

New Zealand & Australia Investment Property Portfolio (as at 30 June 2025)

Properties	Location	Sub sector	Major Tenant	Latest independent valuation Date	Fair value		Market capitalisation rate		Occupancy		WALE		
					\$M	\$M	%	%	%	%	Years	Years	
					Jun-25	Jun-24	Jun-25	Jun-24	Jun-25	Jun-24	Jun-25	Jun-24	
Australia													
New South Wales													
Lingard Private Hospital	Merewether, New South Wales	Hospital (Acute)	Healthe Care	Jun-25	191.9	205.4	5.3	4.9	100.0	100.0	25.7	21.7	
Maitland Private Hospital	East Maitland, New South Wales	Hospital (Acute/Mental Health/Rehab)	Healthe Care	Jun-25	149.9	146.5	5.6	5.5	100.0	100.0	22.0	18.1	
Hurstville Private Hospital	Hurstville, New South Wales	Hospital (Acute)	Healthe Care	Dec-24	91.1	91.4	6.0	6.0	100.0	100.0	21.8	17.8	
Kellyville Private Hospital	Kellyville, New South Wales	Hospital (Mental Health)	Aurora	Dec-24	50.4	55.3	5.6	5.0	100.0	100.0	22.0	23.0	
GenesisCare Integrated Cancer & Health Centre	Campbelltown, New South Wales	Hospital (Ambulatory Care)	GenesisCare	Jun-25	47.6	50.7	5.4	4.9	100.0	100.0	13.7	14.7	
Lingard Day Centre	Merewether, New South Wales	Ambulatory Care	Healthe Care	Jun-25	40.2	44.9	5.3	4.9	100.0	100.0	25.7	18.1	
Toronto Private Hospital	Toronto, New South Wales	Hospital (Mental Health/Rehab)	Aurora	Jun-24	-	42.9	-	6.5	-	100.0	-	21.7	
Victoria													
Epworth Eastern Hospital	Box Hill, Victoria	Hospital (Acute)	Epworth Foundation	Jun-25	414.0	428.2	5.0	4.6	98.6	97.2	22.7	23.5	
South Eastern Private Hospital	Noble Park, Victoria	Hospital (Mental Health/Rehab)	Aurora	Dec-24	89.5	86.7	5.5	5.5	100.0	100.0	15.7	16.7	
Epworth Camberwell	Camberwell, Victoria	Hospital (Mental Health/Rehab)	Epworth Foundation	Jun-25	77.8	83.2	5.4	5.0	100.0	100.0	19.0	20.0	
Eker Medical Centre	Box Hill, Victoria	Ambulatory Care	Imaging Associates	Jun-25	36.0	37.2	6.3	5.8	97.8	97.8	4.1	4.1	
Avive Clinic - Mornington Peninsula	Mount Eliza, Victoria	Hospital (Mental Health)	Avive	Dec-24	30.7	31.2	5.5	5.3	100.0	100.0	23.3	24.3	
120 Thames Street	Box Hill, Victoria	Ambulatory Care	Newlife IVF	Jun-25	12.0	12.6	6.8	6.3	75.7	75.7	3.9	4.6	
Epworth Rehabilitation	Brighton, Victoria	Hospital (Rehab)	Epworth Foundation	n.a	-	16.4	-	n.a.	-	100.0	-	0.1	
Queensland													
Belmont Private Hospital	Carina Heights, Queensland	Hospital (Mental Health)	Aurora	Dec-24	145.6	164.3	5.4	4.8	100.0	100.0	20.2	21.2	
Palm Beach Currumbin Clinic	Currumbin, Queensland	Hospital (Mental Health)	Aurora	Jun-25	62.5	74.5	5.6	5.0	100.0	100.0	10.2	11.2	
Western Australia													
Abbotsford Private Hospital	West Leederville, Western Australia	Hospital (Mental Health)	Aurora	Dec-24	59.0	61.9	5.3	5.0	100.0	100.0	16.6	17.6	
Marian Centre	Wembley, Western Australia	Hospital (Mental Health)	Aurora	Dec-24	58.8	62.4	5.4	5.0	100.0	100.0	19.1	10.1	
South Australia													
Playford Health Hub – MOB, Retail and Carpark	Elizabeth Vale, South Australia	Ambulatory Care	SA Health	Jun-25	90.9	88.2	5.4	5.3	92.2	73.6	9.3	6.8	
Tennyson Centre	Kurralta Park, South Australia	Ambulatory Care	ICON Cancer Care	Jun-25	88.9	94.8	5.6	5.3	100.0	100.0	6.0	6.0	
Burnside Hospital Stepney, Clinic & Cons.	Stepney, South Australia	Hospital (Acute)	Burnside Hospital Foundaton	Jun-25	77.1	89.0	7.1	6.1	100.0	100.0	21.3	22.3	
Total Australia					1,813.9	1,967.8	5.5	5.2	99.0	99.1	19.0	18.1	

