

2023 our portfolio

The business of being green



NUMBER OF
BUILDINGS

54

NET LETTABLE
AREA (SQM)

643,693

PASSING
YIELD

5.60%

MARKET VALUE
OF BUILDINGS (\$M)

2,145

OCCUPANCY
BY RENT

99.3%

PORTFOLIO
WALT

5.4yrs

9 Ride Way, Auckland.

Industrial

AUCKLAND



19 Nesdale Avenue, Wiri



VALUATION	\$ 78,500
WALT	11.6
NET LETTABLE AREA (SQM)	20,677
VACANT SPACE (SQM)	—
PASSING YIELD	4.23%

240 Puhinui Road, Manukau



VALUATION	\$ 49,600
WALT	11.6
NET LETTABLE AREA (SQM)	17,715
VACANT SPACE (SQM)	—
PASSING YIELD	4.11%

244 Puhinui Road, Manukau



VALUATION	\$ 17,250
WALT	11.6
NET LETTABLE AREA (SQM)	5,504
VACANT SPACE (SQM)	—
PASSING YIELD	3.87%

Highgate Parkway, Silverdale



VALUATION	\$ 39,200
WALT	4.9
NET LETTABLE AREA (SQM)	10,581
VACANT SPACE (SQM)	—
PASSING YIELD	4.67%

32 Bell Avenue, Mt Wellington



VALUATION	\$ 17,000
WALT	1.2
NET LETTABLE AREA (SQM)	8,139
VACANT SPACE (SQM)	—
PASSING YIELD	5.17%

12-16 Bell Avenue, Mt Wellington



VALUATION	\$ 39,100
WALT	9.8
NET LETTABLE AREA (SQM)	14,809
VACANT SPACE (SQM)	—
PASSING YIELD	4.50%

18-20 Bell Avenue, Mt Wellington



VALUATION	\$ 22,700
WALT	9.8
NET LETTABLE AREA (SQM)	8,941
VACANT SPACE (SQM)	—
PASSING YIELD	4.70%

2 Allens Road, East Tamaki



VALUATION	\$ 7,650
WALT	1.5
NET LETTABLE AREA (SQM)	2,920
VACANT SPACE (SQM)	—
PASSING YIELD	4.57%

12 Allens Road, East Tamaki



VALUATION	\$ 7,500
WALT	1.5
NET LETTABLE AREA (SQM)	2,333
VACANT SPACE (SQM)	—
PASSING YIELD	4.58%

106 Springs Road, East Tamaki



VALUATION	\$ 9,850
WALT	1.5
NET LETTABLE AREA (SQM)	3,846
VACANT SPACE (SQM)	—
PASSING YIELD	4.57%

5 Allens Road, East Tamaki



VALUATION	\$ 7,550
WALT	5.6
NET LETTABLE AREA (SQM)	2,663
VACANT SPACE (SQM)	—
PASSING YIELD	4.50%

1 Rothwell Avenue, Albany



VALUATION	\$ 37,900
WALT	7.3
NET LETTABLE AREA (SQM)	12,683
VACANT SPACE (SQM)	—
PASSING YIELD	4.72%

4 Henderson Place, Onehunga



VALUATION	\$ 33,800
WALT	8.3
NET LETTABLE AREA (SQM)	10,841
VACANT SPACE (SQM)	—
PASSING YIELD	5.10%

211 Albany Highway, Albany



VALUATION	\$ 36,100
WALT	4.8
NET LETTABLE AREA (SQM)	15,191
VACANT SPACE (SQM)	—
PASSING YIELD	5.64%

9 Ride Way, Albany



VALUATION	\$ 33,500
WALT	9.5
NET LETTABLE AREA (SQM)	9,178
VACANT SPACE (SQM)	—
PASSING YIELD	5.09%

Our Portfolio

90-104 Springs Road, East Tamaki



VALUATION	\$ 9,000
WALT	3.9
NET LETTABLE AREA (SQM)	3,885
VACANT SPACE (SQM)	—
PASSING YIELD	4.50%

5 Unity Drive, Albany



VALUATION	\$ 9,700
WALT	8.2
NET LETTABLE AREA (SQM)	3,196
VACANT SPACE (SQM)	—
PASSING YIELD	4.48%

80-120 Favona Road, Mangere



VALUATION	\$ 146,250
WALT	5.0
NET LETTABLE AREA (SQM)	59,386
VACANT SPACE (SQM)	—
PASSING YIELD	5.81%

133 Roscommon Road, Wiri



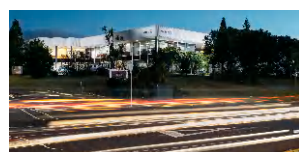
VALUATION	\$ 13,550
WALT	10.5
NET LETTABLE AREA (SQM)	15,862
VACANT SPACE (SQM)	—
PASSING YIELD	3.50%

