

































Investec Australia Property Fund

Investec Australia Property Fund (the Fund) is an Australian domiciled real estate investment trust (A-REIT) registered as a managed investment scheme in Australia.

- The Fund is dual primary listed on the JSE and the ASX
- The Fund is managed by an experienced team of entrepreneurial property specialists on the ground in Australia who have an established track record of managing third party property funds
- The Fund's portfolio consists of 30 high quality assets with a total gross lettable area of 333,889m², which have been valued at A\$1,100.4m
- The Fund's strategy is to:
 - grow and diversify its asset base with further investments offering attractive income and capital growth profiles
 - offer investors sustainable growth across a diversified portfolio

Property	Location	Area (m ²)	Book value (A\$m)	Value (A\$/m ²)	Cap rate (%)	Occupancy (%)	WALE* (years)	Major tenant
Industrial portfolio								
47 Sawmill Circuit	Canberra	5,535	12.2	2,204	6.50	100.0	5.8	
57 Sawmill Circuit	Canberra	7,079	9.9	1,399	7.75	100.0	0.8	
24 Sawmill Circuit	Canberra	7,350	9.5	1,293	8.00	100.0	0.3	
44 Sawmill Circuit	Canberra	4,639	10.4	2,242	7.50	100.0	2.0	
2-8 Mirage Road	Adelaide	6,762	8.8	1,294	7.75	100.0	2.0	
30-48 Kellar Street	Brisbane	4,102	8.7	2,109	6.75	100.0	3.1	
165 Newton Road	Sydney	12,529	25.7	2,051	5.50	100.0	10.3	
24 Spit Island Close	Newcastle	5,257	10.9	2,073	6.75	100.0	10.3	
67 Calarco Drive	Melbourne	7,149	10.7	1,497	6.00	100.0	6.7	
66 Glendenning Road	Sydney	16,461	29.5	1,792	5.50	100.0	9.1	
85 Radius Drive	Brisbane	10,088	18.0	1,784	6.75	100.0	2.7	
54 Miguel Road	Perth	22,358	31.0	1,387	7.00	100.0	7.0	
24 Rodborough Road	Sydney	7,198	22.3	3,091	7.13	100.0	3.6	
6-8 and 11 Siddons Way	Melbourne	15,504	20.0	1,290	5.75	100.0	4.7	
36-42 Hydrive Close	Melbourne	14,635	20.5	1,401	5.75	100.0	4.6	
103 Welshpool Road	Perth	5,246	26.6	5,071	6.75	100.0	7.7	
46-70 Grand Trunkway	Adelaide	31,589	25.7	812	6.75	100.0	7.3	
16 Dawson Street	Darwin	14,835	29.1	1,962	8.00	100.0	6.9	
Office portfolio								
449 Punt Road	Melbourne	6,719	59.2	8,811	5.75	100.0	4.0	
35-49 Elizabeth Street	Melbourne	11,917	94.0	7,888	5.75	100.0	4.9	
2404 Logan Road	Brisbane	3,637	17.5	4,812	8.00	65.0	0.6	
186 Reed Street	Canberra	5,407	25.8	4,762	7.50	100.0	2.4	
21-23 Solent Circuit	Sydney	10,820	63.1	5,832	6.63	98.0	4.8	
266 King Street	Newcastle	13,870	78.5	5,660	6.88	100.0	3.4	
113 Wicks Road	Sydney	6,199	30.4	4,904	6.00	100.0	2.7	
324 Queen Street	Brisbane	19,364	79.0	8,159	6.00	86.0	3.5	
20 Rodborough Road	Sydney	12,906	62.5	4,843	6.25	91.0	5.5	
2 Richardson Place	Sydney	15,205	99.9	6,570	6.25	100.0	5.1	
100 Willis Street	Wellington	24,810	131.5	5,300	6.75	100.0	5.2	
24 Wormald Street	Canberra	4,720	29.8	6,303	6.25	100.0	6.9	
Total		333,889	1,100.4		6.46	97.5	4.8	

* WALE means weighted average lease expiry

All figures are as at 29 October 2020