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					\$M	\$M	%	%	%	%	Years	Years	
					Jun-25	Jun-24	Jun-25	Jun-24	Jun-25	Jun-24	Jun-25	Jun-24	
New Zealand													
Wakefield Hospital	Newtown, Wellington	Hospital (Acute)	Evolution Healthcare	Jun-25	188.7	183.3	5.5	5.5	100.0	100.0	22.4	23.4	
Ascot	Greenlane, Auckland	Hospital (Acute)	Ascot Hospital and Clinics Limited	Dec-24	125.0	125.0	5.4	5.4	100.0	98.4	14.4	14.2	
Grace Hospital	Tauranga, Bay of Plenty	Hospital (Acute)	Evolution Southern Cross Limited	Dec-24	122.2	109.4	5.5	5.4	100.0	100.0	25.5	26.5	
Royston Hospital	Hastings, Hawkes Bay	Hospital (Acute)	Evolution Healthcare	Dec-24	95.0	86.3	5.8	5.5	100.0	100.0	24.4	25.4	
Ormiston Hospital	Flatbush, Auckland	Hospital (Acute)	Ormiston Surgical and Endoscopy Limited	Jun-25	86.1	83.4	5.4	5.4	92.3	100.0	15.6	14.9	
Kawarau Park	Lake Hayes, Queenstown	Hospital (Acute)	Southern Cross CLT Limited	Jun-25	72.0	69.5	5.8	5.6	100.0	94.1	6.2	7.1	
Boulcott Hospital	Lower Hutt, Wellington	Hospital (Acute)	Boulcott Pulse Health Limited	Dec-24	67.9	59.4	5.9	5.9	100.0	100.0	13.0	14.0	
Bowen Hospital	Crofton Downs, Wellington	Hospital (Acute)	Evolution Healthcare	Jun-25	67.7	66.0	5.5	5.5	100.0	100.0	24.4	25.4	
Endoscopy Auckland	Epsom, Auckland	Hospital (Acute)	Evolution Healthcare	Jun-25	48.6	31.7	5.5	5.5	100.0	100.0	16.9	17.9	
Ascot Central	Greenlane, Auckland	Ambulatory Care	Fertility Associates Limited	Jun-25	39.8	38.5	5.9	6.0	96.9	96.9	4.6	5.5	
68 Saint Asaph St	Christchurch Central, Christchurch	Ambulatory Care	Health New Zealand - Canterbury	Jun-25	39.5	39.4	5.8	5.8	82.2	71.1	8.3	8.8	
Hutt Valley Health Hub	Lower Hutt, Wellington	Ambulatory Care	Ropata Health Limited	Dec-24	34.0	34.0	5.5	5.5	100.0	100.0	11.0	11.8	
Kensington Hospital	Whangarei, Northland	Hospital (Acute)	Kensington Hospital Limited	Dec-24	24.7	23.6	6.1	6.3	100.0	100.0	21.0	22.0	
Ascot Carpark (right of use asset)	Greenlane, Auckland	Hospital (Acute)	Ascot Hospital and Clinics Limited	Dec-24	8.4	8.4	11.4	11.7	97.3	91.5	11.5	11.9	
Total New Zealand					1,019.6	957.7	5.6	5.6	97.9	97.0	17.8	18.6	
Properties held for development					337.1	288.2							
Investment properties - non current					3,170.6	3,213.7							
Investment properties held for sale					41.3	26.3							
TOTAL FAIR VALUE OF INVESTMENT PROPERTIES					3,211.9	3,240.0	5.5	5.3	98.6	98.0	18.5	18.3	