

GROUP LEASING SCHEDULE

1/06/2017	ENTER DATE		VACANT SPACE HIGHLIGHTED																
Property	Level/Site	Status	Tenant	Area (m2)	No. Car Parks	Original Start Date	Current Term Start Date	Current Term Expiry Date	R	O	R	Final Expiry Date	Next Rent Review	Review Type	Lease Type	Rent PA	Rent \$/m2 or \$/wk	Contract rental	WALEP
318 Lambton Quay	Naming	Leased	Westpac - Retail Lease	-	0	21 Jan 2015	21 Jan 2015	20 Jan 2027	3	x	3	20 Jan 2036	19 May 2018	2.50%	Net	\$ 56,570.41	\$ -	\$ 545,555.70	9.64
318 Lambton Quay	Basement	Leased	Westpac - Retail Lease	651.80	0	21 Jan 2015	21 Jan 2015	20 Jan 2027	3	x	3	20 Jan 2036	19 May 2018	2.50%	Net	\$ 111,952.68	\$ 171.76	\$ 1,079,653.27	9.64
318 Lambton Quay	Ground	Leased	Westpac - Retail Lease	815.80	0	21 Jan 2015	21 Jan 2015	20 Jan 2027	3	x	3	20 Jan 2036	19 May 2018	2.50%	Net	\$ 1,102,991.38	\$ 1,352.04	\$ 10,637,067.54	9.64
318 Lambton Quay	Level 5	Leased	Westpac - Retail Lease	42.80	0	21 Jan 2015	21 Jan 2015	20 Jan 2027	3	x	3	20 Jan 2036	19 May 2018	2.50%	Net	\$ 14,527.55	\$ 339.43	\$ 140,101.31	9.64
318 Lambton Quay	Level 5 (Carpark)	Leased	Westpac - Retail Lease	-	4	21 Jan 2015	21 Jan 2015	20 Jan 2027	3	x	3	20 Jan 2036	19 May 2018	2.50%	Net	\$ 23,533.29	\$ 113.14	\$ 226,951.21	9.64
318 Lambton Quay	Level 1	Leased	DesignGroup Stapletton Elliot	811.88	0	01 Jun 2017	01 Jun 2017	31 May 2023	2	x	3	31 May 2029	01 Jun 2020	3.00%	Net	\$ 227,360.00	\$ 280.04	\$ 1,364,160.00	6.00
318 Lambton Quay	Level 5 Carpark	Leased	DesignGroup Stapletton Elliot	-	3	01 Jun 2017	01 Jun 2017	31 May 2023	2	x	3	31 May 2029	01 Jun 2020	3.00%	Net	\$ 15,600.00	\$ 100.00	\$ 93,600.00	6.00
318 Lambton Quay	Level 5 Carpark	Leased	DesignGroup Stapletton Elliot	-	3	01 Jun 2017	01 Jun 2017	31 May 2023	2	x	3	31 May 2029	01 Jun 2020	3.00%	Net	\$ 12,480.00	\$ 80.00	\$ 74,880.00	6.00
318 Lambton Quay	Part L 2	Leased	Urban Hub Ltd	338.44	0	01 Dec 2016	01 Dec 2016	30 Nov 2018	1	x	2	30 Nov 2020	01 Dec 2018	CPI	Gross	\$ 152,298.00	\$ 450.00	\$ 228,238.37	1.50
318 Lambton Quay	Deck	Leased	Urban Hub Ltd	80.00	0	01 Dec 2016	01 Dec 2016	30 Nov 2018	1	x	2	30 Nov 2020	01 Dec 2018	CPI	Gross	\$ 16,000.00	\$ 200.00	\$ 23,978.08	1.50
318 Lambton Quay	Level 5 (Carpark)	Leased	Urban Hub Ltd	-	2	01 Dec 2016	01 Dec 2016	30 Nov 2018	1	x	2	30 Nov 2020	01 Dec 2018	CPI	Gross	\$ 12,480.00	\$ 120.00	\$ 18,702.90	1.50
