



Investing in Australian Direct Property

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About the portfolio

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Since 2002 the specialised property team at IOOF Investment Services Ltd have been managing the Australian direct property portfolio. This core property fund was created by IOOF to match the risk profile of our investors while generating strong, reliable and consistent income returns and capturing increases in market value over time.

The IOOF property team is led by Simon Gross who has been managing major institutional property portfolios for over 35 years. The property fund has an enviable record of generating strong risk-adjusted returns to investors over a range of market cycles and benefits from being a diversified portfolio that currently holds twenty modern, centrally located and well tenanted commercial office, industrial and large format retail properties in Melbourne, Sydney, Newcastle, Canberra and Adelaide.

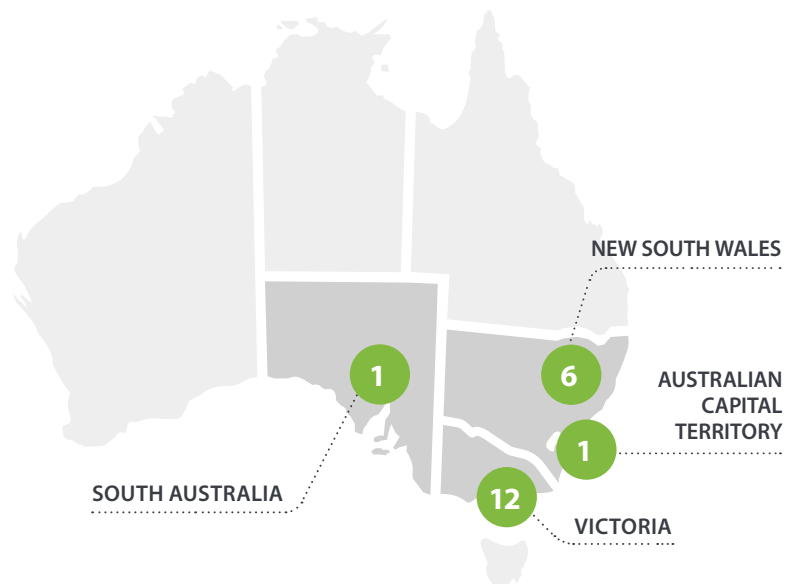
As the fund is internally managed it is designed and constantly adjusted to specifically match investors' objectives by generating strong recurring income streams as a consequence of high occupancy and tenant retention. Only moderate financial gearing is utilised to ensure investors' capital is protected during all economic cycles.

Since its inception the portfolio has grown to have a current market value in excess of \$718,000,000. This has enabled IOOF to construct a well-diversified and balanced portfolio with a large and diversified range of tenants. The portfolio construction emphasises sustainable economic returns which have proven to match investors' expectations and needs from the property asset class.

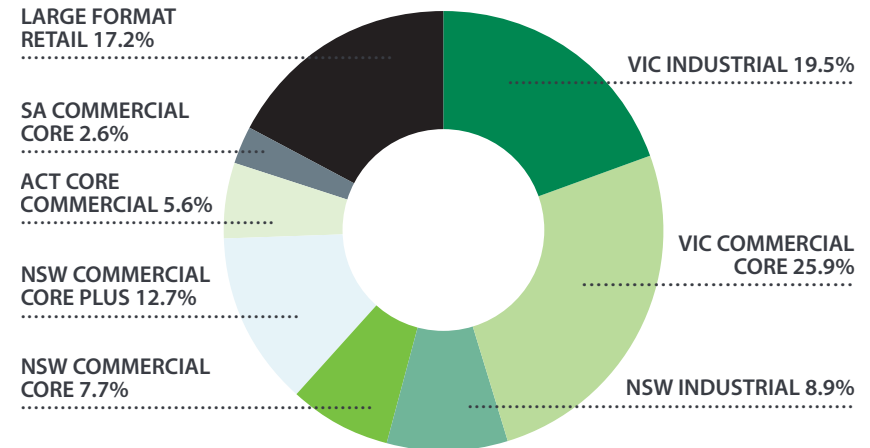
Australian direct property portfolio

Properties by state

South Australia	1
New South Wales	6
Victoria	12
Australian Capital Territory	1
Total	20
Area (sqm)	154,544 sqm



