band.*

Based on a report by Savills Research Australia, e-commerce growth has translated into heightened tenant demand in the industrial and logistics sector. Estimates from National Australia Bank showed that online retail trade grew 5.6% month on month in March, and 21.8% Y-o-Y, exceeding the annual total retail trade growth of 4.6%. Higher spending on food and consumer goods during the COVID19 outbreak has resulted in more demand for additional warehouse space on either a temporary or permanent basis. As businesses in the industrial and logistics sector are considered essential services, landlords have also reported that rental reliefs are not required to be provided to as many of their tenants so far, helping to keep cash flows stable.

In relation to the New Rental Relief Framework for Small-Medium Enterprises in the 'Fortitude Budget' announced by the Singapore government, the Manager is currently proactively engaging its tenants to determine their eligibility and administer the requisite support. ALOG has also commenced passing on property tax rebates announced in the Singapore Government's Resilience Budget to its tenants.

Looking ahead, the Manager will continue to closely monitor all regional and global developments and has made capital and liquidity management its strategic priorities. While ensuring the safety and well-being of its tenants, employees and communities at ALOG's properties, the Manager will also continue to proactively manage the portfolio and capital structure to safeguard the long-term sustainability of Unitholders' returns."

7.6.5 Strong support from the controlling shareholder, LOGOS

LOGOS will be subscribing for approximately 33.8 million New Units in the proposed IP Units Issuance at the same price as the Private Placement.

Separately, in connection with the Proposed Preferential Offering, LOGOS Units No. 1 has also provided the Undertaking to the Manager to back-stop the entire Preferential Offering amounting to S$50.0 million.

In aggregate, the LOGOS had committed to invest S$68.7 million in ALOG through the Equity Fund Raising exercises, highlighting LOGOS's continued support for ALOG. In addition, LOGOS's subscription will further align the interests of LOGOS with those of the Unitholders of ALOG.

It also demonstrates LOGOS's long-term commitment to support ALOG's acquisition growth strategy and to grow ALOG into an efficient platform for holding logistics properties. The strong support of LOGOS for the Proposed Acquisitions also reflects its confidence in the growth prospects of the Proposed Acquisitions, underlining their importance as key assets in ALOG's Enlarged Portfolio.

8. OUR OPINION

RHTC has been appointed by the Manager and the Trustee as the IFA pursuant to Rule 921(4)(a) of the Listing Manual, and also to advise the Trustee, the Independent Directors and the Audit Committee on the Proposed Acquisitions and the Proposed IP Units Issuance.

In arriving at our recommendation in respect of the Proposed Acquisitions and Proposed IP Units Issuance, we have taken into consideration, *inter alia*, the following factors summarised below as well as elaborated elsewhere in this Letter. The following should be read in conjunction with, and in the context of, the full text of this Letter.

(i) Rationale for the Proposed Acquisitions and the Proposed IP Units Issuance;

(ii) Financial assessment of the purchase consideration for the Proposed Acquisitions:

(a) Valuation of the New Australia Properties and Australia Fund Properties:

The Purchase Consideration of the New Australia Properties on an individual basis are all within the valuation ranges of each individual New Australia Property as determined by the respective Independent Valuers commissioned by the Manager and the Trustee. We further note on an aggregate basis, the Purchase Consideration for the New Australia Properties represent a marginal premium of approximately 0.4% and 0.6% above the independent valuations conducted by Savills and Colliers respectively. Rental guarantees are also accounted for by the Valuer and they are of the opinion that the rental guarantees are in line with market.

(b) the RNAV of the New LAIVS Fund and OP Fund:

(aa) the Investment Amount of A$119.0 million (less A$3.4 million for the rental incentives) for 49.5% interest in the New LAIVS Fund represents a premium of 0.6% over the RNAV of the New LAIVS Fund, or a P/RNAV ratio of 1.01.

(bb) the investment amount of A$66.9 million for 40.0% interest in the OP Fund represents a premium of 0.7% over the RNAV of the OP Fund, or a P/RNAV ratio of 1.01.

(c) Comparison of the yield and WALE of the New Australia Properties and Australia Fund Properties with ALOG's Existing Portfolio and Enlarged Portfolio:

(aa) the average yield of the New Australia Properties and the Australia Fund Properties of 5.0% is lower than the average NPI Yield of the Existing Portfolio of 7.0% as at 31 December 2019;

(bb) the average WALE of the New Australia Properties and the Australia Fund Properties of 11.9 years is significantly higher than the average WALE of the Existing Portfolio of 2.6 years; and

(cc) following the acquisition of the New Australia Properties and the Australia Fund Properties, the Enlarged Portfolio will have a slight decrease in yield from 7.0% to 6.2%, but the WALE of the Enlarged Portfolio will increase significantly from 2.6 years to 5.3 years.

(d) Comparison of the New Australia Properties and Australia Fund Properties with selected industrial / logistics property portfolios of listed REITs:

(aa) the WALE of the New Australia Properties of 11.2 years is within the range and higher than the mean and median of the WALE of the property portfolios of the Comparable REITs;

(bb) the yield of the New Australia Properties of 5.6% is within the range, equivalent to the mean and median of the NPI yield of the property portfolios of the Comparable REITs;

(cc) the WALE of the Australia Fund Properties of 12.5 years is within the range and higher than the mean and median of the WALE of the property portfolios of the Comparable REITs;

(dd) the yield of the Australia Fund Properties of 4.8% is below the range of the NPI yield of the property portfolios of the Comparable REITs;

(ee) collectively, the WALE of the New Australia Properties and the Australia Fund Properties of 11.9 years is within the range and higher than the mean and median of the WALE of the property portfolios of the Comparable REITs;

(ff) collectively, the NPI yield of the New Australia Properties and Australia Fund Properties of 5.0% is slightly below the range of the NPI yield of the property portfolios of the Comparable REITs;

(gg) the WALE of the Enlarged Portfolio of 5.3 years is within the range, below the mean but above the median of the WALE of the property portfolios of the Comparable REITs; and

(hh) the NPI yield of the Enlarged Portfolio of 6.2% is above the range of the NPI yield of the property portfolios of the Comparable REITs.