318 Lambton Quay	Part L 2	Leased	Statistics NZ	400.00	0	25 Nov 2016	25 Nov 2016	25 Nov 2020				25 Nov 2020	25 Nov 2017	3.00%	Gross	\$ 372,000.00	\$ 930.00	\$ 1,297,413.70	3.49
318 Lambton Quay	Level 3	Leased	Statistics NZ	738.44	0	25 Nov 2016	25 Nov 2016	25 Nov 2020				25 Nov 2020	25 Nov 2017	3.00%	Gross	\$ 944,880.00	\$ 1,279.56	\$ 3,295,430.79	3.49
318 Lambton Quay	Level 4	Leased	Statistics NZ	738.44	0	25 Nov 2016	25 Nov 2016	25 Nov 2020				25 Nov 2020	25 Nov 2017	3.00%	Gross	\$ 332,100.00	\$ 449.73	\$ 1,158,255.62	3.49
318 Lambton Quay	Level 6	Leased	Statistics NZ	461.91	0	25 Nov 2016	25 Nov 2016	25 Nov 2020				25 Nov 2020	25 Nov 2017	3.00%	Gross	\$ 207,900.00	\$ 450.09	\$ 725,086.85	3.49
318 Lambton Quay	Level 5 (1x Carpark)	Leased	Nadeem Ali	-	1	29 May 2014	01 Jun 2015	Monthly	0	0	0	01 Jun 2017	N/A		Gross	\$ 5,564.00	\$ 107.00	\$ 463.67	0.08
318 Lambton Quay	Level 7-13	Leased	Westpac - Office Lease	3,233.37	0	21 Jan 2015	21 Jan 2015	20 Jan 2021	3	x	3	20 Jan 2033	19 May 2018	2.00%	Net	\$ 1,070,970.42	\$ 331.22	\$ 3,899,506.00	3.64
318 Lambton Quay	Level 14-16	Leased	Westpac - Office Lease	1,385.73	0	21 Jan 2015	21 Jan 2015	20 Jan 2024	3	x	3	20 Jan 2033	19 May 2018	2.00%	Net	\$ 458,987.36	\$ 331.22	\$ 3,048,179.08	6.64
318 Lambton Quay	Level 5 (Carpark)	Leased	Westpac - Office Lease	-	10	21 Jan 2015	21 Jan 2015	20 Jan 2024	3	x	3	20 Jan 2033	19 May 2018	2.00%	Net	\$ 57,412.14	\$ 110.41	\$ 381,279.52	6.64
318 Lambton Quay	All	Leased	Total Leased	9,698.61	23											\$ 5,195,607.23		\$ 28,238,503.61	5.44
318 Lambton Quay	All	Vacant	Total Vacant	-	0											-			
318 Lambton Quay	All	L&V	Total Leased & Vacant	9,698.61	23											5,195,607.23		\$ 28,238,503.61	5.44

		Total sqm		Per sqm
Plus Westpac OPEX	608,726.99	6,129.50	\$	99.31
Plus Design Group OPEX	80,628.64	811.88	\$	99.31
Total Gross Income	\$ 5,884,962.87			
Less outgoings	\$ 963,179.00	9,698.61	\$	99.31
Net rental	\$ 4,921,783.87			
Add other recoverables (power rebate)	\$ 60,000.00			
Total net income	\$ 4,981,783.87			

NOTE:
Latest Tenancy Schedule was provided by the Vendor after CBRE's marketing material went to print. The Tenancy Schedule dated 1 June 2017 includes the following updates from the vendor:

- Westpac fixed rent increased to reflect the fixed increase due 19 May 2017.
- Assumes Statistics New Zealand does not serve notice by 25 May 2017 and the lease is automatically extended for a further 2 years.
- Designgroup Stapleton Elliot lease was altered from a gross lease to a net lease.