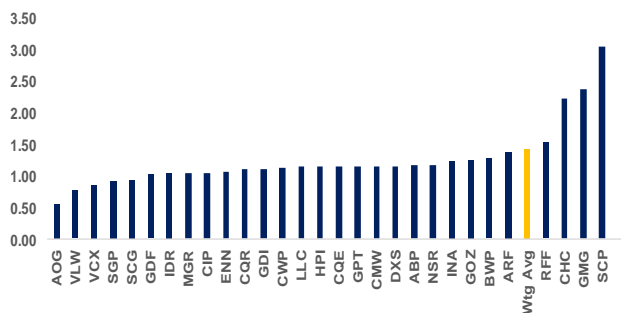
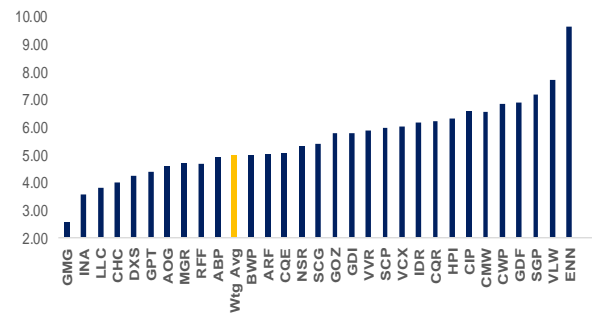


