

Annual results

year ended
30 June 2014

13.08.2014



Agenda

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Precinct Properties New Zealand Limited

Scott Pritchard, CEO

George Crawford, CFO

Note: All \$ are in NZD

Highlights

Financial performance

\$117.2m

net profit after tax

\$63.8m

net operating income

+9.4%

increase in net operating income

\$47.5m

revaluation gain

Portfolio performance

98%

occupancy

Wynyard Central

Development agreement with Waterfront Auckland

Strong results
and
operational
gains



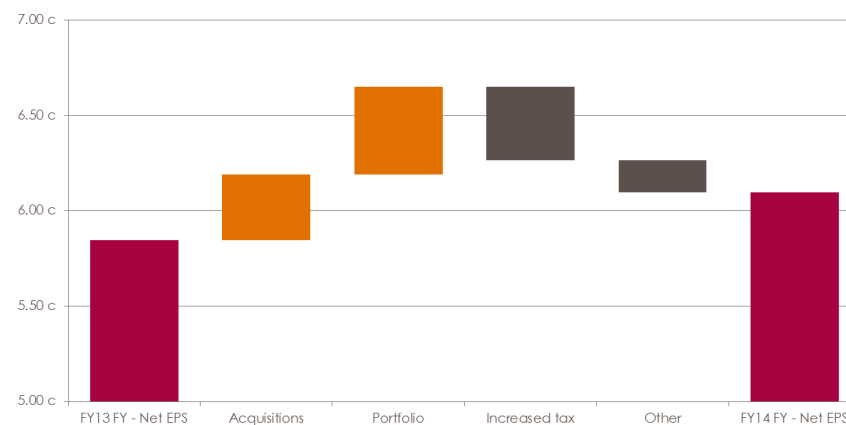
Section 1

Financial Results
and Capital
Management

Financial performance

For the 12 months ended (\$m)	Jun-2014 Audited	Jun-2013 Audited	Δ
Net property income	\$118.3 m	\$104.0 m	+ \$14.3 m
Indirect expenses	(\$2.2 m)	(\$1.9 m)	+ \$0.3 m
Performance fee	(\$2.2 m)	(\$3.4 m)	(\$1.2 m)
Base fees	(\$8.3 m)	(\$7.5 m)	+ \$0.8 m
EBIT	\$105.7 m	\$91.2 m	+ \$14.5 m
Net interest expense	(\$33.2 m)	(\$28.0 m)	(\$5.2 m)
Operating profit before tax	\$72.5 m	\$63.2 m	+ \$9.3 m
Current tax expense	(\$8.7 m)	(\$4.9 m)	(\$3.8 m)
Operating profit after tax	\$63.8 m	\$58.3 m	+ \$5.5 m
Unrealised net gain in value of investment properties	\$47.5 m	\$46.3 m	+ \$1.2 m
Realised gain on sale of investment properties	-	(\$0.0 m)	+ \$0.0 m
Deferred tax (expense) / benefit	(\$5.0 m)	\$39.7 m	(\$44.7 m)
Unrealised interest rate swap (loss)	\$10.9 m	\$13.2 m	(\$2.3 m)
Net profit after tax and unrealised gains	\$117.2 m	\$157.5 m	(\$40.3 m)
Net operating income before tax - gross (cps)	6.93 cps	6.34 cps	+ \$0.59 cps
Net operating income after tax - (cps)	6.10 cps	5.85 cps	+ \$0.25 cps
Net operating income after tax - pre performance fees (cps)	6.24 cps	6.09 cps	+ \$0.15 cps
Dividend	5.40 cps	5.12 cps	+ \$0.28 cps
Payout ratio	88.5%	87.5%	1.0%

EPS Reconciliation

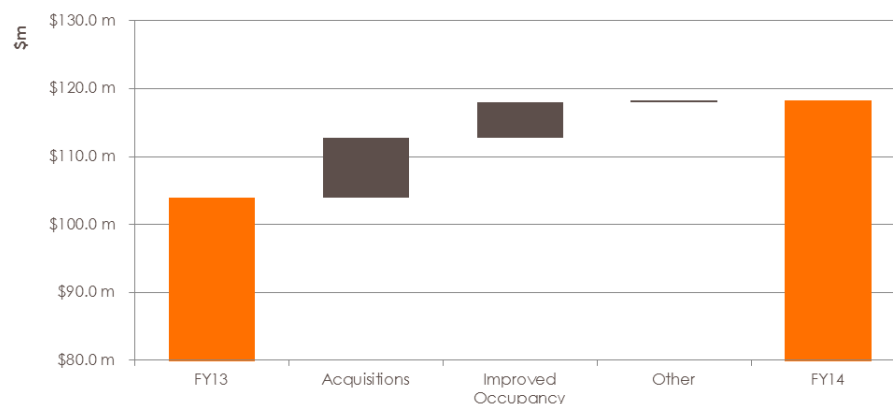


Net property income

\$m	FY14	FY13	Δ
AMP Centre	\$9.0	\$7.5	+ \$1.5
SAP Tower	\$6.4	\$5.5	+ \$0.9
PwC Tower	\$13.6	\$15.1	(\$1.5)
ANZ Centre	\$17.1	\$13.3	+ \$3.9
Zurich House	\$6.0	\$5.4	+ \$0.6
Auckland total	\$52.1	\$46.8	+ \$5.3
125 The Terrace	\$5.2	\$5.3	(\$0.1)
171 Featherston Street	\$5.6	\$5.8	(\$0.2)
Pastoral House	\$4.5	\$4.6	(\$0.1)
Vodafone on the Quay	\$7.0	\$7.0	(\$0.0)
State Insurance Tower	\$8.6	\$7.3	+ \$1.3
Mayfair House	\$2.9	\$3.1	(\$0.2)
80 The Terrace	\$1.9	\$2.8	(\$0.9)
Deloitte House	\$3.8	\$3.9	(\$0.1)
Bowen Campus	\$6.1	\$5.7	+ \$0.3
No 1 The Terrace	\$6.4	\$6.1	+ \$0.3
Wellington total	\$52.0	\$51.7	+ \$0.3
Sub Total	\$104.1	\$98.5	+ \$5.6
Acquisitions			
Downtown Shopping Centre	\$6.5	\$4.5	+ \$2.1
HSBC House	\$7.7	\$1.0	+ \$6.7
Total	\$118.3	\$104.0	+ \$14.4