(e) Comparison of the New Australia Properties and Australia Fund Properties with recent transactions of selected industrial / logistics property portfolio of listed REITs

(aa) the WALE of the New Australia Properties of 11.2 years is above the range and higher than the mean and median of the WALE of the recent transactions announced by the Comparable REITs;

(bb) the yield of the New Australia Properties of 5.6% is above the range and higher than the mean and median of the NPI yield of the recent transactions announced by the Comparable REITs;

(cc) the WALE of the Australia Fund Properties of 12.5 years is above the range and higher than the mean and median of the WALE of the recent transactions announced by the Comparable REITs;

(dd) the yield of the Australia Fund Properties of 4.8% is below the range NPI yield of the recent transactions announced by the Comparable REITs;

(ee) collectively, the WALE of the New Australia Properties and the Australia Fund Properties of 11.9 years is above the range and higher than the mean and median of the WALE of the recent transactions announced by the Comparable REITs;

(ff) collectively, the NPI yield of the New Australia Properties and Australia Fund Properties of 5.0% is within the range and below the mean and radian of the NPI yield of the recent transactions announced by the Comparable REITs.

(iii) Reasonableness of fees charged by LOGOS:

(a) the investment management fees charged by LOGOS to the New LAIVS Fund and the OP Fund of 0.45% is within the range and below the mean and the median of the investment management fees paid by the Comparable REITs to their respective fund managers.

(b) the property management fees charged by LOGOS to ALOG of 2.00% is within the range, close to the mean and equal to the median of the property management fees paid by the Comparable REITs to their respective fund managers.

(c) the sales transaction fees charged by LOGOS to ALOG of 0.50% is within the range and equal to the mean and median of the sales transaction fees paid by the Comparable REITs to their respective fund managers.

(d) We have sighted investment management agreements entered into between LOGOS and third party funds and we noted that the Investment Management Fees charged is similar to those charged to third parties; and

(e) In relation to the property management fees, the Manager has confirmed to us that the fees paid are not more than market rates. We have also sighted other property management agreements entered into between the property manager and third parties and we noted that the fees charged is similar to those charged to third parties. We also noted that the Manager may terminate the appointment of the Property Manager by giving written notice as required by the Property Funds Appendix.

As such, we are of the view that these fees are all, on normal commercial terms and not prejudicial to the interests of ALOG and its minority shareholders.

(iv) Financial assessment of the Subscription Price of the New Units in relation to the Proposed IP Units Issuance:

(a) the Issue Price of the Proposed IP Units Issuance is at the same issue price as the Private Placement conducted by ALOG which raised a total of S$50.0 million. The Private Placement was fully underwritten by financial institutions pursuant to an underwriting agreement entered into between the financial institutions and the Manager. The issue price of the Private Placement was determined following an independent price discovery and book building process and the determination of the issue price was derived independently from ALOG and the Manager.

(b) Historical trading prices of ALOG Units:

(aa) the Issue Price of S$0.5525 per Unit represents a discount of 12.2% to the VWAP of the Units of S$0.629 on 23 October 2020, being the last full trading day prior to the Announcement Date;

(bb) the Issue Price of S$0.5525 per Unit represents a discount of 10.7% to the VWAP of the Shares of S$0.619, on 26 October 2020, being the Announcement Date;

(cc) the Issue Price of S$0.5525 per Unit represents a discount of 11.8%, 13.4%, 7.6% and 6.5% to the VWAP of the Units for the 1-month, 3-month, 6-months and 1-year periods prior to the Announcement Date respectively;

(dd) the Issue Price of S$0.5525 per Unit represents a discount of 8.9% to the VWAP of the Units of S$0.607 for the period between the market day immediately after the Announcement Date and up to the Private Placement Date;

(ee) the Issue Price of S$0.5525 per Unit represents a discount of 7.4% to the VWAP of the Units of S$0.597 on 30 October 2020, being the last full trading day prior to the Private Placement Date;

(ff) the Issue Price of S$0.5525 per Unit represents a discount of 6.7% to the VWAP of the Units of S$0.592 for the period between the market day immediately after the Private Placement Date and up to the Latest Practicable Date;

(gg) as at the Latest Practicable Date, the Issue Price of S$0.5525 per Unit represents a discount of 8.7% to the VWAP of the Units of S$0.605;

(hh) during the period from 26 October 2019 up to the Announcement Date, the Units were traded on 262 market days or 95.4% of the total market days. The total number of Units traded during this period was 559.2 million Units with an average daily trading volume of 2.1 million Units, representing 0.2% of the free float; and

(ii) during the period after the Private Placement Date and up to the Latest Practicable Date, the Units were traded on 21 market days or 100.0% of the total market days. The total number of Units traded during this period was 86.1 million Units with an average daily trading volume of 4.1 million Units, representing 0.4% of the free float.

(c) Financial assessment of the Issue Price *vis-à-vis* the Comparable REITs:

(aa) the 12 Months Distribution Yield of ALOG implied by the Issue Price of 9.1% respectively is above the range of the 12 Months Distribution Yield of the Comparable REITs; and

(bb) the P/NAV ratio of ALOG implied by the Issue Price of 0.88 times is within the range and below the mean and median of the P/NAV ratios of the Comparable REITs.

(d) Comparison of the terms of the Proposed Units Issuance with similar unit issuances undertaken by REITS listed on the SGX-ST:

(aa) the discount of the Issue Price to the VWAP of the Unit prior to the Private Placement Date of 7.2% is within the range and above the mean and median of discounts of issue prices to the VWAP prior to the announcement of the respective Past Unit Issuances.

(bb) the discount of the Issue Price to the adjusted VWAP of the Unit prior to the Private Placement Date of 3.8% is within the range and above the mean and median of discounts of issue prices to the market prices prior to the announcement of the respective Past Unit Issuances.

(v) Pro-forma financial effects of the Proposed Acquisitions; and

(vi) Other relevant considerations in relation to the Proposed Acquisitions and the Proposed IP Units Issuance:

(a) Inter-conditionality of the Proposed Acquisitions and Proposed IP Units Issuance;

(b) Growth and lengthened WALE of ALOG's logistics / industrial portfolio;

(c) Freehold vs. leasehold asset yields in the enlarged portfolio;

(d) Commentary in financial results of ALOG for 1HY FY2020; and

(e) Strong support from the controlling shareholder, LOGOS.