**Real Estate Comparables Table**

Monday, 11 February 2019

**1 Current Share Price Premium/Discount to NTA, Dividend Yield, and Gearing**

ASX Code	Company Name	Market Cap AUD\$m	% of Total	Price AUD\$	Pre-Tax NTA AUD\$	Prem/ (disc) to NTA (%)	12 Mth Dividend Per Share AUD\$	Est. Dividend Yield		Gearing (ND/ND+E) (%)
								1-Yr (%)	2-Yr (%)	
ABP	Abacus Property Group	2,186	1.7%	3.77	3.17	18.86	0.18	4.91	5.04	24.7
AOG	Aveo Group	999	0.8%	1.72	3.03	-43.20	0.09	4.53	4.01	21.2
ARF	Arena Reit	740	0.6%	2.72	1.93	40.67	0.13	4.96	5.15	24.2
BWP	Bwp Trust	2,351	1.8%	3.66	n/a	n/a	0.18	4.95	5.03	19.5
CHC	Charter Hall Group	4,048	3.1%	8.69	3.78	129.99	0.33	3.99	4.80	-5.4
CIP	Centuria Industrial Reit	750	0.6%	2.81	2.66	5.71	0.19	6.51	6.73	38.6
CMW	Cromwell Property Group	2,428	1.9%	1.09	0.95	14.55	0.08	6.51	6.79	38.8
CQR	Charter Hall Retail Reit	1,897	1.4%	4.67	4.22	10.79	0.28	6.17	6.27	33.9
CWP	Cedar Woods Properties Ltd	399	0.3%	4.98	4.44	12.12	0.30	6.81	7.35	23.6
DXS	Dexus	12,127	9.2%	11.92	10.31	15.57	0.51	4.22	4.37	24.9
ENN	Elanor Investor Group	163	0.1%	1.70	1.60	6.32	0.15	5.59	8.76	42.2
CQE	Charter Hall Education Trust	822	0.6%	3.18	2.78	14.43	0.16	5.03	5.38	29.4
GDI	Gdi Property Group	731	0.6%	1.36	1.19	14.28	0.08	5.76	5.76	9.1
GDF	Garda Diversified Prop Fund	208	0.2%	1.31	1.28	1.96	0.09	6.87	6.87	36.2
GMG	Goodman Group	21,821	16.6%	12.03	4.70	156.02	0.29	2.52	2.70	6.9
GOZ	Growthpoint Properties Austr	2,911	2.2%	4.00	3.19	25.53	0.23	5.75	5.75	33.5
GPT	Gpt Group	11,010	8.4%	6.10	5.31	14.82	0.25	4.34	4.52	26.3
HPI	Hotel Property Investments	463	0.4%	3.17	2.78	13.87	0.20	6.31	6.47	40.3
IDR	Industria Reit	454	0.3%	2.79	2.70	3.27	0.17	6.13	6.34	31.7