Allocation by property type as at June 2023





149 Flinders Street

Adelaide, South Australia

Property Class:	Commercial
Property Value:	\$18,500,000 (as at December 2022)
Purchased:	October 2019
Description:	The commercial property is six years old and designed to a high specification. The building is leased to VOCUS, Core Lithium & Capital Strategies. The asset is in a high profile location in the Adelaide CBD and in close proximity to key Adelaide Transport, infrastructure, shops and amenities.
Number of Tenants:	Six
Major Tenants:	VOCUS, Core Lithium and Capital Strategies



87-107 Toll Drive **Altona North, Victoria**

Property Class:	Industrial
Property Value:	\$14,750,000 (as at June 2023)
Purchased:	January 2018
Description:	The property is fully leased on a long term basis to Arrow Worldwide and Autocycle. Arrow utilise the site as part of their expansive container management business and Autocycle are leaders in the field of recycling tyres and generating multipurpose rubber flooring products.
Number of Tenants:	Two
Major Tenants:	Arrow Worldwide and Autocycle



96-118 Toll Drive **Altona North, Victoria**

Property Class:	Industrial
Property Value:	\$19,750,000 (as at June 2023)
Purchased:	September 2017
Description:	The building is fully leased on a long term basis to Arrow Worldwide. The property was specifically built for Arrow Worldwide's container management and distribution needs. Arrow Worldwide has expanded into the neighboring property at 87 Toll Drive, which is also part of the Property Plus Trust. The building is in a prime industrial location being in close proximity to the Port of Melbourne and major transport corridors.
Number of Tenants:	One
Major Tenants:	Arrow Worldwide



39 Brisbane Avenue

Barton, Australian Capital Territory

Property Class:	Commercial
Property Value:	\$40,000,000 (as at April 2023)
Purchased:	June 2022
Description:	The institutional grade asset comprises of four levels of office and two basement levels of parking and is located in the prestigious and highly sought after government precinct just 400 meters from Parliament House. The building has undergone significant upgrade and is fully leased to blue chip commercial tenants.
Number of Tenants:	Six
Major Tenants:	BAE Systems, Australian Medical Association and Spirit Super



195 Wellington Road

Clayton, Victoria

Property Class:	Commercial
Property Value:	\$24,500,000 (as at September 2022)
Purchased:	April 2018
Description:	This modern commercial property is located in Clayton Business Park south east of Melbourne.
Number of Tenants:	Three
Major Tenants:	Canon

30 Janefield Drive

Bundoora, Victoria

Property Class:	Commercial
Property Value:	\$27,300,000 (as at December 2022)
Purchased:	December 2017
Description:	The office block is only four years old and is located in close proximity to the RMIT university campus.
Number of Tenants:	Eight
Major Tenants:	RMIT University and Royal District Nursing Services





Chirnside Lifestyle Centre

Chirnside Park, Victoria

Property Class:	Large Format Retail
Property Value:	\$50,400,000
Purchased:	June 2023
Description:	<p>This brand new development was completed in December 2022 and is fully leased with a tenant profile dominated by national brands on long leases with a WALE in excess of 7 years.</p> <p>The asset is located on Maroondah Highway in one of Melbourne's prime growth corridors leading to the Yarra valley with excellent exposure in both directions.</p>
Number of Tenants:	Thirteen
Major Tenants:	Super Cheap Auto, Baby Bunting, Subway, Taco Bell, Harris Scarf, Carpet Call and Fantastic Furniture

45 Assembly Drive

Dandenong, Victoria

Property Class: Commercial

Property Value: \$23,500,000 (as at March 2023)

Purchased: September 2016

Description: The high-quality asset is located in a growth corridor south east of Melbourne. The anchor tenant is the government entity Country Fire Authority (CFA) which occupies the bulk of the building on a 15-year lease.