- Overall net property income (NPI) was \$14.4 million or 14% up
 - Excluding acquisitions NPI was 5.7% up.
 - Increased occupancy within ANZ Centre, AMP Centre, SAP Tower and State Insurance
 - Straight-line rent correction of around \$1m relating to prior periods impacting current year NPI

Reconciliation of movement in net property income



Taxation impacts

- Higher tax charge:
 - Reflecting higher pre-tax profit and the 2013 deduction for assets scrapped at ANZ Centre redevelopment
 - Offset by a tax deduction relating to the 2011 sale of Chews Lane
- FY15 expected effective tax rate of 12% to 14%
- Future tax profile will be impacted by deductible costs associated with developments

Tax expense reconciliation

	2014	2013
	\$m	\$m
Reconciliation of tax expense		
Net profit before taxation	\$130.9	\$122.7
Less non assessable income		
Unrealised revaluation movement	(\$47.5)	(\$46.3)
Unrealised interest rate swap movement	(\$10.9)	(\$13.2)
Operating profit before Tax	\$72.6	\$63.2
Other deductible expenses		
Depreciation	(\$30.5)	(\$24.0)
Disposal of depreciable assets	(\$4.2)	(\$8.7)
Leasing fees and incentives in the period	(\$2.8)	(\$7.5)
Other	(\$3.8)	(\$5.5)
Taxable income	\$31.2	\$17.5
Current tax expense	\$8.7	\$4.9

Balance sheet

Financial Position as at (\$m)	Jun-2014 Audited	Jun-2013 Audited	Δ
Assets			
Property Assets	\$1,632.5 m	\$1,640.4 m	(\$7.9 m)
Fair Value of Swap's	\$6.0 m	\$3.8 m	\$2.2 m
Deferred Tax - Fair Value of Swap's	\$0.9 m	\$4.0 m	(\$3.1 m)
Assets held for sale	\$95.6 m		\$95.6 m
Other	\$12.5 m	\$10.3 m	\$2.2 m
Total Assets	\$1,747.5 m	\$1,658.5 m	\$89.0 m
Liabilities			
Bank Debt	\$572.0 m	\$603.0 m	(\$31.0 m)
Deferred Tax depreciation	\$42.2 m	\$40.3 m	\$1.9 m
Fair value of swaps	\$9.4 m	\$0.4 m	\$9.0 m
Other	\$17.1 m	\$31.0 m	(\$13.9 m)
Total Liabilities	\$640.7 m	\$674.7 m	(\$34.0 m)
Equity	\$1,106.8 m	\$983.8 m	\$123.0 m
Liabilities to Total Assets - Loan Covenants	33.8%	37.3%	-3.5%
Shares on Issue (m)	1,059.7 m	997.1 m	62.7 m
Net tangible assets per security	1.04	0.98	0.06

Reconciliation of NTA movement (cps)

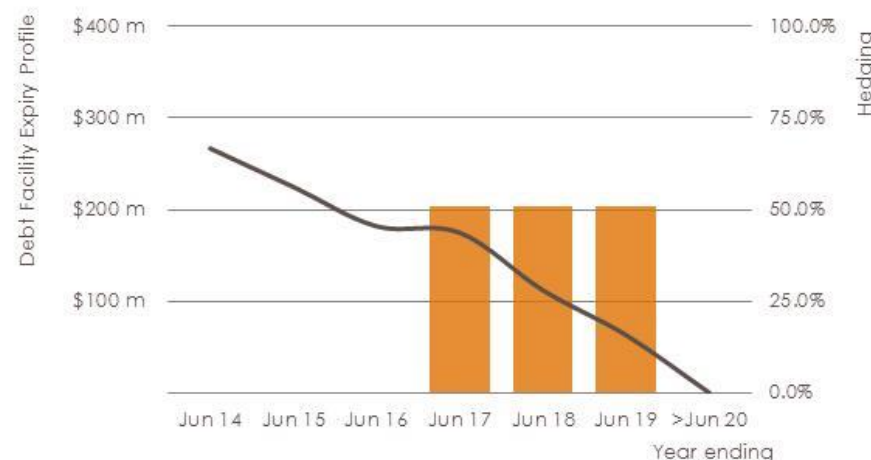
Reconciliation of NTA movement	cps
NTA 30 June 2013	99
Revaluation	4
Interest rate swap movement	1
Retained Earnings	1
NTA 30 June 2014	104

Capital management

- Reduced bank borrowings to \$572m through equity initiatives totalling \$62.5m
 - Gearing fell to 33.8%
- Post balance date, refinanced existing secured bank debt facility
 - Reduced to \$600m
 - Material savings through lower margins
 - Increased tenor to 3.8 years
- 67% of drawn bank debt effectively hedged
 - Weighted average interest rate of 6.0%

Key metrics	June 2014	June 2013
Debt drawn	\$572m	\$603m
Gearing - Banking Covenant	33.8%	37.3%
Weighted facility expiry	3.1 yrs	4.0 yrs
Weighted average debt cost (incl fees) (WACD)	6.0%	5.6%
Hedged	67%	57%
ICR	3.2 times	3.0 times
Weighted average hedging	2.3 yrs	2.2 yrs
Notional value of swaps	\$482m	\$491m

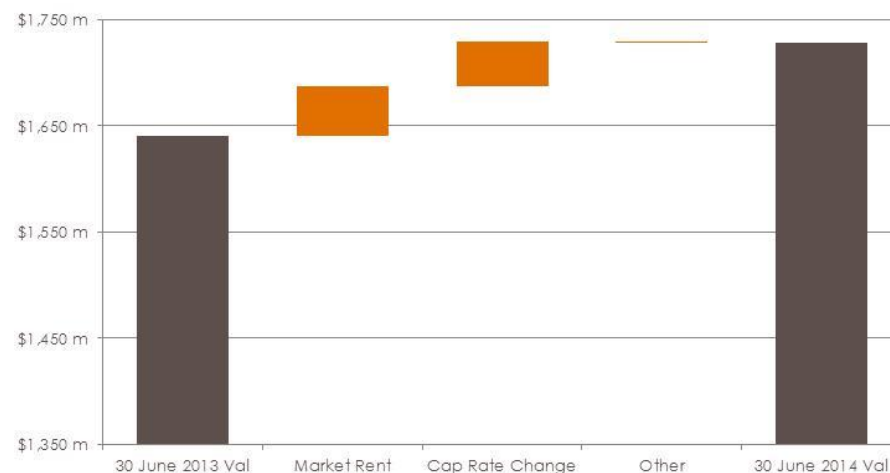
Debt Facility Expiry and Hedging Profile