Having regards to the considerations as set out above and the information available to us as at the Latest Practicable Date, we are of the opinion that the Proposed Acquisitions and Proposed IP Units Issuance are based on normal commercial terms and are not prejudicial to the interests of ALOG and its minority Unitholders.

Accordingly, we advise that the Independent Directors and the Audit Committee recommend Unitholders to vote in favour of the Proposed Acquisitions and the Proposed IP Units Issuance to be proposed at the EGM. However, we wish to highlight that each Unitholder may have different investment objectives and considerations and hence should seek his or her own professional advice.

We wish to highlight that we were neither a party to the negotiations entered into by ALOG and the Manager in relation to the Proposed Acquisitions and Proposed IP Units Issuance, nor were we involved in the deliberations leading up to the decision on the part of the Directors to enter into the Proposed Acquisitions and Proposed IP Units Issuance, and we do not warrant the merits of the Proposed Acquisitions and Proposed IP Units Issuance.

We have prepared this Letter pursuant to Rule 921(4)(a) of the Listing Manual as well as for the use of the Trustee, the Independent Directors and the Audit Committee in connection with and for the purposes of their consideration of Proposed Acquisitions and Proposed IP Units Issuance. The recommendation made by the Independent Directors and the Audit Committee to the Unitholders in relation to Proposed Acquisitions and Proposed IP Units Issuance shall remain the sole responsibility of the Independent Directors. Whilst a copy of this Letter may be reproduced in the Circular, neither the Trustee, ALOG, the Manager, the Directors nor the Unitholders may reproduce, disseminate or quote this Letter (or any part thereof) for any other purpose at any time and in any manner without prior written consent of RHTC in each specific case, other than for the purpose of the Proposed Acquisitions and Proposed IP Units Issuance. For the avoidance of doubt, ALOG, the Manager, the Directors and the Trustee may reproduce, disseminate or quote this Letter (or any part thereof) without the prior written consent of RHTC, specifically only for the purposes of the Proposed Acquisitions and the Proposed IP Units Issuance.

This Letter is governed by, and construed in accordance with, the laws of Singapore, and is strictly limited to the matters stated herein and does not apply by implication to any other matter.

Yours sincerely
For and on behalf of
RHT CAPITAL PTE. LTD.

Khong Choun Mun
Chief Executive Officer

Lay Shi Wei
Senior Manager

EXISTING INTERESTED PERSON TRANSACTIONS

The table below sets out details of all Existing Interested Person Transactions entered into between (1) ALOG and (2) LOGOS and its subsidiaries and associates, during the course of the current financial year up to the Latest Practicable Date, which are subject of aggregation pursuant to Rule 906 of the Listing Manual.

No.	Interested Person	Nature of Transaction	Value of Transaction (S$'000)
1	ARA LOGOS Property Management Pte Ltd	Master Property Management Agreement for Australia portfolio (27 Feb 2020 – 18 Dec 2022)	4,610
2	LOGOS REIT Investment Management Pty Ltd	Investment Management Agreement (01 Jul 2020 to 30 Jun 2022)	1,089
Total			5,699

These Existing Interested Person Transactions have been subject to internal control procedures established by the Manager to ensure that such transactions are undertaken on normal commercial terms and are not prejudicial to the interests of ALOG and its minority Unitholders. These procedures include the review and approval of such transactions by the Audit Committee, as appropriate.

Details of the Existing Interested Person Transactions

(i) Master Property Management Agreement for Australia portfolio ("AUS MPMA") (27 February 2020 – 18 December 2022)

The AUS MPMA has been renewed from 27 February 2020 to 18 December 2022, to co-terminate with the Master Property Management Agreement for Singapore and China. The terms and conditions of AUS MPMA are in line with the market. They were negotiated at arm's length basis and based on normal commercial terms.

The Manager and property manager are both a subsidiary of the LOGOS Property Group Limited.

(ii) Investment Management Agreement ("IMA") (1 June 2020 – 30 June 2022)

The terms and conditions of the IMA are in line with the market. They were negotiated at arm's length basis and based on normal commercial terms.

The Manager and investment manager are both a subsidiary of the LOGOS Property Group Limited.

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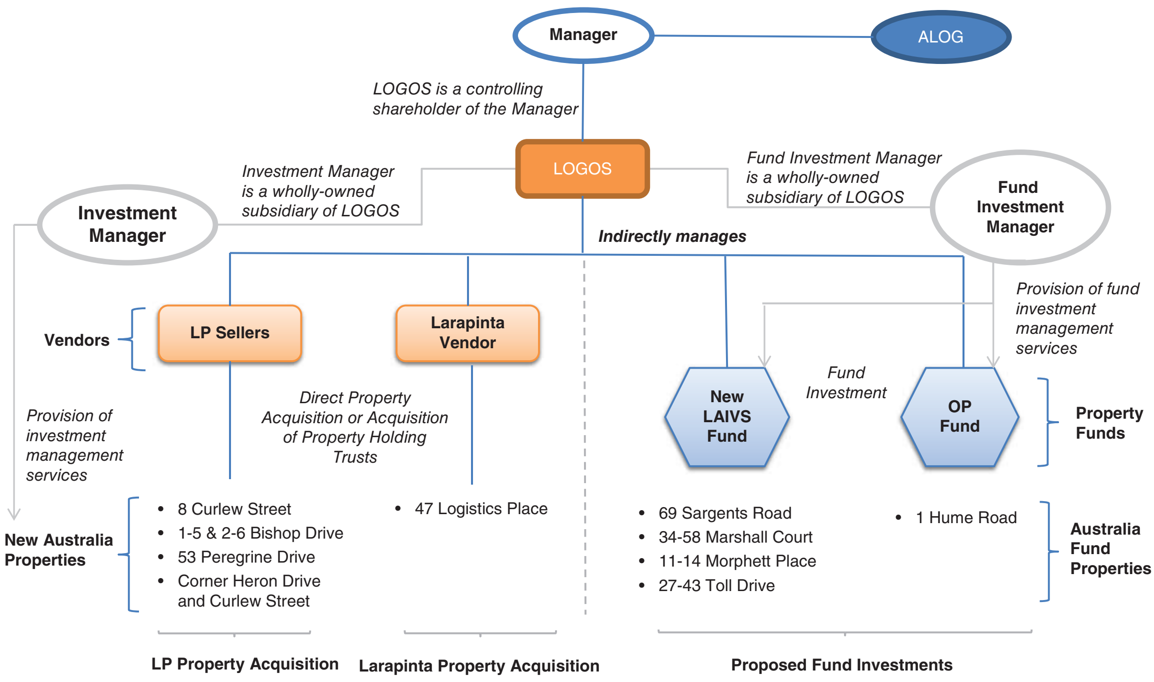
RELATIONSHIP BETWEEN INTERESTED PERSONS AND ALOG