Number of Tenants: Four

Major Tenants: Country Fire Authority (CFA), ERMHA



200 Australis Drive

Derrimut, Victoria

Property Class: Industrial

Property Value: \$52,200,000 (as at June 2023)

Purchased: December 2011

Description: The property is located in the highly sought after western industrial region of Melbourne and comprises a prime, high clearance warehouse facility.

Number of Tenants: Two

Major Tenants: Cross Docks and Australia Post

178 Power Street

Glendenning, New South Wales

Property Class:	Industrial
Property Value:	\$28,200,000 (as at May 2023)
Purchased:	July 2012
Description:	The property is located in the central western industrial corridor of Sydney and comprises a prime, high clearance warehouse facility Purchased during construction by Property Plus, the asset is fully leased on a long term agreement to Hy-Clor who have been occupying the property for nearly ten years.
Number of Tenants:	One
Major Tenants:	Hy-Clor (Australia)



295 Springvale Road

Glen Waverley, Victoria

Property Class:	Commercial
Property Value:	\$29,000,000 (as at June 2023)
Purchased:	March 2015
Description:	The asset comprises of commercial property and is located in a prominent corner position on Springvale Road in Glen Waverley, opposite the local council.
Number of Tenants:	Six
Major Tenants:	Minister of Education and Monash City Council



108 Power Street Hawthorn, Victoria

Property Class:	Commercial
Property Value:	\$32,000,000 (as at September 2022)
Purchased:	June 2012
Description:	The property comprises a highly specified, commercial office building located on Power St Hawthorn. Hawthorn is one of Melbourne's premier near city suburban office locations.
Number of Tenants:	Four
Major Tenants:	AV Jennings

Great Western Centre

Minchinbury NSW

Property Class: Large Format Retail

Property Value: \$73,500,000 (as at June 2023)

Purchased: July 2021

Description: The development of the Great Western Centre was completed in April 2021. This extremely sought after asset class is fully leased to a strong mix of national and local tenants with a WALE in excess of 7 years.

The asset is located in Sydney's growth corridor on the Great Western Highway between Parramatta and Penrith and is in a prime location with excellent exposure.

Number of Tenants: 26

Major Tenants: Autobarn, Super Cheap Auto, BCF, Petbarn, RSEA, Total Tools and Anytime Fitness



18 Honeysuckle Drive

Newcastle, New South Wales

Property Class:	Commercial
Property Value:	\$55,000,000 (as at September 2022)
Purchased:	August 2019
Description:	The property was built in 2017 to a high specification and is well located on the Honeysuckle Precinct of the Newcastle CBD waterfront. The building is occupied by a diverse range of quality corporate and government tenants with a strong lease expiry profile.
Number of Tenants:	Seven
Major Tenants:	Property NSW, Southern Cross Austereo, McDonald Jones Homes and KPMG



3 Horwood Place

Parramatta, New South Wales

Property Class:	Commercial
Property Value:	\$45,500,000 (as at June 2023)
Purchased:	February 2015
Description:	The property is located on Horwood Place in heart of Parramatta the economic hub of western Sydney. The asset is fully leased to multiple tenants over 7 levels with 3 levels of car parking.
Number of Tenants:	Fourteen
Major Tenants:	Cushman & Wakefield, Northrop Engineering and William Buck



88 Phillip Street Parramatta, New South Wales

Property Class: Commercial

Property Value: \$45,500,000 (as at June 2023)

Purchased: December 2013

Description: The property comprises a commercial building located on Phillip St, Parramatta on the banks of Parramatta River, meters to the Parramatta river-cat wharf. Parramatta is one of Australia's premier metropolitan business district office locations.