Valuation outcome

- Revaluation of \$47.5 million or 2.8%
- Valuation increases equally attributable to both market capitalisation rate compression and increases in net market rentals
- Underlying portfolio cap rate compressed from 7.5% to 7.3%

Change in property assets



Portfolio valuation movement

	2013			2014			Capitalisation Rate		
	Valuation	Additions	Book Value	Valuation	▲ \$m	▲ %	2013	2014	▲ bps
Wellington	\$674 m	\$27 m	\$701 m	\$691 m	(\$10.0 m)	(1.4%)	8.0%	7.9%	(10 bps)
Auckland	\$878 m	\$11 m	\$888 m	\$942 m	\$53.5 m	6.0%	7.1%	6.9%	(20 bps)
Sub Total	\$1,552 m	\$37 m	\$1,589.0 m	\$1,633 m	\$43.5 m	2.7%	7.5%	7.3%	(20 bps)
SAP Tower	\$89 m	\$3 m	\$91.5 m	\$96 m	\$4.1 m	4.5%	7.6%	7.5%	(10 bps)
Total	\$1,640 m	\$40 m	\$1,680.5 m	\$1,728.1 m	\$47.6 m	2.8%	7.5%	7.3%	(20 bps)
Auckland (incl SAP Tower)	\$966 m	\$14 m	\$979.9 m	\$1,038 m	\$57.6 m	5.9%	7.1%	6.9%	(20 bps)

Insurance

- A saving of 26% has been achieved when compared to last year's costs, and the scope of cover has not been compromised.
 - Over the previous two years insurance premiums have reduced by one third.

- Basis of cover:

- Generally, buildings insured at full replacement cost plus allowance for demolition costs and inflation
- Loss of rents cover maintained at between 2 and 4 years
- Deductibles for a seismic event now consistent at \$20m for Wellington and Auckland

Comparison to prior year

	FY14	FY13	% Δ
Total Premium	\$3.7 m	\$5.0 m	-26%
Wellington (m²)	\$16 /m²	\$22 /m²	-26%
Auckland (m²)	\$6 /m²	\$8 /m²	-25%
Total (m²)	\$11 /m²	\$15 /m²	-26%

Earnings outlook

Earnings consistent with FY15

Assumes mid year asset sales reducing gearing to mid to high 20% range

6.2 cents per share

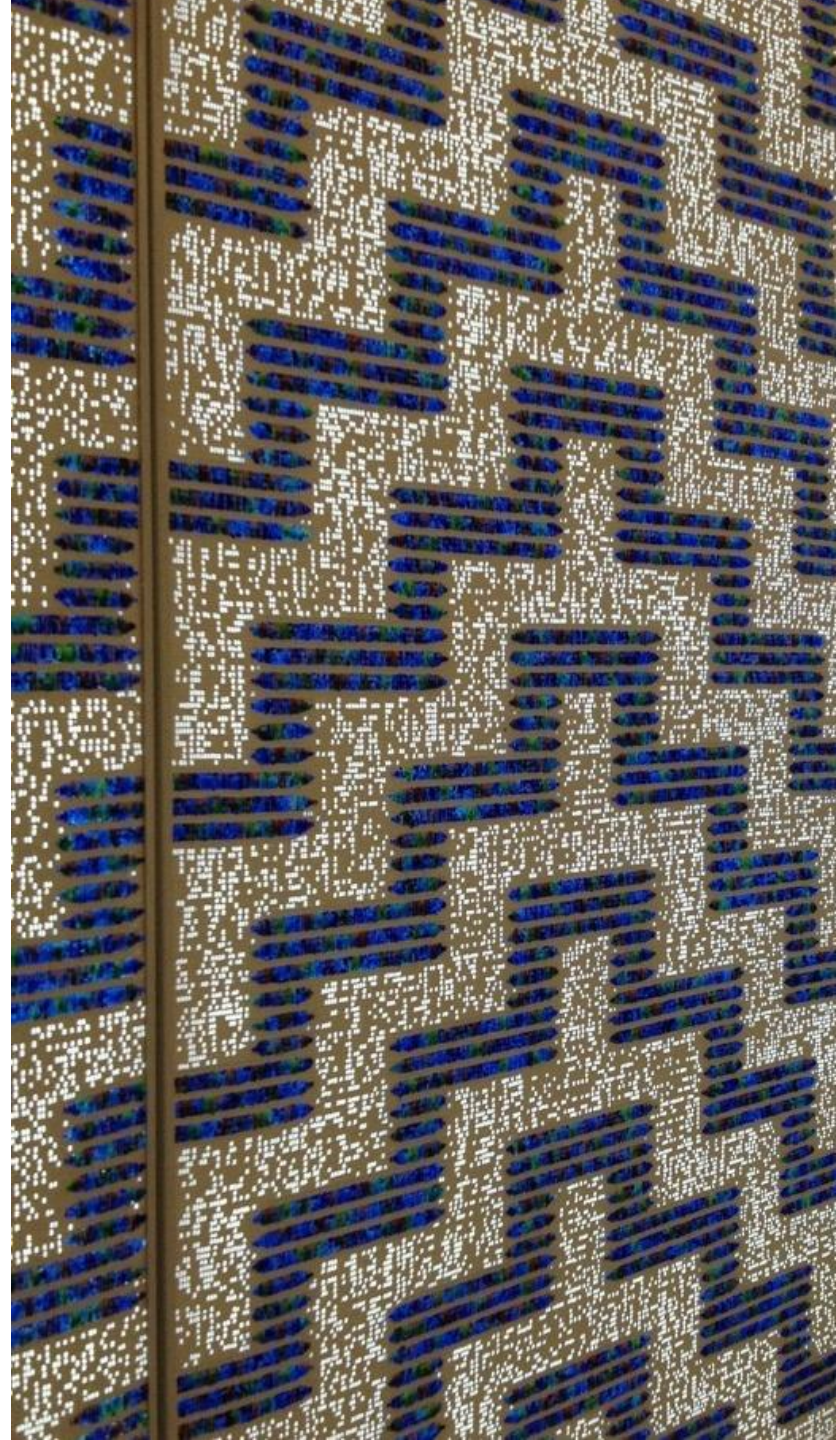
FY15 net operating income after tax, before performance fees