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PROCEDURES FOR EXTRAORDINARY GENERAL MEETING

Steps for pre-registration, pre-submission of questions and voting at the EGM

Unitholders will be able to observe and/or listen to the EGM proceedings through a live audio-visual webcast or live audio-only stream by pre-registering, submit questions in advance of the EGM and vote by appointing the Chairman of the EGM as proxy to attend, speak and vote on their behalf at the EGM.

To do so, they will need to complete the following steps:

No.	Steps	Details
1.	Pre-registration	Unitholders and CPF/SRS investors must pre-register at ALOG's pre-registration website at https://aralogos-reit.listedcompany.com/ara-logos-2020-egm from now till 10.00 a.m. on Monday, 21 December 2020 to enable the Manager to verify their status as Unitholders. Following the verification, authenticated Unitholders will receive a Confirmation Email which will contain the instructions as well as the link to access the live audio-visual webcast and a toll-free telephone number to access the live audio-only stream of the EGM proceedings. Authenticated Unitholders who do not receive the Confirmation Email by 12.00 p.m. on Tuesday, 22 December 2020, but have registered by the 21 December 2020 deadline should contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at **+65 6230 9580 or +65 6230 9768** (during office hours) or email srs.teamd@boardroomlimited.com. Investors who hold Units through a relevant intermediary (other than CPF/SRS investors) will not be able to pre-register at https://aralogos-reit.listedcompany.com/ara-logos-2020-egm for the live broadcast of the EGM. Such investors who wish to participate in the live broadcast of the EGM should instead approach their relevant intermediary as soon as possible in order to make the necessary arrangements.

No.	Steps	Details
2.	Pre-submission of questions	**Unitholders will not be able to ask questions live at the EGM during the webcast or audio stream, and therefore it is important for Unitholders to pre-register and submit their questions in advance of the EGM.** **Submission of questions**: Unitholders may submit questions related to the resolution(s) to be tabled for approval at the EGM in advance of the EGM, in the following manner: (a) if submitted electronically, be submitted: i. via ALOG's pre-registration website at https://aralogos-reit.listedcompany.com/ara-logos-2020-egm; or ii. via email to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at srs.teamd@boardroomlimited.com; or (b) if submitted by post, be deposited at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623. (c) Unitholders who submit questions via email or by post to the Unit Registrar must provide the following information: • the Unitholder's full name; • the Unitholder's full NRIC/FIN/Passport Number; • the Unitholder's address; and • the manner in which the Unitholder holds the Units (e.g. via CDP, CPF or SRS). (d) In view of the current COVID-19 situation in Singapore, Unitholders are strongly encouraged to submit their questions via the pre-registration website or by email. (e) **Deadline to submit questions**: All questions must be submitted by 10.00 a.m. on Monday, 21 December 2020. (f) **Addressing substantial and relevant questions**: The Manager will endeavour to address all substantial and relevant questions, submitted in advance of the EGM, prior to or during the EGM. The Manager will publish the responses to the substantial and relevant questions which the Manager is unable to address during the EGM, on ALOG's website and on SGXNET prior to the EGM. (g) **Minutes of EGM**: The Manager will publish the minutes of the EGM on ALOG's website and on SGXNET, and the minutes will include the responses to substantial and relevant questions from Unitholders which are addressed during the EGM.

No.	Steps	Details
3.	Submission of Proxy Form to vote	(h) **Appointment of Chairman of the EGM as proxy**: Unitholders (whether individual or corporate) who wish to vote on the resolution(s) to be tabled at the EGM must appoint the Chairman of the EGM as their proxy to attend, speak and vote on their behalf at the EGM, in accordance with the instructions on the Proxy Form. **Specific voting instructions to be given**: Where Unitholders (whether individual or corporate) appoint the Chairman of the EGM as their proxy, they must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the Proxy Form, failing which the appointment of the Chairman of the EGM as proxy for that resolution will be treated as invalid. **Submission of Proxy Forms**: Proxy Forms must be submitted in the following manner: (a) if submitted by post, be lodged at the registered office of ALOG's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place #32-01 Singapore Land Tower, Singapore 048623; or (b) if submitted electronically, be submitted via email to ALOG's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at srs.teamd@boardroomlimited.com; in either case, not later than 10.00 a.m. on Monday, 21 December 2020 (Singapore time), being not less than 48 hours before the time fixed for holding the EGM. A Unitholder who wishes to submit the Proxy Form by post or via email must first complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above. **In view of the current COVID-19 situation in Singapore, Unitholders are strongly encouraged to submit completed Proxy Forms electronically via email to srs.teamd@boardroomlimited.com.** CPF/SRS investors who wish to appoint the Chairman of the EGM as proxy should approach their respective CPF agent bank or SRS operator to submit their votes by 5.00 p.m. on 11 December 2020. Other persons holding Units through other relevant intermediary who wish to vote should approach their relevant intermediary as soon as possible to specify their voting instructions.