8 Forge Way, Panmure



VALUATION	\$ 35,500
WALT	7.7
NET LETTABLE AREA (SQM)	4,231
VACANT SPACE (SQM)	—
PASSING YIELD	4.66%

Cnr William Pickering Drive & Rothwell Avenue, Albany



VALUATION	\$ 22,100
WALT	1.1
NET LETTABLE AREA (SQM)	7,074
VACANT SPACE (SQM)	—
PASSING YIELD	4.46%

224 Neilson Street, Onehunga (DEVELOPMENT)



VALUATION	\$ 36,200
WALT	0.0
NET LETTABLE AREA (SQM)	—
VACANT SPACE (SQM)	—
PASSING YIELD	0.00%

10 Transport Place, East Tamaki



VALUATION	\$ 35,400
WALT	1.3
NET LETTABLE AREA (SQM)	10,641
VACANT SPACE (SQM)	—
PASSING YIELD	5.97%

17 Mayo Road, Wiri



VALUATION	\$ 38,450
WALT	3.8
NET LETTABLE AREA (SQM)	13,351
VACANT SPACE (SQM)	—
PASSING YIELD	4.71%

8-14 Mt Richmond Drive, Mt Wellington



VALUATION	\$ 91,000
WALT	0.6
NET LETTABLE AREA (SQM)	94,219
VACANT SPACE (SQM)	—
PASSING YIELD	4.67%

1-3 Unity Drive, Albany



VALUATION	\$ 18,950
WALT	8.2
NET LETTABLE AREA (SQM)	6,116
VACANT SPACE (SQM)	—
PASSING YIELD	4.47%

320 Ti Rakau Drive, East Tamaki



VALUATION	\$ 82,400
WALT	5.3
NET LETTABLE AREA (SQM)	28,242
VACANT SPACE (SQM)	—
PASSING YIELD	5.43%

15 Unity Drive, Albany



VALUATION	\$ 8,650
WALT	1.1
NET LETTABLE AREA (SQM)	7,002
VACANT SPACE (SQM)	—
PASSING YIELD	3.07%

WELLINGTON



54-56 Jamaica Drive, Wellington



VALUATION	\$ 12,250
WALT	12.5
NET LETTABLE AREA (SQM)	1,825
VACANT SPACE (SQM)	—
PASSING YIELD	5.49%

147 Gracefield Road, Seaview



VALUATION	\$ 19,900
WALT	5.0
NET LETTABLE AREA (SQM)	8,018
VACANT SPACE (SQM)	—
PASSING YIELD	5.43%

19 Barnes Street, Seaview



VALUATION	\$ 17,250
WALT	8.4
NET LETTABLE AREA (SQM)	6,857
VACANT SPACE (SQM)	—
PASSING YIELD	6.99%

39 Randwick Road, Seaview



VALUATION	\$ 23,800
WALT	3.1
NET LETTABLE AREA (SQM)	16,249
VACANT SPACE (SQM)	—
PASSING YIELD	7.59%

68 Jamaica Drive, Grenada North



VALUATION	\$ 21,650
WALT	5.3
NET LETTABLE AREA (SQM)	9,417
VACANT SPACE (SQM)	—
PASSING YIELD	6.00%

OTHER



100 Maui Street, Hamilton



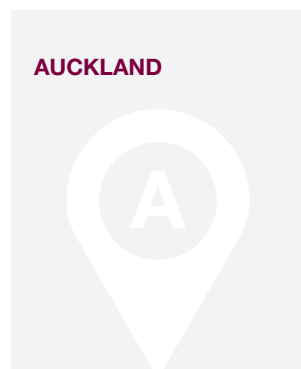
VALUATION	\$ 30,200
WALT	13.4
NET LETTABLE AREA (SQM)	12,341
VACANT SPACE (SQM)	—
PASSING YIELD	5.21%