5.4 cents per share

FY15 dividend guidance

Adding value beyond FY15:

- Portfolio repositioning through active opportunities
- Increased weighting to Auckland
- Higher quality assets developed





Section 2

Market and Portfolio Overview

Portfolio activity

- 61 leasing transactions totalling 57,000m² or \$17 million in contract rent
 - Secured on a 4 year WALT
 - 2.9% Premium to valuation
- 22,000m² of new leasing
 - 60% of new leasing was in Auckland
 - 18 new clients
- WALT 5.4 years
- Occupancy increased to 98%
- 72,000m² of settled rent reviews
 - 18 or 35,000m² of market reviews settled at 3.5% above valuation

Leasing events

New Leasing	Number	Area
Auckland	34	14,363 m ²
Wellington	11	8,013 m ²
Sub Total	45	22,376 m²

RoR and Extensions

Auckland	11	7,483 m ²
Wellington	5	27,258 m ²
Sub Total	16	34,741 m²

Total Leasing	61	57,117 m²
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Rent Reviews	Number	Area
Auckland	49	43,296 m ²
Wellington	27	29,026 m ²
Total Reviews	76	72,323 m²

Events in review

- Compared with previous contract rent
 - ROR and extensions were 4.1% higher than passing
 - An increase of 2.6% achieved on settled rent reviews
- Major successes:
 - State Insurance Tower 98% leased
 - Auckland Transport committed to 3,600m² in Downtown Precinct
 - 2,700m² of space leased to Medical Council and AECOM in 80 The Terrace

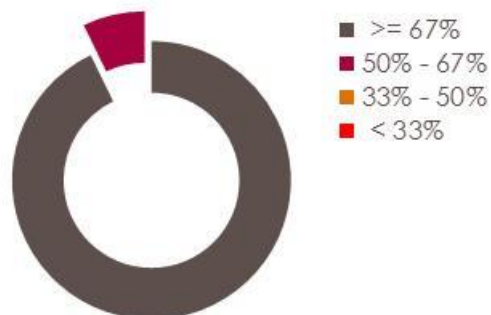
Major new leasing transactions during year

Property	Client	Area m ²	Term years
Zurich House	NZX Ltd	914 m ²	7.5 years
PwC Tower	ICBC	1,020 m ²	8.0 years
PwC Tower	Crowe Horwath	1,349 m ²	9.0 years
State Insurance	Air NZ	1,047 m ²	6.0 years
AMP Centre	Auckland Transport	1,527 m ²	6.0 years
HSBC House	Auckland Transport	2,118 m ²	6.0 years
PwC Tower	Todd Land	1,349 m ²	4.0 years
AMP Centre	Kindercare	1,336 m ²	6.0 years
80 The Terrace	Medical Council	1,564 m ²	9.0 years
80 The Terrace	AECOM	1,175 m ²	6.0 years
Other		8,980 m ²	
Total Leasing		22,376 m ²	6.8 years

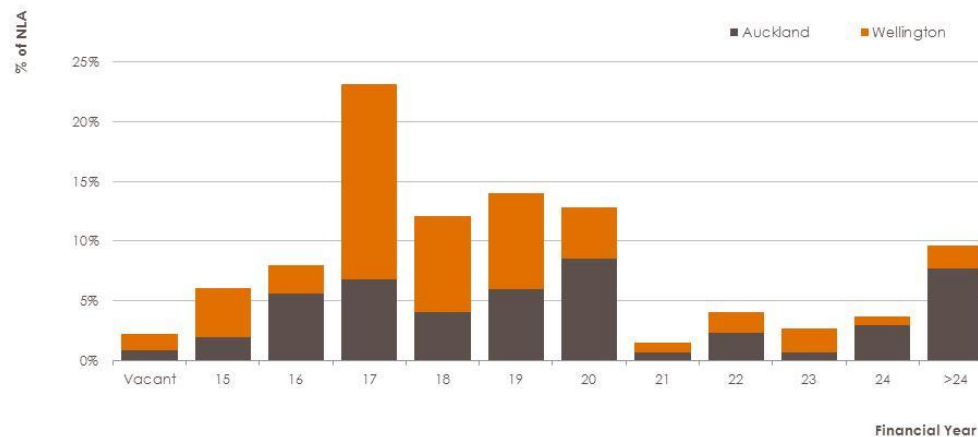
Portfolio metrics

Seismic performance rating (by value)