INA	Ingenia Communities Group	731	0.6%	3.15	2.56	23.23	0.11	3.56	3.97	29.1
IOF	Investa Office Fund	0	0.0%	0.00	0.00	0.00	0.00	0.00	0.00	0.0
LLC	Lendlease Group	7,093	5.4%	12.58	8.60	46.24	0.69	3.80	5.29	15.6
MGR	Mirvac Group	9,328	7.1%	2.55	2.44	4.62	0.11	4.63	4.78	24.8
NSR	National Storage Reit	1,240	0.9%	1.86	1.50	23.50	0.09	5.28	5.61	45.3
RFF	Rural Funds Group	744	0.6%	2.23	1.05	112.57	0.10	4.66	4.89	41.8
SCG	Scentre Group	21,800	16.6%	4.10	n/a	n/a	0.22	5.39	5.54	34.8
SCP	Shopping Centres Australasia	2,297	1.8%	2.51	2.30	9.13	0.14	5.94	6.02	33.4
SGP	Stockland	9,332	7.1%	3.88	4.24	-8.59	0.27	7.14	7.27	25.8
VCX	Vicinity Centres	10,153	7.7%	2.65	3.02	-12.16	0.16	6.00	6.00	26.6
VLW	Villa World Ltd	237	0.2%	1.89	2.44	-22.76	0.19	7.69	7.80	35.6
VVR	Viva Energy Reit	1,735	1.3%	2.39	n/a	n/a	0.14	5.86	6.19	30.2
<b>TOTAL</b>		<b>131,197</b>	<b>100%</b>							
<b>S&amp;P/Asx 300 Real Est Ix</b>				<b>3,425.2</b>	<b>2,916.2</b>	<b>1.17</b>			<b>5.16</b>	
<b>S&amp;P/Asx 300 A-Reit</b>				<b>1,492.3</b>	<b>1,276.5</b>	<b>1.17</b>			<b>5.14</b>	
<b>S&amp;P/Asx 300 Index</b>				<b>6,015.1</b>	<b>2,104.5</b>	<b>2.86</b>			<b>4.70</b>	
<b>Arithmetic Average (All)</b>				<b>n/a</b>	<b>n/a</b>	<b>22.55</b>	<b>0.20</b>	<b>5.35</b>	<b>5.53</b>	<b>27.17</b>
<b>Weighted Average (All)</b>				<b>n/a</b>	<b>n/a</b>	<b>36.55</b>	<b>0.24</b>	<b>4.75</b>	<b>4.98</b>	<b>23.53</b>

**Price to Book Value per Share (%)**

**Gross Dividend Yield (%)**


Source: BTIG, Bloomberg

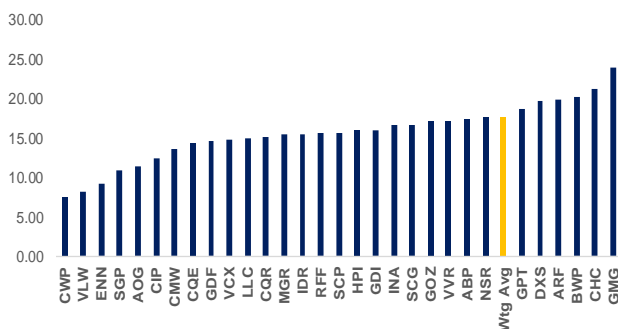
Real Estate Comparables Table

Monday, 11 February 2019

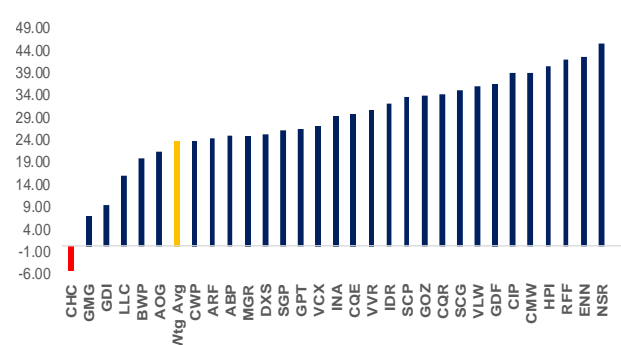
2 Other Metrics and Share Price Performance