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LOGISTICS TRUST

ARA LOGOS LOGISTICS TRUST

(Constituted in the Republic of Singapore pursuant
to a trust deed dated 11 February 2010 as amended and restated)

NOTICE OF EXTRAORDINARY GENERAL MEETING OF UNITHOLDERS OF ARA LOGOS LOGISTICS TRUST

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting ("**EGM**") of the unitholders of ARA LOGOS Logistics Trust (formerly known as Cache Logistics Trust) ("**ALOG**", and the holders of units of ALOG, "**Unitholders**") will be convened and held by way of electronic means on Wednesday, 23 December 2020 at 10.00 a.m. (Singapore time), for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolutions:

ORDINARY RESOLUTION 1

THE PROPOSED ACQUISITION OF FOUR LOGISTICS PROPERTIES LOCATED IN AUSTRALIA FROM THE LP SELLERS, AS AN INTERESTED PERSON TRANSACTION

RESOLVED that:

(i) approval be and is hereby given for the acquisition of four logistics properties located in Australia (the "**LP Properties**") from (a) Perpetual Corporate Trust Limited (in its capacity as trustee of the LP Bishop Holding Trust and as trustee of the LP Bishop Operating Trust) and (b) The Trust Company (Australia) Limited (in its capacity as trustee of the LP Heron Asset Trust) (collectively, the "**LP Sellers**"), in the manner described in the circular to Unitholders dated 8 December 2020 (the "**Circular**", and the acquisition of the LP Properties, the "**LP Property Acquisition**");

(ii) entry into the (a) LP Sale and Purchase Agreement, (b) the Peregrine Building Contract, (c) the Heron Building Contract (each as defined in the Circular), (d) the investment management agreement in relation to the LP Properties, (e) the property management agreements in relation to the LP Properties and (f) all documents required to be executed or assigned by the parties in order to give effect to the LP Property Acquisition is hereby approved and (as the case may be) ratified;

(iii) approval be and is hereby given for the payment of all fees and expenses relating to the LP Property Acquisition; and

(iv) ARA LOGOS Logistics Trust Management Limited (formerly known as ARA Trust Management (Cache) Limited) (as manager of ALOG) (the "**Manager**"), any director of the Manager ("**Director**"), and HSBC Institutional Trust Services (Singapore) Limited, as trustee of ALOG (the "**Trustee**"), be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required (the "**LP Property Acquisition Documents**")) as the Manager, such Director or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of ALOG to give effect to the LP Property Acquisition and all transactions contemplated under the LP Property Acquisition Documents, and in this connection, the board of directors of the Manager (the "**Board**") be hereby authorised to delegate such authority to such persons as the Board deems fit.

ORDINARY RESOLUTION 2

THE PROPOSED (I) ACQUISITION OF THE LARAPINTA PROPERTY AND (II) INVESTMENT IN THE RESPECTIVE INTERESTS IN TWO PROPERTY FUNDS, BEING THE NEW LAIVS TRUST AND THE OXFORD PROPERTY FUND, AS INTERESTED PERSON TRANSACTIONS

RESOLVED that, subject to and contingent upon the passing of Ordinary Resolution 3, Ordinary Resolution 4 and Ordinary Resolution 5:

(i) approval be and is hereby given for the acquisition of the property located at 47 Logistics Place, Larapinta, Queensland, Australia (the "**Larapinta Property**") in the manner described in the Circular (the "**Larapinta Property Acquisition**");

(ii) approval be and is hereby given for the investment in a 49.5% interest in New LAIVS Trust and a 40.0% interest in Oxford Property Fund in the manner described in the Circular (the "**Proposed Fund Investments**", and together with the Larapinta Property Acquisition, the "**Proposed Larapinta Property Acquisition and Fund Investments**");

(iii) approval be and is hereby given for the fees payable to the New LAIVS Fund Investment Manager and OP Fund Investment Manager (each as defined in the Circular) as interested person transactions, and entry into (a) the Implementation Deed, (b) the Larapinta Unit Sale and Purchase Agreement, (c) the New LAIVS Fund Unit Sale and Purchase Agreement, (d) the OP Fund Unit and Sale Purchase Agreement, (e) the New LAIVS Fund Unitholders' Agreement, (f) the OP Fund Unitholders' Agreement, (g) the New LAIVS Fund Investment Management Agreement, (h) the OP Fund Investment Management Agreement (each as defined in the Circular), (i) the investment management agreement in relation to the Larapinta Property, (j) the property management agreement in relation to the Larapinta Property and (k) all documents required to be executed or assigned by the parties in order to give effect to the Proposed Larapinta Property Acquisition and Fund Investments be and is hereby approved and ratified;

(iv) approval be and is hereby given for the payment of all fees and expenses relating to the Proposed Larapinta Property Acquisition and Fund Investments; and

(v) the Manager, any Director, and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required (the "**Larapinta Property Acquisition and Fund Investments Documents**")) as the Manager, such Director or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of ALOG to give effect to the Proposed Larapinta Property Acquisition and Fund Investments and all transactions contemplated under the Larapinta Property Acquisition and Fund Investments Documents, and in this connection, the Board be hereby authorised to delegate such authority to such persons as the Board deems fit.

ORDINARY RESOLUTION 3

THE PROPOSED IVANHOÉ ISSUANCE AND PROPOSED LOGOS ISSUANCE PURSUANT TO RULE 812 OF THE LISTING MANUAL

RESOLVED that, subject to and contingent upon the passing of Ordinary Resolution 2, Ordinary Resolution 4 and Ordinary Resolution 5:

(i) approval be and is hereby given for (a) the issue of new units in ALOG ("**New Units**") to Ivanhoé Cambridge China Inc. ("**Ivanhoé**"), as a restricted placee under Rule 812 of the Listing Manual, pursuant to the subscription agreement dated 26 October 2020 entered into between the Manager and Ivanhoé (the "**Proposed Ivanhoé Issuance**") and (b) the issue of

New Units to LOGOS Units No. 1 Ltd. ("**LOGOS Units No. 1**"), as a restricted placee under Rule 812 of the Listing Manual, pursuant to the subscription agreement dated 26 October 2020 entered into between the Manager and LOGOS Units No. 1 Ltd. (the "**Proposed LOGOS Issuance**") in the manner described in the Circular; and

(ii) the Manager, any Director and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of ALOG to give effect to the Proposed Ivanhoé Issuance, the Proposed LOGOS Issuance and all transactions in connection therewith.

ORDINARY RESOLUTION 4

THE POTENTIAL TRANSFER OF A CONTROLLING INTEREST TO LOGOS PROPERTY GROUP LIMITED ("LOGOS") AS A RESULT OF THE PROPOSED LOGOS ISSUANCE AND THE PREFERENTIAL OFFERING

RESOLVED that, subject to and contingent upon the passing of Ordinary Resolution 2, Ordinary Resolution 3 and Ordinary Resolution 5:

(i) approval be and is hereby given for the transfer of a controlling interest to LOGOS as a result of the Proposed LOGOS Issuance and the Preferential Offering (as defined in the Circular), in the manner described in the Circular; and

(ii) the Manager, any Director and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of ALOG to give effect to the above.