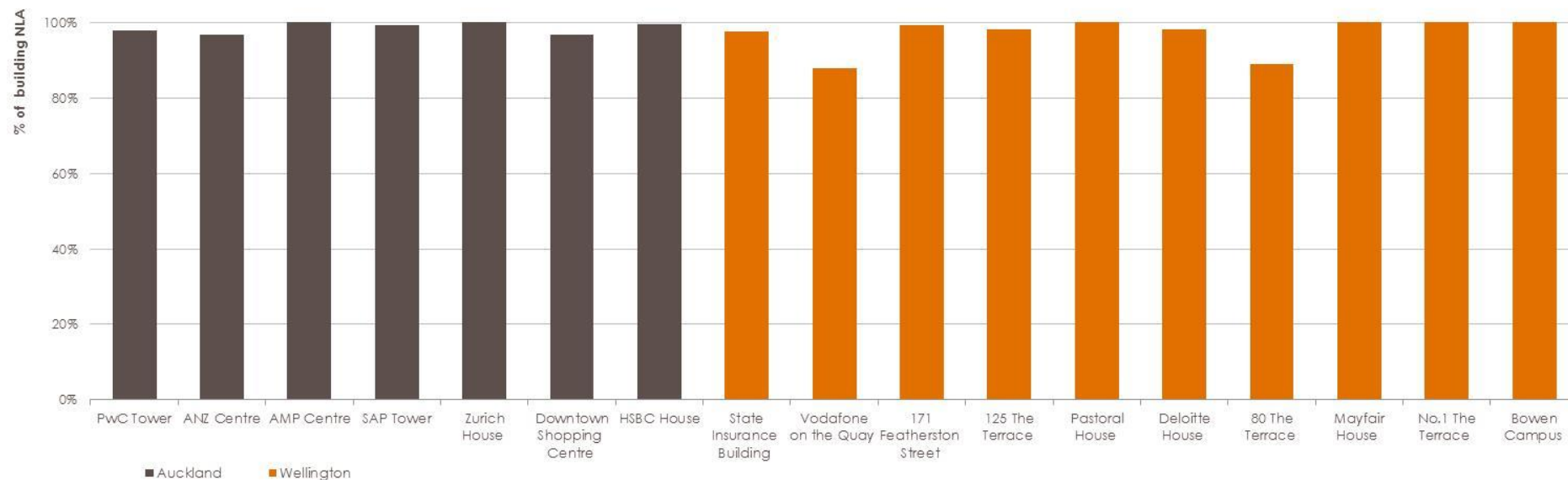
% of NBS score



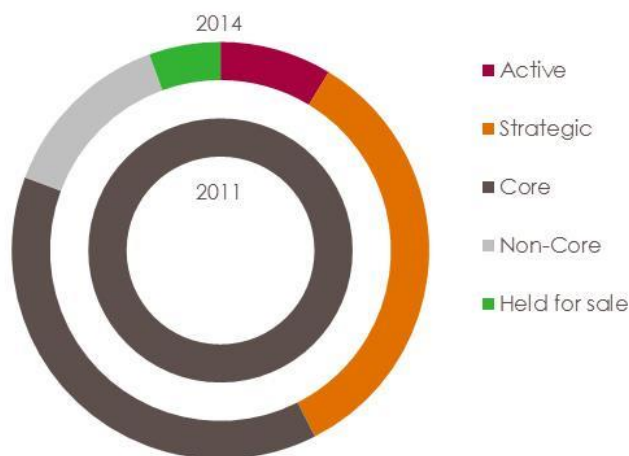
Weighted average lease term (by NLA)



Occupancy (by NLA)



Portfolio composition



Composition other

82%

proportion of office revenue

60%

weighting (by value) to Auckland

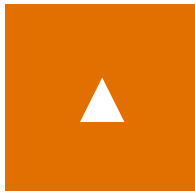
40%

weighting (by value) to Auckland waterfront precinct

Classification	Value \$m	Description
Active	150	– Development or redevelopment potential
Strategic	585	– Well located strategic assets
Core	660	– Well located A grade and premium assets
Non-Core	238	– Assets with sub optimal characteristics
Held for sale	96	– Assets currently held for sale

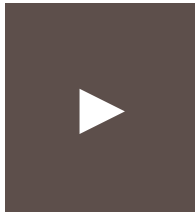
Auckland CBD office market

Occupier Demand



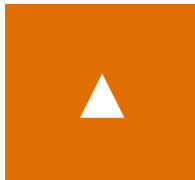
Historically low vacancy for prime stock with strong forecasted CBD employment growth

Supply



Stable with no quality CBD office development expected in next 2-3 years. Some fringe supply expected

Rental Growth



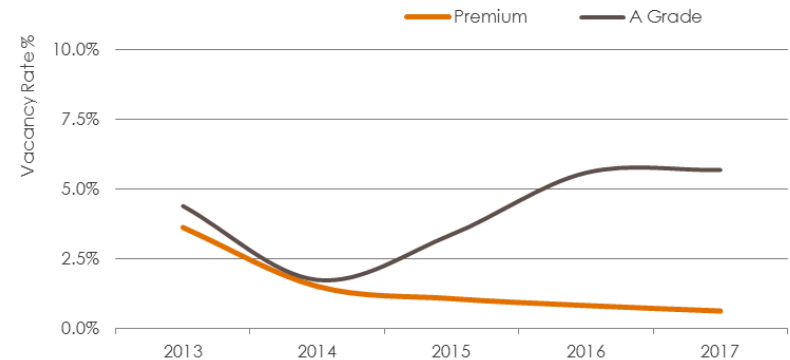
Incentive levels decreasing due to lower vacancy

Cap Rates

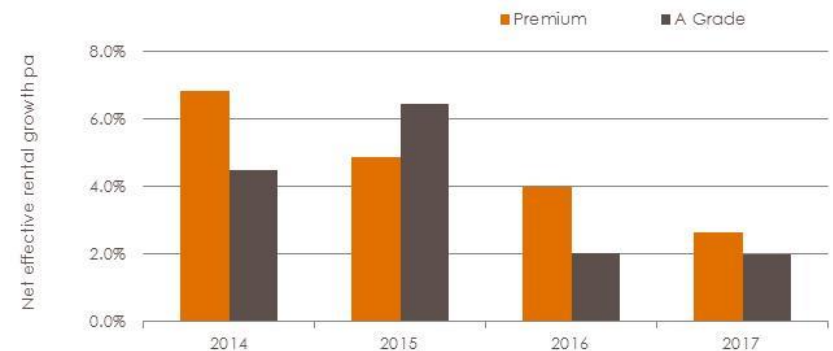


Improving investment market fundamentals supports firming in cap rates

Forecast vacancy (CBRE, June 2014)

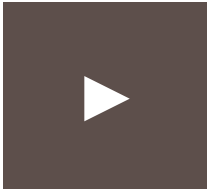


Forecast net effective rent growth (CBRE, June 2014)



Wellington CBD office market

Occupier Demand



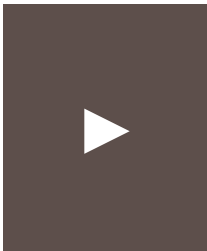
CBD based employment remains static. Quality buildings expected to attract occupiers

Supply



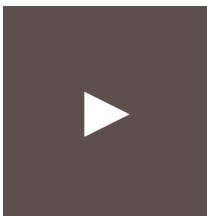
Obsolete stock removed from market. Some new builds being considered albeit the required rents are 20% above market