ASX Code	ASX Listed Investment Companies	Other Metrics				Share Price Performance (%)				
		P/E 1 YR FWD	P/E 2 YR FWD	Nav per Share (\$)	Price to Book (x)	1 Years	3 Years	5 Years	7 Years	10 Years
ABP	Abacus Property Group	17.2	14.7	3.31	1.2	11.2	29.1	69.7	106.3	202.7
AOG	Aveo Group	11.2	14.6	3.98	0.6	-32.8	-40.3	-20.0	-42.3	43.6
ARF	Arena Reit	19.7	19.2	1.97	1.4	21.4	61.9	142.9	159.0	159.0
BWP	Bwp Trust	20.1	20.0	2.89	1.3	24.9	18.8	61.9	108.7	147.3
CHC	Charter Hall Group	21.1	15.0	3.91	2.2	54.9	99.3	122.8	313.8	1,092.0
CIP	Centuria Industrial Reit	12.4	14.1	2.70	1.0	15.9	15.4	40.0	58.1	58.1
CMW	Cromwell Property Group	13.5	14.0	0.95	1.1	14.9	11.9	13.1	57.2	162.0
CQR	Charter Hall Retail Reit	15.1	14.7	4.22	1.1	24.9	11.5	30.1	44.6	466.1
CWP	Cedar Woods Properties Ltd	7.4	6.8	4.44	1.1	-17.3	26.1	-34.5	50.9	453.3
DXS	Dexus	19.6	19.0	10.32	1.2	29.8	64.2	93.8	120.7	146.7
ENN	Elanor Investor Group	9.2	10.6	1.70	1.1	-13.3	3.3	33.3	33.3	33.3
CQE	Charter Hall Education Trust	14.2	14.2	2.78	1.1	22.3	45.9	109.2	223.6	954.4
GDI	Gdi Property Group	15.9	17.4	1.29	1.1	10.6	60.4	51.4	53.1	53.1
GDF	Garda Diversified Prop Fund	14.6	13.1	1.28	1.0	14.4	41.2	28.8	28.8	28.8
GMG	Goodman Group	23.8	22.2	5.09	2.4	55.2	92.2	157.6	267.3	304.5
GOZ	Growthpoint Properties Austr	17.0	16.6	3.19	1.3	28.1	32.3	66.5	106.2	116.7
GPT	Gpt Group	18.6	17.9	5.33	1.1	26.3	24.2	69.0	100.0	134.1
HPI	Hotel Property Investments	15.9	14.9	2.79	1.1	5.3	24.8	56.9	53.1	53.1
IDR	Industria Reit	15.4	14.9	2.70	1.0	12.0	37.7	43.3	49.1	49.1
INA	Ingenia Communities Group	16.5	15.1	2.57	1.2	19.8	17.2	20.3	200.3	858.0
IOF	Investa Office Fund	0.0	0.0	0.00	0.0	0.0	0.0	0.0	0.0	0.0
LLC	Lendlease Group	14.9	9.2	11.05	1.1	-18.9	6.3	17.6	74.0	138.9
MGR	Mirvac Group	15.4	14.6	2.37	1.0	22.6	37.8	51.8	109.9	173.0
NSR	National Storage Reit	17.5	16.1	1.58	1.2	27.6	26.3	71.8	95.6	95.6
RFF	Rural Funds Group	15.5	14.3	1.46	1.5	9.7	82.0	215.5	215.5	215.5
SCG	Scentre Group	16.6	16.0	4.41	0.9	4.1	-5.5	33.1	33.1	33.1
SCP	Shopping Centres Australasia	15.5	14.8	2.27	9.1	13.6	16.2	68.5	74.3	74.3
SGP	Stockland	10.8	10.7	4.28	0.9	-2.8	-4.2	4.3	22.0	52.1
VCX	Vicinity Centres	14.7	14.7	3.13	0.8	2.3	-10.2	15.7	44.8	810.8
VLW	Villa World Ltd	8.2	7.1	2.44	0.8	-26.9	-6.2	-5.8	121.8	318.9
VVR	Viva Energy Reit	17.1	16.5	2.20	n/a	21.6	8.6	8.6	8.6	8.6
S&P/Asx 300 Real Est Ix		16.17	15.05	n/a	1.13	12.7	15.0	49.2	84.2	109.6
S&P/Asx 300 A-Reit		16.39	15.75	n/a	1.13	16.1	16.9	53.4	87.6	109.4
S&P/Asx 300 Index		15.70	14.84	n/a	1.96	3.7	25.8	15.5	41.7	73.9
Arithmetic Average (All)		14.99	14.29	3.31	1.40	12.31	26.72	52.82	93.28	239.90
Weighted Average (All)		17.51	16.40	4.90	1.42	20.06	31.63	66.05	111.90	237.82