ORDINARY RESOLUTION 5

THE PROPOSED ISSUANCE OF NEW UNITS UNDER THE EQUITY FUND RAISING COMPRISING (I) THE PROPOSED IVANHOÉ ISSUANCE AND PROPOSED LOGOS ISSUANCE, AND (II) THE PREFERENTIAL OFFERING

RESOLVED that, subject to and contingent upon the passing of Ordinary Resolution 2, Ordinary Resolution 3 and Ordinary Resolution 4:

(i) approval be and is hereby given for the issue of such number of New Units under the Equity Fund Raising (as defined in the Circular), in the manner described in the Circular; and

(ii) the Manager, any Director and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of ALOG to give effect to the Equity Fund Raising and all transactions in connection therewith.

ORDINARY RESOLUTION 6

THE PROPOSED GENERAL MANDATE FOR THE ISSUE OF NEW UNITS AND/OR CONVERTIBLE SECURITIES

That authority be and is hereby given to the Manager to

(i) issue New Units whether by way of rights, bonus or otherwise; and/or

(ii) make or grant offers, agreements or options (collectively, "**Instruments**") that might or would require Units to be issued, including but not limited to the creation and issue of (as well as adjustments to) warrants, debentures or other instruments convertible into Units,

at any time and upon such terms and conditions and for such purposes and to such persons as the Manager may, in its absolute discretion deem fit; and

(iii) issue Units in pursuance of any Instrument made or granted by the Manager while this Resolution was in force (notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time such Units are issued),

provided that:

(A) the aggregate number of Units to be issued pursuant to this Resolution (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed fifty per cent (50.0%) of the total number of issued Units (as calculated in accordance with sub-paragraph (B) below), of which the aggregate number of Units to be issued other than on a *pro rata* basis to Unitholders (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed twenty per cent (20.0%) of the total number of issued Units (as calculated in accordance with sub-paragraph (B) below);

(B) subject to such manner of calculation as may be prescribed by Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the purpose of determining the aggregate number of Units that may be issued under sub-paragraph (A) above, the total number of issued Units shall be based on the total number of issued Units at the time this Resolution is passed, after adjusting for:

  (1) any new Units arising from the conversion or exercise of any convertible securities or Unit options or vesting of Unit awards which were issued and are outstanding at the time this Resolution is passed; and

  (2) any subsequent bonus issue, consolidation or subdivision of Units;

(C) in exercising the authority conferred by this Resolution, the Manager shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST) and the trust deed constituting ALOG dated 11 February 2010 (as amended) (the "**Trust Deed**") for the time being in force (unless otherwise exempted or waived by the Monetary Authority of Singapore);

(D) unless revoked or varied by Unitholders in a general meeting, the authority conferred by this Resolution shall continue in force until (i) the conclusion of the next AGM of ALOG or (ii) the date by which the next AGM of ALOG is required by applicable law and regulations or the Trust Deed to be held, whichever is earlier;

(E) where the terms of the issue of the Instruments provide for adjustment to the number of Instruments or Units into which the Instruments may be converted in the event of rights, bonus or other capitalisation issues or any other events, the Manager is authorised to issue additional Instruments or Units pursuant to such adjustment notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time the Instruments or Units are issued; and

(F) the Manager, any Director and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee may consider expedient or necessary or in the interests of ALOG to give effect to the authority conferred by this Resolution.

By Order of the Board of ARA LOGOS Logistics Trust Management Limited
(as manager of ARA LOGOS Logistics Trust)
(Company registration no. 200919331H)

Karen Lee
Chief Executive Officer

Singapore
8 December 2020

Notes:

1. The EGM is being convened, and will be held, by electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. Printed copies of the Circular will not be sent to Unitholders. Instead, the Circular will be sent to Unitholders through electronic means via publication on ALOG's website at the URL https://www.aralogos-reit.com/. The Circular will also be made available on the SGX-ST's website at the URL https://www.sgx.com/securities/prospectus-circulars-offer-documents. We sincerely hope that you will join our efforts to reduce costs, increase operational efficiency and reduce our carbon footprint by adopting electronic communications. However, if you still wish to receive a printed copy of the Circular, please complete the Request Form and return it to us by mail or email to alog-enquiry@ara-group.com no later than 18 December 2020.

2. **Due to the current COVID-19 situation in Singapore, a Unitholder will not be able to attend the EGM in person.** Alternative arrangements relating to attendance at the EGM via electronic means (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the Chairman of the EGM in advance of the EGM, addressing of substantial and relevant questions at the EGM and voting by appointing the Chairman of the EGM as proxy at the EGM, are set out below and in the accompanying ALOG's circular dated 8 December 2020.

3. Unitholders will be able to observe and/or listen to the EGM proceedings through a live audio-visual webcast via their mobile phones, tablets or computers or live audio-only stream via mobile phones or telephones. In order to do so, Unitholders must pre-register at ALOG's pre-registration website at the URL https://aralogos-reit.listedcompany.com/ara-logos-2020-egm from now till 10.00 a.m. on 21 December 2020 to enable the Manager to verify their status as Unitholders.

   Following the verification, authenticated Unitholders will receive an email, which will contain the instructions as well as the link to access the live audio-visual webcast and a toll-free telephone number to access the live audio-only stream of the EGM proceedings, by 12.00 p.m. on 22 December 2020. Unitholders who do not receive an email by 12.00 p.m. on 22 December 2020 but have registered by the 21 December 2020 deadline should contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at **+65 6230 9580 or +65 6230 9768** (during office hours) or email srs.teamd@boardroomlimited.com.

4. Unitholders may also submit questions related to the resolutions to be tabled for approval at the EGM, in advance of the EGM. In order to do so, their questions must be submitted in the following manner by 10.00 a.m. on 21 December 2020:

   (a) if submitted electronically, be submitted:

      (i) via ALOG's pre-registration website at the URL https://aralogos-reit.listedcompany.com/ara-logos-2020-egm; or

      (ii) via email to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at srs.teamd@boardroomlimited.com; or

   (b) if submitted by post, be deposited at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623.