Rental Growth



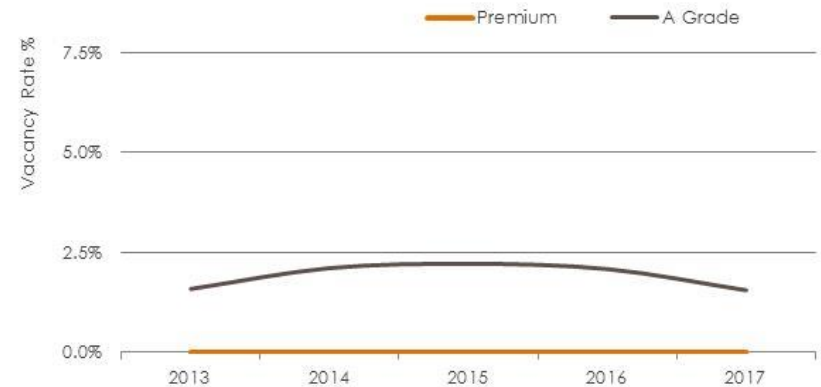
Gross face rents have remained relatively static. Reduced insurance premiums provide some growth in net rents. Potential for growth in FY15

Cap Rates

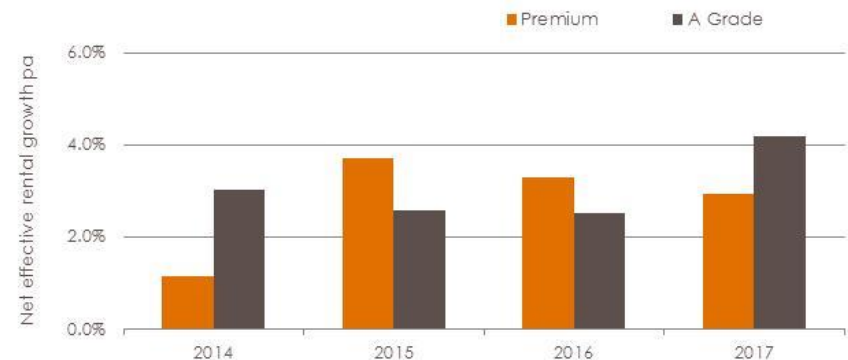


Expected to firm slightly for high quality buildings. Greater interest in Wellington investment market

Forecast vacancy (CBRE, June 2014)



Forecast net effective rent growth (CBRE, June 2014)



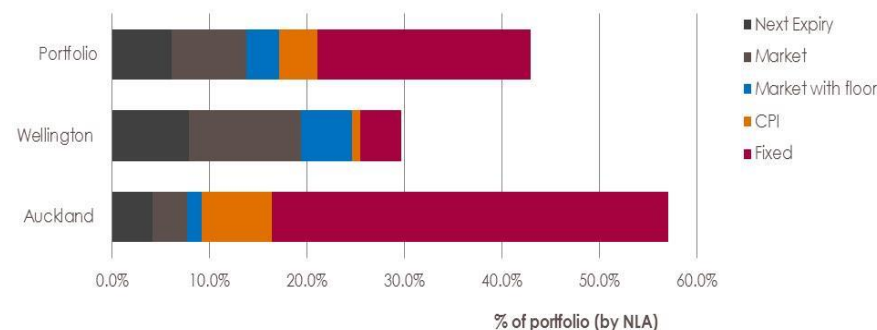
FY15 lease events

- 43% of portfolio (by NLA) subject to lease event in FY15
- 14% of portfolio subject to market review
- Approximately half the Auckland portfolio subject to a structured growth review
- Around 19,000m² or 6% of portfolio expiring
 - Two thirds of expiries are in Wellington

Major expiries FY15

Property	Client	Area
HSBC House	Consulate of Saudi Arabia	854m ²
State Insurance Tower	Hudson Global	1,050m ²
State Insurance Tower	IAG New Zealand Limited	2,149m ²
Vodafone on the Quay	Farmers Mutual Group	1,002m ²
Deloitte House	Medsafe	1,552m ²
Total		6,607 m²

FY15 event profile



Section 3

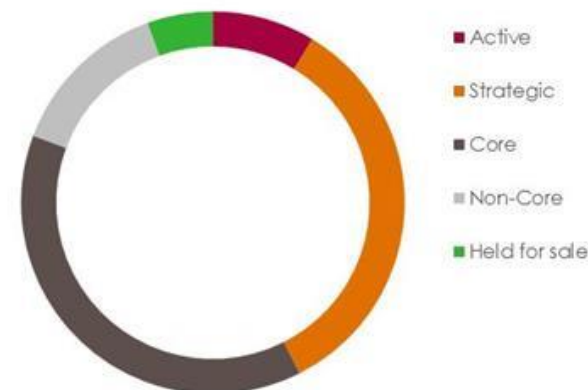
Strategy



Strategy

- Precinct actively manages its assets and continuously re-assesses its portfolio and the markets it operates in
- Remains a specialist investor in city centre office
- Precinct has established a long term plan (20:20 Vision) which sits within the strategy.
- In order to execute the 20:20 Vision, Precinct intends to:
 - Undertake development
 - Dispose non-core assets
 - Reposition Precincts portfolio
- Development activity predominantly funded through asset recycling

Portfolio asset composition as at 30 June 2014



20:20 Vision

Precinct's 20:20 Vision:

- Improve the quality of the portfolio
- Create unrivalled precincts in unrivalled locations
- Provide end to end property solutions
- Increase weighting to Auckland
- Deliver an improved earnings outlook
- Deliver an improved NTA outlook
- Maintain a moderate risk profile

Portfolio transition

	2014	2020 ¹
Total Assets (billion)	\$1.75	\$2.1
Weighting to Auckland	60%	70%
WALT	5.4 years	+6 years
Average asset age	26 years ²	15 years
Average quality	A-Grade	Premium
Government exposure	20%	15%