Number of Tenants: Five

Major Tenants: AJ Galleggar and Burbank Homes

22 Enterprise Drive

Rowville, Victoria

Property Class: Commercial

Property Value: \$27,500,000 (as at March 2023)

Purchased: January 2016

Description: The Property Plus trust purchased the land and the building was developed by Australand Property with completion in December 2016. The commercial building comprises of 4000sqm of office accommodation over 2 levels with 333 car spaces. The property was fully pre-leased to Repco for 12 years.

Number of Tenants: One

Major Tenants: Repco





9 Orielton Road

Smeaton Grange, New South Wales

Property Class:	Industrial
Property Value:	\$35,000,000 (as at March 2023)
Purchased:	December 2008
Description:	The property is located in the highly sought after South Western industrial corridor of Sydney and comprises a single tenant, high clearance warehouse. Bridgestone has occupied the entire asset since construction.
Number of Tenants:	One
Major Tenants:	Bridgestone



1 Saintly Drive **Truganina, Victoria**

Property Class: Industrial

Property Value: \$53,200,000 (as at September 2022)

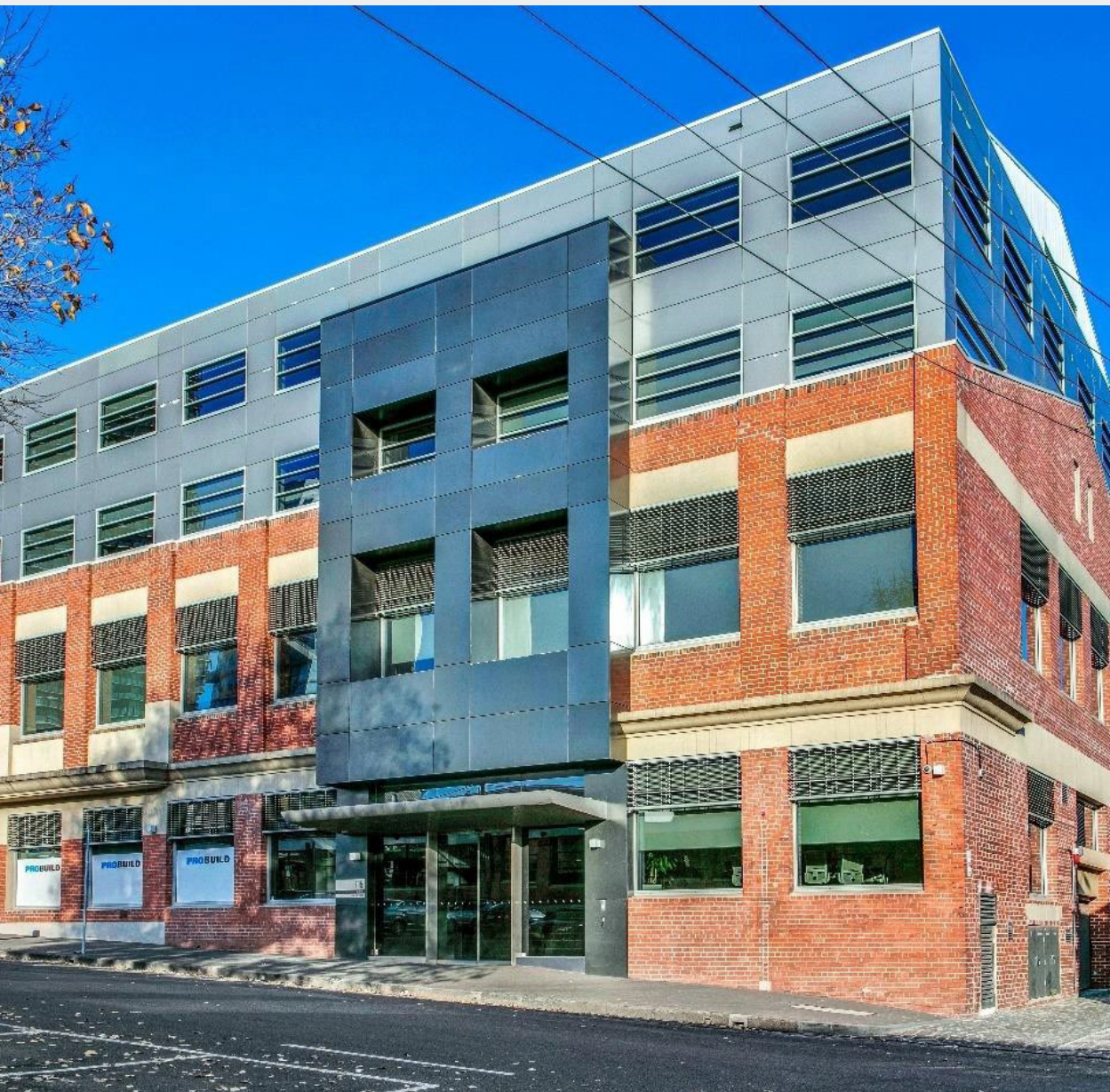
Purchased: October 2012

Description: The property is located in the highly sought after western industrial corridor of Melbourne and comprises a prime, high clearance warehouse facility constructed by Australand.

The long term lessee is Catchoftheday, one of largest on line sales organisations in Australia

Number of Tenants: One

Major Tenants: Catchoftheday.com



115 Batman Street

West Melbourne, Victoria

Property Class:	Commercial
Property Value:	\$22,500,000 (as at September 2022)
Purchased:	September 2018