8 Foundry Drive,
Woolston, Christchurch



VALUATION	\$ 18,375
WALT	6.8
NET LETTABLE AREA (SQM)	7,668
VACANT SPACE (SQM)	—
PASSING YIELD	6.73%

Office



99-107 Khyber Pass Road, Grafton



VALUATION	\$ 16,300
WALT	2.2
NET LETTABLE AREA (SQM)	2,509
VACANT SPACE (SQM)	—
PASSING YIELD	6.60%

8 Nugent Street, Grafton



VALUATION	\$ 49,700
WALT	3.2
NET LETTABLE AREA (SQM)	8,125
VACANT SPACE (SQM)	—
PASSING YIELD	6.93%

39 Market Place, Viaduct Harbour



VALUATION	\$ 12,000
WALT	2.4
NET LETTABLE AREA (SQM)	10,365
VACANT SPACE (SQM)	2,359
PASSING YIELD	21.0%

302 Great South Road, Greenlane



VALUATION	\$ 11,250
WALT	2.2
NET LETTABLE AREA (SQM)	1,890
VACANT SPACE (SQM)	—
PASSING YIELD	6.13%

308 Great South Road, Greenlane



VALUATION	\$ 9,150
WALT	3.0
NET LETTABLE AREA (SQM)	1,568
VACANT SPACE (SQM)	—
PASSING YIELD	6.41%

82 Wyndham Street



VALUATION	\$ 47,000
WALT	3.3
NET LETTABLE AREA (SQM)	6,012
VACANT SPACE (SQM)	—
PASSING YIELD	6.06%

101 Carlton Gore Road, Newmarket



VALUATION	\$ 22,500
WALT	0.6
NET LETTABLE AREA (SQM)	4,821
VACANT SPACE (SQM)	—
PASSING YIELD	8.51%

105 Carlton Gore Road, Newmarket (DEVELOPMENT)



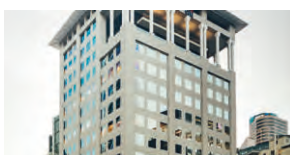
VALUATION	\$ 40,400
WALT	—
NET LETTABLE AREA (SQM)	5,312
VACANT SPACE (SQM)	—
PASSING YIELD	0.00%

107 Carlton Gore Road, Newmarket



VALUATION	\$ 43,500
WALT	8.9
NET LETTABLE AREA (SQM)	6,093
VACANT SPACE (SQM)	—
PASSING YIELD	6.23%

Citibank Centre, 23 Customs Street East



VALUATION	\$ 76,800
WALT	3.9
NET LETTABLE AREA (SQM)	9,629
VACANT SPACE (SQM)	529
PASSING YIELD	6.39%

WELLINGTON

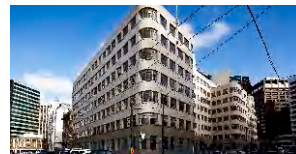


7-27 Waterloo Quay



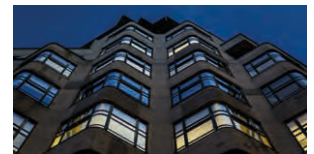
VALUATION	\$ 133,500
WALT	6.8
NET LETTABLE AREA (SQM)	23,080
VACANT SPACE (SQM)	—
PASSING YIELD	5.62%

15-21 Stout Street



VALUATION	\$ 145,500
WALT	3.3
NET LETTABLE AREA (SQM)	20,709
VACANT SPACE (SQM)	—
PASSING YIELD	5.39%

143 Lambton Quay



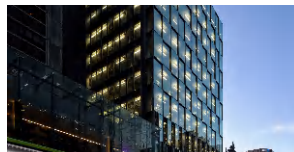
VALUATION	\$ 10,000
WALT	2.3
NET LETTABLE AREA (SQM)	6,216
VACANT SPACE (SQM)	—
PASSING YIELD	21.44%

147 Lambton Quay



VALUATION	\$ 43,500
WALT	2.2
NET LETTABLE AREA (SQM)	8,783
VACANT SPACE (SQM)	100
PASSING YIELD	8.17%

8-14 Willis Street/ 360 Lambton Quay



VALUATION	\$ 150,000
WALT	11.9
NET LETTABLE AREA (SQM)	16,776
VACANT SPACE (SQM)	—
PASSING YIELD	4.73%

Large Format Retail

AUCKLAND



Albany Mega Centre and 11 Coliseum Drive, Albany



VALUATION	\$ 151,000
WALT	3.0
NET LETTABLE AREA (SQM)	33,792
VACANT SPACE (SQM)	—
PASSING YIELD	6.67%

50 & 54-62 Cavendish Drive, Manukau



VALUATION	\$ 32,800
WALT	2.6
NET LETTABLE AREA (SQM)	9,939
VACANT SPACE (SQM)	—
PASSING YIELD	6.11%

252 Dairy Flat Highway, Albany



VALUATION	\$ 10,850
WALT	6.8
NET LETTABLE AREA (SQM)	2,262
VACANT SPACE (SQM)	—
PASSING YIELD	4.98%

OTHER



Cnr Taniwha & Paora Hapi Streets, Taupo



VALUATION	\$ 11,300
WALT	0.1
NET LETTABLE AREA (SQM)	4,212
VACANT SPACE (SQM)	—
PASSING YIELD	7.05%



Bottom: 39 Randwick Road, Lower Hutt.



39 Market Place
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