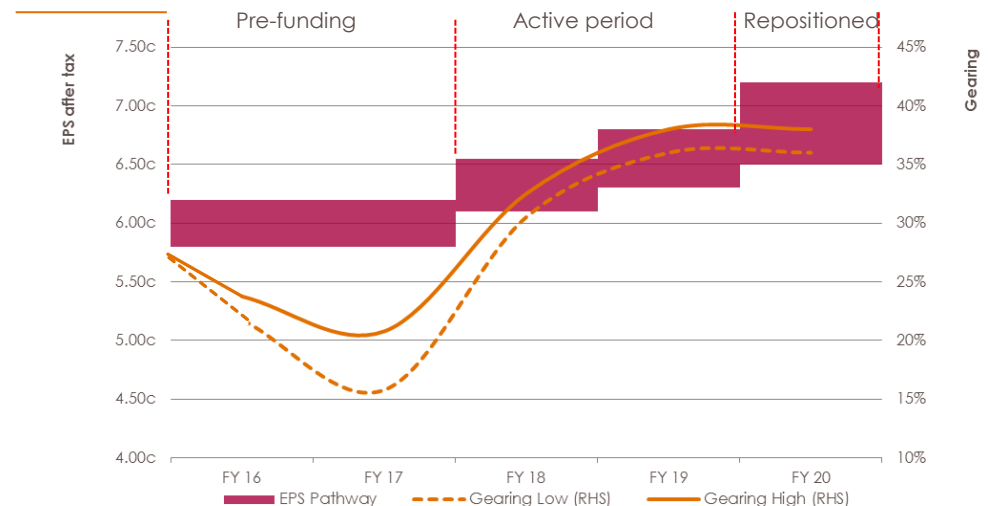
¹ Management expectations based on development activity and asset disposals.

² Average age as at 2020 based on the current portfolio.

The 20:20 pathway

- Precinct intends to organically fund the portfolio transformation
- FY15 should yield 2-3 asset sales leading to reduced gearing
- Strategy relies on
 - Strength of the occupier market,
 - Strength of economy, and
 - Performance of residual portfolio to maintain earnings in the short term
- Three distinct phases
 - 1. Pre-funding
 - 2. Active period
 - 3. Repositioned
- Portfolio repositioning expected to yield enhanced EPS and NTA profile

Net operating income per share pathway scenario



Note: The graph presented above represents a hypothetical scenario only and should not be considered a budget, plan or forecast. There is no certainty that gearing or earnings growth will eventuate as illustrated.

Section 4

Active Opportunities



Downtown Shopping Centre

Status update

- Masterplanning phase now complete
- Concept design has commenced
 - **NH Architecture** from Melbourne has been appointed as the Retail concept architect
 - **Woods Bagot** has been selected as the preferred Commercial architect
 - Local firm **Warren and Mahoney** – Executive architect
- Negotiations to enable construction of the CRL tunnels through the site for Auckland Transport as part of the redevelopment are now significantly advanced
- Early occupier engagement has commenced

Downtown Shopping Centre

- Intention to restore Downtown and lower Queen Street as the heart of Auckland City
- Leverage public transport as the site is bordered by rail, ferry and bus services
- Precinct will have 5 office towers with around 12,000 workers amongst 130,000sqm of office space
- Retail will knit the precinct together and provide;
 - Amenity for office users
 - Major city centre retail for Auckland
 - Access for public transport

Downtown Shopping Centre

Commercial update

- Current intent to develop:
 - 20,000 sqm of retail NLA
 - 35,000 sqm of office NLA
- Increased allowance for development spend to around \$400-\$500 million
 - Maximises the opportunity offered by the site
 - Maximises the GFA potential
- Timing
 - Project commitment Q4 2015
 - Commencement Q1 2016
 - Retail completion Q4 2018
 - Office completion Q2 2019

Next steps

- Conclude Development Agreement and negotiations relating to City Rail Link
- Conclude concept design phase
- Current expectation is for Resource Consent to be lodged around December
- Secure pre-commitment by July August 2015

Status update

- Development agreement (DA) – signed with Waterfront Auckland
- DA grants Precinct exclusive opportunity to develop commercial office over 5 stages
- Land is drawn (and paid for) at each stage once pre-commitment obtained
- Precinct acquires 125 year leasehold tenure with upfront payment
- Stage one – comprising around \$50m spend: Expected to
 - Commence in Q2 2015
 - Completed in Q3 2016

Wynyard Quarter

Development overview

- 1.1 hectares of land
- Potential to provide a predominantly office development of 46,000 sqm of gross floor area
- Five staged development
- Current design for two sites separated by a public laneway

Next steps

- Undertake design and development phase
- Leasing negotiations



Status update

- Site offered to Government under the WAP2 RFP
 - Expectation successful parties will be notified in next 2-3 months
- Site also offered to corporate occupiers
- 1 hectare site with very few town planning restrictions allowing range of uses
- Maximum allowable GFA likely to be around 60,000sqm
- Capital requirement depends on user but timing expected to be from October 2016



Section 5

Conclusions and Outlook

Conclusion

- New Zealand economy continuing to outperform through:
 - Population growth
 - Christchurch rebuild, and
 - Historically low interest rates
- Some risk exists from lower commodity prices and rising construction costs
- Property market improving:
 - Auckland vacancy at historic lows with significant rental growth forecast
 - Wellington CBD core A-Grade vacancy fallen to 0.6% leading to early signs of rental growth
 - Investment market active as investors seeking yielding assets
- CBD based employment growth expected to support precinct strategy through:
 - Auckland population growth leading to increased CBD employees
 - Wellington supply constrained as CBD based employees beginning to rise

- Precinct well positioned given strong market conditions
- Strategy designed to reposition portfolio during a period of market strength and limited supply
- Short term impacts expected to be managed due to:
 - Quality of residual portfolio
 - Strength of occupier market
- Precinct to consist of distinct offerings with assets located in:
 - Downtown precinct (Auckland)
 - Wynyard precinct (Auckland)
 - Government precinct (Wellington)
 - Wellington corporate assets