Description:	The property is well located on the western Melbourne CBD fringe. The asset is being repositioned for leasing due to the recent expiry of the Norman Disney & Young lease over a substantial portion of the building.
Number of Tenants:	One
Major Tenants:	Cherry Collectables

Portfolio Valuation Summary (as at 30 June 2023)

Property	Value \$	Area (sqm)
149 Flinders Street, Adelaide, SA	18,500,000	2,114
87-107 Toll Drive Altona, VIC	14,750,000	6,503
96-118 Toll Drive Altona, VIC	19,750,000	5,175
39 Brisbane Avenue, Barton, ACT	40,000,000	4,868
30 Janefield Drive, Bundoora, VIC	27,300,000	3,960
Chirnside Lifestyle Centre, Chirnside Park, VIC	50,400,000	11,098
195 Wellington Road, Clayton, VIC	24,500,000	4,329
45 Assembly Drive, Dandenong, VIC	23,500,000	4,490
200 Australis Drive, Derrimut, VIC	52,200,000	21,621
295 Springvale Road, Glen Waverley, VIC	29,000,000	7,299
178 Power Street, Glendenning, NSW	28,200,000	4,578
108 Power Street, Hawthorn, VIC	32,000,000	3,568
Great Western Centre, Minchinbury, NSW	73,500,000	10,824
18 Honeysuckle Drive, Newcastle, NSW	55,000,000	6,525
3 Horwood Place, Parramatta, NSW	45,500,000	5,006
88 Phillip Street, Parramatta, NSW	45,500,000	5,243
22 Enterprise Drive, Rowville, VIC	27,500,000	4,081
9 Orielton Road, Smeaton Grange, NSW	35,500,000	14,060
1 Saintly Drive, Truganina, VIC	53,200,000	26,417
115 Batman Street, West Melbourne, VIC	22,500,000	2,784
Total Portfolio	718,300,000	154,544 sqm

You can access exposure to the Australian direct property portfolio through our multi-manager diversified funds: **IOOF MultiSeries, IOOF MultiMix and IOOF OptiMix.**

To find out more about an investment solution that's right for you, please speak to your financial adviser, contact **1800 002 217** or visit **ioof.com.au/investments**



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