Forward P/E (x)



Gearing (%)



Source: BTIG, Bloomberg

Ticker	Real Estate Company	Company Description
ABP	Abacus Property Group	Abacus Property Group is a diversified property investment group providing exposure to a portfolio of commercial, retail, and industrial properties. The Group also offers mortgage investments, development syndicates and property funds management services.
AJD	Asia Pacific Data Centre	Asia Pacific Data Centre Group is a special purpose real estate investment trust. The Company own properties (land and buildings) that are operated or being developed as data centres.
AOG	Aveo Group	Aveo Group's activities include the development for resale of land subdivision, residential and commercial property along with commercial and residential building and construction. The Company also develops and manages retirement villages and invests in and manages office and commercial properties along with providing funds management and other property services.
ARF	Arena Reit	Arena REIT operates as a real estate investment trust. The Trust owns a portfolio in sectors such as childcare, healthcare, education and government tenanted facilities in Australia.
BWP	Bwp Trust	BWP Trust is a listed managed investment scheme which invests in commercial real estate throughout Australia. The Trust has a portfolio of Bunnings Warehouse properties located throughout Australia.
CHC	Charter Hall Group	Charter Hall Group invests in and develops real estate. The Company manages real estate investment funds and develops commercial, residential, and industrial properties.
CIP	Centuria Industrial Reit	Centuria Industrial REIT operates as an industrial real estate investment trust. The Company provides investment in industrial assets, financial advice, tax effective investment bonds, and other financial services. Centuria Industrial REIT serves customers in Australia.
CMW	Cromwell Property Group	Cromwell Property Group is a property and funds manager. The Company, through its subsidiary, provides funds management, property transactions, property and facilities management, finance, compliance, debenture issues, and debt management.
CQR	Charter Hall Retail Reit	Charter Hall Retail REIT owns a portfolio of supermarkets and shopping centers located in non-metropolitan areas throughout Australia, New Zealand and the United States.
CWP	Cedar Woods Properties Ltd	Cedar Woods Properties Limited is a real estate development company for residential housing as well as industrial and commercial projects in Australia.
DXS	Dexus	Dexus provides real estate services. The Company manages and invests in a portfolio of diversified properties, including office and industrial buildings, retail shopping centers, and car parks. Dexus serves customers in Australia and New Zealand.
ENN	Elanor Investor Group	Elanor Investor Group is an investment and funds management business. The Company diversifies its investments within funds management, hotels and leisure, and special situation investments.
FET	Folkestone Education Trust	Folkestone Education Trust is a property trust which invests in childcare centers and encompass the acquisition and ownership of freehold childcare centers throughout Australia and New Zealand.
GDI	Gdi Property Group	GDI Property Group is an integrated, internally managed property and funds management group with capabilities in ownership, management, refurbishment, leasing and syndication of office properties.
GDF	Garda Diversified Prop Fund	GARDA Diversified Property Fund is a property portfolio comprising of commercial assets and industrial properties. The Fund invests throughout Australia.
GMG	Goodman Group	Goodman Group is an integrated industrial property group. The Group has operations in Australia, New Zealand, UK, Asia and Europe. Goodman's activities include property investment, funds management, property development and property services. The Group's property portfolio includes business parks, industrial estates, office parks and warehouse/distribution centers.
GOZ	Growthpoint Properties Austr	Growthpoint Properties Australia Ltd is a property trust. The trust invests in retail, office, and industrial properties.
GPT	Gpt Group	GPT Group is an active owner and manager of a diversified portfolio of Australian retail, office and industrial property assets. The Group's property portfolio include the MLC Centre, Australia Square, Rouse Hill Town Centre and Melbourne Central.
GTY	Gateway Lifestyle	Gateway Lifestyle Holdings Pty Ltd provides living solutions for senior citizens. The Company develops, owns and operates residential parks and communities for Australian elderly citizens.
HPI	Hotel Property Investments	Hotel Property Investments owns a portfolio of properties. The Company's properties consist of pubs, detached bottle shops and other on-site specialty stores, which are used to generate capital returns for its security holders. Hotel Property Investment's properties are located throughout Queensland and South Australia.
IDR	Industria Reit	Industria REIT operates as a real estate investment trust. The Company invests in and owns interest in real estate properties throughout Australia, focusing on industrial, technology park and business park assets.
INA	Ingenia Communities Group	Ingenia Communities Group manages, develops and invests in a portfolio of retirement village accommodation housing units.
IOF	Investa Office Fund	Investa Office Fund is a real estate investment trust. The Fund is an owner of investment grade office buildings and receives rental income from a tenant register comprising predominantly of Government and blue chip tenants. IOF has investments located in CBD markets throughout Australia and select offshore markets in Europe.
LLC	Lendlease Group	LendLease Group designs, develops, and manages property and infrastructure assets. The Company constructs apartments, commercial buildings, government offices, retirement living, and educational facilities. LendLease serves customers worldwide.
MGR	Mirvac Group	Mirvac Group is an integrated, diversified Australian property group comprising an investment portfolio and a development business. The Company's investment portfolio, Mirvac Property Trust, invests in and manages office, retail and industrial assets and the development business has exposure to both residential and commercial projects.
NSR	National Storage Reit	National Storage REIT is a Real Estate Investment Trust. The Trust owns self storage facilities in Brisbane, Sunshine Coast and Gold Coast in Queensland, Sydney Western Suburbs in New South Wales, Melbourne and Geelong in Victoria, Adelaide in South Australia, Perth in Western Australia and Hobart in Tasmania.
RFF	Rural Funds Group	Rural Funds Group is a real estate property trust which owns Australian agricultural assets.
SCG	Scentre Group	Scentre Group develops and owns retail real estate properties. The Company designs, manages, and leases of its portfolio of shopping centers. Scentre Group serves customers throughout Australia and New Zealand.
SCP	Shopping Centres Australasia	Shopping Centres Australasia Property Group is a real estate investment trust owning Woolworths Group anchored shopping centres and free standing retail assets.
SGP	Stockland	Stockland is a diversified Australian property group. The Group develops and manages Retail centers, Residential Communities and Retirement Living assets with a focus on regional centers and outer metropolitan. Stockland also owns a portfolio of Office and Industrial assets.
VCX	Vicinity Centres	Vicinity Centres retails asset and property management services. The Company offers a retail property investment and services organization involved in the ownership, management, and development of retail properties. The Company operates shopping centers across Australia.
VLW	Villa World Ltd	Villa World Ltd. is a fully integrated property investment and development group, The Company offers complete, ready to live in homes in Queensland, New South Wales and Victoria.
VVR	Viva Energy Reit	Viva Energy REIT Limited operates as a real estate investment trust. The Trust owns a portfolio of service station sites located throughout Australia. Viva Energy REIT also acquires fuel refining and retailing businesses.
WFD	Westfield Corp	Westfield Corp is a property trust that invests in, leases and manages over retail shopping centers in the United States and the United Kingdom. The Group's operations also include funds and asset management and property development and construction.

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