   Unitholders who submit questions via email or by post to the Unit Registrar must provide the following information:

   (1) the Unitholder's full name;

   (2) the Unitholder's full NRIC/FIN/Passport Number;

   (3) the Unitholder's address; and

   (4) the manner in which the Unitholder holds the Units (e.g. via CDP, CPF or SRS).

The Manager will endeavour to address all substantial and relevant questions submitted in advance of the EGM prior to or during the EGM. The Manager will publish the responses to the substantial and relevant questions which the Manager is unable to address during the EGM, on ALOG's website and on SGXNET prior to the EGM. The Manager will publish the minutes of the EGM on ALOG's website and on SGXNET, and the minutes will include the responses to the substantial and relevant questions which are addressed during the EGM.

Unitholders will not be able to ask questions at the EGM live during the webcast or audio-stream, and therefore it is important for Unitholders who wish to ask questions to submit their questions in advance of the EGM.

5. **A Unitholder will not be able to vote online on the resolution to be tabled for approval at the EGM. A Unitholder (whether individual or corporate) must appoint the Chairman of the EGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the EGM if such Unitholder wishes to exercise his/her/its voting rights at the EGM. The Chairman of the EGM, as proxy, need not be a Unitholder of ALOG.** The instrument appointing the Chairman of the EGM as proxy ("**Proxy Form**") is enclosed with this Notice of EGM and may also be accessed at ALOG's website at the URL https://investor.aralogos-reit.com/newsroom.html, and will also be made available on the SGX-ST's website at the URL https://www.sgx.com/securities/company-announcements.

   Where a Unitholder (whether individual or corporate) appoints the Chairman of the EGM as his/her/its proxy, he/she/it must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the Proxy Form, failing which the appointment of the Chairman of the EGM as proxy for that resolution will be treated as invalid.

6. The Proxy Form must be submitted to the Manager c/o the Unit Registrar Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner:

   (a) if submitted by post, be lodged at the registered office of ALOG's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place #32-01 Singapore Land Tower, Singapore 048623; or

   (b) if submitted electronically, be submitted via email to ALOG's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at srs.teamd@boardroomlimited.com;

   in either case, not later than 10.00 a.m. on 21 December 2020, being not less than 48 hours before the time fixed for holding the EGM.

   A Unitholder who wishes to submit the Proxy Form by post or via email must first complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

   In view of the current COVID-19 situation in Singapore, Unitholders are strongly encouraged to submit completed Proxy Forms electronically via email to srs.teamd@boardroomlimited.com.

   Unitholders who hold their Units through a relevant intermediary (as defined below), other than CPF and SRS investors, and who wish to participate in the EGM by (a) observing and/or listening to the EGM proceedings through live audio-visual webcast or live audio-only stream; (b) submitting questions in advance of the EGM; and/or (c) appointing the Chairman of the EGM as proxy to attend, speak and vote on their behalf at the EGM, should approach their respective relevant intermediary through which they hold such Units as soon as possible in order to make the necessary arrangements for them to participate in the EGM. CPF and SRS investors who wish to appoint the Chairman of the EGM as proxy should approach their respective CPF agent bank or SRS operator to submit their votes by 5.00 p.m. on 11 December 2020 (Singapore time), being 7 clear working days before the date of the EGM.

   "**relevant intermediary**" means:

   (i) a banking corporation licensed under the Banking Act, Chapter 19 of Singapore, or a wholly owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;

   (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act, Chapter 289 of Singapore, and who holds Units in that capacity; or

   (iii) the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act, Chapter 36 of Singapore, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

7. Due to the constantly evolving COVID-19 situation in Singapore, the Manager may be required to change the arrangements for the EGM at short notice. Unitholders should check ALOG's website at the URL https://investor.aralogos-reit.com/agm-egm.html for the latest updates on the status of the EGM.

PERSONAL DATA PRIVACY

By submitting an instrument appointing the Chairman of the EGM as proxy to attend, speak and vote at the EGM of ALOG and/or any adjournment thereof, a Unitholder (consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents) for the purpose of the processing and administration by the Manager and the Trustee (or their agents) of proxies and representatives appointed for the EGM of ALOG (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the EGM of ALOG (including any adjournment thereof), and in order for the Manager and the Trustee (or their agents) to comply with any applicable laws, listing rules, regulations and/or guidelines.

ARA LOGOS LOGISTICS TRUST

(Constituted in the Republic of Singapore
pursuant to a trust deed dated 11 February 2010
as amended and restated)

Managed by ARA LOGOS Logistics Trust Management Limited
(Company Registration Number: 200919331H)

IMPORTANT:
1. For investors holding units of ARA LOGOS Logistics Trust through a relevant intermediary and CPF/SRS investors, this Proxy Form is not valid for use and shall be ineffective for all intents and purposes if used or purported to be used by them. Such investors should approach their relevant intermediary as soon as possible to specify voting instructions. CPF and SRS investors who wish to appoint the Chairman of the EGM as proxy should approach their respective CPF agent bank or SRS operator to submit their votes by 5.00 p.m. on 11 December 2020 (Singapore time), being 7 clear working days before the date of the EGM (please see Note 6 of the Notice of the Extraordinary General Meeting for the definition of "**relevant intermediary**").
2. The Extraordinary General Meeting will be held via electronic means.
3. **PLEASE READ THE NOTES TO THE PROXY FORM.**

PERSONAL DATA PRIVACY:
By submitting an instrument appointing a proxy(ies) and/or representative(s), the unitholder accepts and agrees to the personal data privacy terms set out in the Notice of Extraordinary General Meeting dated 8 December 2020.

PROXY FORM
EXTRAORDINARY GENERAL MEETING

I/We ________________________ (Name(s) ____________ (NRIC/Passport/Company Registration Number)

of ____ (Address)

being a unitholder/unitholders of ARA LOGOS Logistics Trust ("**ALOG**"), hereby appoint the Chairman of the Extraordinary General Meeting of ALOG ("**EGM**") as my/our proxy/proxies to attend, speak and vote for me/us on my/our behalf at the EGM of unitholders of ALOG ("**Unitholders**") to be convened and held by electronic means on Wednesday, 23 December 2020 at 10.00 a.m. (Singapore time), and at any adjournment thereof. I/We direct the Chairman of the EGM to vote for or against the resolution to be proposed at the EGM as indicated hereunder. In appointing the Chairman of the EGM as proxy, a Unitholder must give specific instructions as to voting, or abstention from voting, in respect of a resolution in the Proxy Form, failing which the appointment of the Chairman of the EGM as proxy for that resolution will be treated as invalid.

