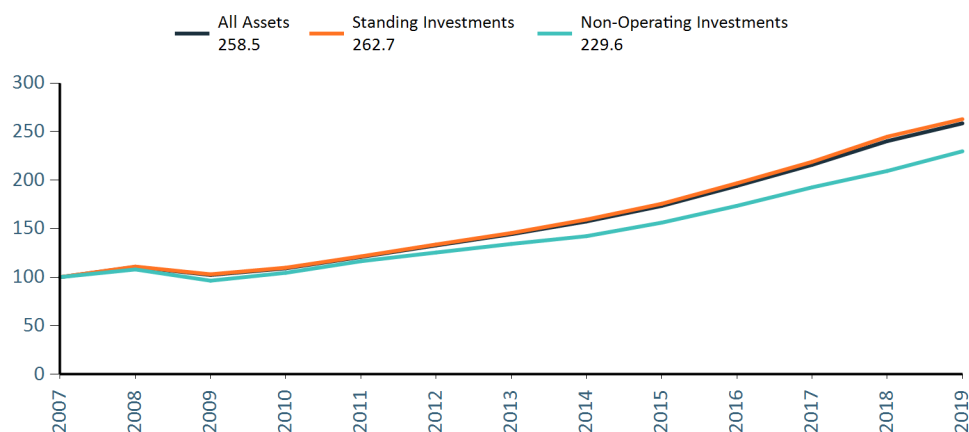


PROPERTY COUNCIL /MSCI AUSTRALIA CORE WHOLESALE ANNUAL PROPERTY INDEX (UNFROZEN) PUBLISHED QUARTERLY

This index, produced by MSCI, measures unlevered total returns of directly held standing property investments from one valuation to the next. The index tracks performance of 460 property investments, with a total capital value of AUD 94.1 billion as at June 2019.

ANNUAL INDEX PERFORMANCE - PROPERTY RETURNS (AUD) (JUN 2007 - JUN 2019)



CALENDAR YEAR PERFORMANCE (%)

YEAR	ALL ASSETS ⁽¹⁾	STANDING INVESTMENTS ⁽²⁾	NON-OPERATING INVESTMENTS ⁽³⁾
2018	9.2	9.7	6.7
2017	12.1	12.1	12.7
2016	10.5	10.8	8.9
2015	12.0	12.0	12.3
2014	9.7	10.1	7.0
2013	8.8	9.1	5.5
2012	9.0	9.1	8.2
2011	10.3	10.4	9.8
2010	10.3	10.2	12.4
2009	-3.5	-2.9	-8.4

INDEX PERFORMANCE - PROPERTY RETURNS (%) (JUN 2019)

	1 Qtr.	6 Mo	YTD	1 Yr	ANNUALIZED					
					2 Yr	3 Yr	5 Yr	7 Yr	10 Yr	Since Inception
All Assets ⁽¹⁾	-	-	3.4	7.6	9.5	10.0	10.4	10.0	9.7	8.2
Standing Investments ⁽²⁾	-	-	3.1	7.4	9.6	10.1	10.5	10.1	9.8	8.4
Non-Operating Investments ⁽³⁾	-	-	5.6	9.7	9.2	9.8	10.1	9.0	9.1	7.2

INDEX RISK CHARACTERISTICS (%) (JUN 2007 - JUN 2019)

	ANNUAL					ANNUALIZED				
	3 Yr	5 Yr	7 Yr	10 Yr	Since Inception	3 Yr	5 Yr	7 Yr	10 Yr	Since Inception
Standard Deviation	-	-	-	-	-	-	-	1.6	1.7	5.2
Sharpe Ratio ⁽⁴⁾	-	-	-	-	-	-	-	-	-	-
Semi Deviation ⁽⁵⁾	-	-	-	-	-	-	-	-	0.0	4.1

⁴Based on ICE LIBOR 1M

⁵Below-target semi deviation

CAPITAL INVESTED (TOTAL TO JUN 2019 % OF BEGINNING PERIOD CV)

	CUMULATIVE									
	1 Qtr.	6 Mo	YTD	1 Yr	2 Yr	3 Yr	5 Yr	7 Yr	10 Yr	Since Inception
Purchases ⁽⁶⁾	-	-	1.6	4.1	10.5	14.3	23.5	32.8	44.3	52.2
Sales ⁽⁷⁾	-	-	0.4	1.3	3.4	5.9	9.6	14.9	20.5	25.3

⁶Includes part purchases

⁷Includes part sales

INDEX METHODOLOGY

¹All Asset performance measures every direct property investment in MSCI's index database comprised of all property sectors, ownership structures and interests.

²The Standing Investment index subset is based on completed and lettable properties only, often described as operating properties.

³The Non-Operating Investment index subset is constructed from those properties not included in the Standing Investments index subset. Non-operating Index base dates may differ as MSCI's client confidentiality rules suppress data based on small or skewed samples.

All three direct property indexes are computed at the building level and exclude properties held indirectly through investment funds, the impact of debt, fund management fees, taxation and cash. Numbers at sector level may not necessarily sum up to the 'Total' values due to rounding.

For more details on MSCI's real estate indexes and methodology, please visit www.msci.com/real-estate

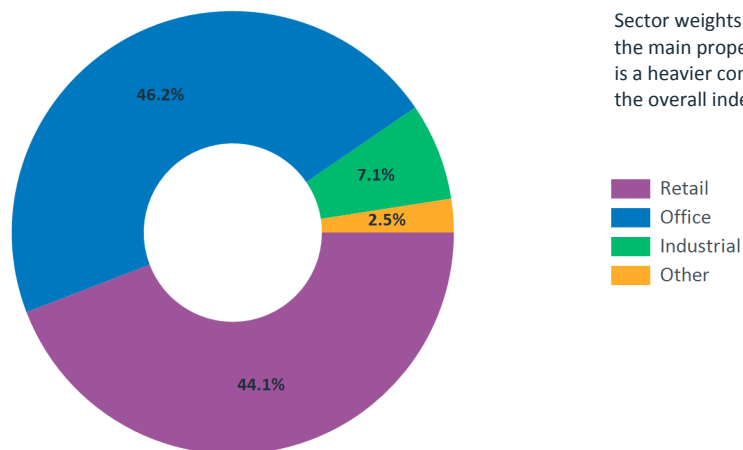
INDEX CHARACTERISTICS

Market Value (AUD m)	94,114
Number of Portfolios	17
Number of Properties	460
Average Property Value (AUD m)	204.6
Value Appraised %	100
PERCENTILE DISTRIBUTION OF PROPERTY VALUES (AUD m)	
95th%	694.79
75th%	306.10
50th%	100.57
25th%	33.45
5th%	10.48

INDEX TRANSPARENCY

	TOTAL MARKET VALUE (AUD m)	AVERAGE PROPERTY VALUE (AUD m)	NUMBER OF PORTFOLIOS	NUMBER OF PROPERTIES	TOP 5 PROPERTIES
Retail	41,476	262.5	10	158	16.1%
Office	43,487	315.1	11	138	11.6%
Industrial	6,666	49.7	5	134	12.1%
Other	2,306	85.4	9	27	62.4%

PROPERTY SECTOR WEIGHTS



Sector weights are calculated by aggregating the capital value of individual assets across the main property types. This illustrates the composition of the index and whether there is a heavier concentration in a particular property sector thus having a greater impact on the overall index performance.

ABOUT MSCI

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