If you wish the Chairman of the EGM as your proxy to cast all your votes "For" or "Against" a resolution, please indicate with a "√" within the relevant box provided. Alternatively, please indicate the number of votes as appropriate. If you wish the Chairman of the EGM as your proxy to abstain from voting on a resolution, please indicate with a "√" in the "Abstain" box provided. Alternatively, please indicate the number of votes that the Chairman of the EGM as your proxy is directed to abstain from voting.

No.	Ordinary Resolution	No. of Votes For**	No. of Votes Against**	Abstain**
1	To approve the proposed acquisition of four logistics properties located in Australia from the LP Sellers, as an interested person transaction			
2	To approve the proposed (i) acquisition of the Larapinta Property and (ii) investment in the respective interests in two property funds, being the New LAIVS Trust and the Oxford Property Fund, as interested person transactions			
3	To approve the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance, pursuant to Rule 812 of the Listing Manual			
4	To approve the potential transfer of a controlling interest to LOGOS Property Group Limited as a result of the Proposed LOGOS Issuance and the Preferential Offering, pursuant to Rule 803 of the Listing Manual			
5	To approve the proposed issuance of New Units under the Equity Fund Raising comprising (i) the Proposed Ivanhoé Issuance and Proposed LOGOS Issuance, and (ii) the Preferential Offering			
6	The Proposed General Mandate for the issue of New Units and/or Convertible Securities			

* Delete where inapplicable

** If you wish to exercise all your votes "For" or "Against", please tick (√) within the box provided. Alternatively, please indicate the number of votes as appropriate. If you wish your proxy/proxies to abstain from voting on a resolution, please indicate with a "√" in the "Abstain" box provided. Alternatively, please indicate the number of Units that your proxy/proxies is/are directed to abstain from voting.

Dated this __________ day of ____________________ 2020

Total number of Units held

____

Signature(s) of Unitholder(s)/Common Seal of Corporate Unitholder

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Affix
Postage
Stamp

ARA LOGOS LOGISTICS TRUST MANAGEMENT LIMITED
(as manager of ARA LOGOS Logistics Trust)

c/o Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place
#32-01 Singapore Land Tower
Singapore 048623

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NOTES TO PROXY FORM:

1. **Due to the current COVID-19 situation in Singapore, a Unitholder will not be able to attend the EGM in person.** Alternative arrangements relating to attendance at the EGM via electronic means (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the Chairman of the EGM in advance of the EGM, addressing of substantial and relevant questions at the EGM and voting by appointing the Chairman of the EGM as proxy at the EGM, are set out below and in the accompanying ALOG circular dated 8 December 2020. This circular may be accessed at ALOG's website at the URL https://investor.aralogos-reit.com/newsroom.html, and will also be made available on the SGX-ST's website at the URL https://www.sgx.com/securities/prospectus-circulars-offer-documents.

2. CPF and SRS investors who wish to appoint the Chairman of the EGM as proxy should approach their respective CPF agent bank or SRS operator to submit their votes by 5.00 p.m. on 11 December (Singapore time), being 7 clear working days before the date of the EGM.

3. The Proxy Form must be submitted to the Manager c/o the Unit Registrar Boardroom Corporate & Advisory Services Pte. Ltd., in the following manner: (a) if submitted by post, be lodged at the registered office of ALOG's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place #32-01 Singapore Land Tower, Singapore 048623; or (b) if submitted electronically, be submitted via email to ALOG's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at srs.teamd@boardroomlimited.com; in either case, not later than 10.00 a.m. on Monday, 21 December 2020 (Singapore time), being not less than 48 hours before the time fixed for holding the EGM.

   A Unitholder who wishes to submit the Proxy Form by post or email must first complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

   In view of the current COVID-19 situation in Singapore, Unitholders are strongly encouraged to submit completed Proxy Forms electronically via email to srs.teamd@boardroomlimited.com.

4. A unitholder should insert the total number of units held. If the unitholder has units entered against the unitholder's name in the Depository Register maintained by The Central Depository (Pte) Limited ("**CDP**"), the unitholder should insert that number of units. If the unitholder has units registered in the unitholder's name in the Register of Unitholders of ALOG, the unitholder should insert that number of units. If the unitholder has units entered against the unitholder's name in the said Depository Register and registered in the unitholder's name in the Register of Unitholders of ALOG, the unitholder should insert the aggregate number of units. If no number is inserted, this Proxy Form will be deemed to relate to all the units held by the unitholder.

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5. The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing or if the appointer is a corporation either under the common seal or under the hand of an officer or attorney so authorised. The Manager and the Trustee shall be entitled and be bound, in determining the rights to vote and other matters in respect of a completed Proxy Form submitted to it, to have regard to any instructions and/or notes set out in the Proxy Form. The Manager and the Trustee shall have the right to reject any Proxy Form which has not been duly completed.

6. Where the Proxy Form is signed on behalf of the appointor by an attorney or a duly authorised officer, the power of attorney or other authority (if any) under which it is signed, or a duly certified copy of such power of attorney must (failing previous registration with the Manager), if the Proxy Form is submitted by post, be lodged with the Proxy Form, or, if the Proxy Form is submitted electronically via email, be emailed with the Proxy Form, failing which the Proxy Form may be treated as invalid.

7. The Manager and the Trustee shall have the right to reject any Proxy Form which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on and/or attached to the Proxy Form (including any related attachment). In addition, in the case of unitholders whose units are entered against their names in the Depository Register, each of the Manager and the Trustee may reject any Proxy Form if the unitholder, being the appointor, is not shown to have units entered against the unitholder's name in the Depository Register not less than 48 hours before the time appointed for holding the EGM, as certified by CDP to the Manager.

8. All Unitholders will be bound by the outcome of the EGM regardless of whether they have attended or voted at the EGM.

9. Any reference to a time of the day is made by reference to Singapore time.

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