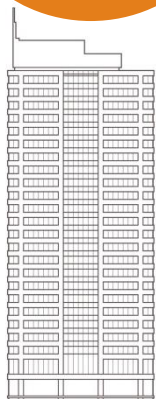


Appendices

Asset level valuations

	Cap rates %			Valuation		Fair value movement	
	FY14	FY13		FY14	FY13	\$	%
125 The Terrace	7.9%	7.9%		\$63.8 m	\$66.8 m	(\$2.7 m)	-4.4%
80 The Terrace	8.4%	9.5%	(110 bps)	\$36.6 m	\$26.4 m	\$3.2 m	38.4%
Deloitte House	8.1%	8.1%		\$50.6 m	\$48.4 m	\$1.7 m	4.5%
171 Featherston Street	7.4%	7.7%	(30 bps)	\$75.8 m	\$72.3 m	\$2.0 m	4.8%
Mayfair House	8.5%	8.8%	(30 bps)	\$37.5 m	\$37.1 m	(\$0.2 m)	1.1%
No. 1 The Terrace	7.6%	7.5%	10 bps	\$72.5 m	\$76.1 m	(\$5.4 m)	-4.7%
No. 3 The Terrace	n/a	n/a	n/a	\$10.6 m	\$10.7 m	(\$0.1 m)	-0.5%
Pastoral House	8.6%	8.3%	30 bps	\$49.5 m	\$53.7 m	(\$4.7 m)	-7.8%
State Insurance Tower	7.6%	7.8%	(20 bps)	\$136.7 m	\$135.2 m	(\$3.5 m)	1.1%
Vodafone on the Quay	7.5%	7.5%		\$108.0 m	\$95.6 m	\$3.6 m	13.0%
Bowen Campus	9.6%	9.8%	(20 bps)	\$49.0 m	\$51.9 m	(\$3.9 m)	-5.6%
Wellington portfolio	7.9%	8.0%	(10 bps)	\$690.6 m	\$674.0 m	(\$10.1 m)	2.5%
SAP Tower	7.5%	7.6%	(10 bps)	\$95.6 m	\$88.7 m	\$4.1 m	7.8%
PwC Tower	6.8%	7.1%	(30 bps)	\$263.0 m	\$233.1 m	\$26.3 m	12.8%
Zurich House	6.9%	7.0%	(10 bps)	\$91.5 m	\$85.2 m	\$6.3 m	7.4%
AMP Centre	7.4%	7.6%	(20 bps)	\$122.4 m	\$110.0 m	\$11.1 m	11.3%
ANZ Centre	6.6%	6.8%	(20 bps)	\$256.0 m	\$250.0 m	\$4.0 m	2.4%
HSBC House	7.3%	7.5%	(20 bps)	\$108.0 m	\$103.2 m	\$3.0 m	4.7%
Downtown Shopping	6.9%	7.0%	(10 bps)	\$101.0 m	\$96.2 m	\$2.8 m	5.0%
Auckland portfolio	6.9%	7.1%	(20 bps)	\$1,037.5 m	\$966.4 m	\$57.6 m	7.4%
Total	7.3%	7.5%	(20 bps)	\$1,728.1 m	\$1,640.4 m	\$47.5 m	5.3%

Auckland Property Portfolio



01.

PwC Tower

Occupancy **98%**
WALT **5.9 years**

Clients

PwC, Buddle Findlay, Hesketh Henry, Jones Lang LaSalle

Quay Street, Auckland

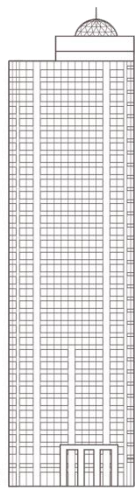
The PricewaterhouseCoopers Tower is one of New Zealand's most sought after office addresses. Completed in 2002 with state-of-the-art building technology, the 29-level tower is set in a first-class location in Auckland's waterfront precinct and features some of the country's largest floor plates, a hotel-style lobby and high-speed lifts, along with 11 retail premises and 358 car parks.

Jones Lang LaSalle Valuation

As at 30 June 2014 **\$263.0 million**

Total NLA **31,296 sqm**

Typical Office Floor **1,350 sqm**



02.

ANZ Centre

Occupancy **97%**
WALT **10.5 years**

Clients

ANZ National Bank, Chapman Tripp, Mighty River Power, Vero, First NZ Capital

Albert Street, Auckland

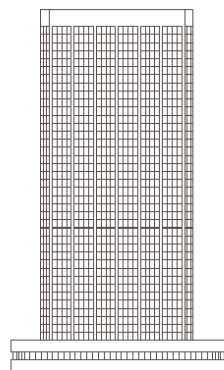
Topped by a unique geodesic dome, the ANZ Centre is one of New Zealand's tallest and most recognisable buildings at 39 levels, occupying a key site on Auckland's Albert Street. It features a distinctive polished Spanish granite façade and full-height windows, providing generous natural light and expansive views of Auckland city and the Waitemata Harbour. The ANZ Centre has undergone a major upgrade.

CBRE Valuation

As at 30 June 2014 **\$256.0 million**

Total NLA **33,351 sqm**

Typical Office Floor **1,000 sqm**



03.

AMP Centre

Occupancy **100%**
WALT **5.7 years**

Clients

AMP Financial Services, Aon, AJ Park, QBE Insurance, Southern Cross, Thales New Zealand

Customs Street West, Auckland

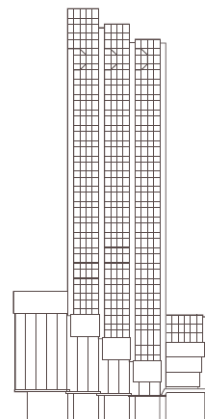
The AMP Centre is a 25-level building with excellent views to Viaduct Harbour and the Hauraki Gulf. It occupies a prominent site adjoining the PwC Tower in Auckland's waterfront precinct, and has large flexible plates, making it attractive to organisations requiring extensive areas of efficient working space.

Jones Lang LaSalle Valuation

As at 30 June 2014 **\$122.4 million**

Total NLA **25,265 sqm**

Typical Office Floor **1,097 sqm**



04.

SAP Tower

Occupancy **99%**
WALT **3.7 years**

Clients

SAP, Marsh, Colliers International

Queen Street, Auckland

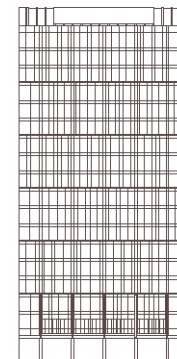
Located in the heart of Auckland's Queen Street, this prime office building comprises 21 levels of high-quality office accommodation, as well as two levels of retail and a health club that includes a tennis court and swimming pool. SAP Tower was built in 1989 to a striking design, and its distinctive architecture has made it an Auckland landmark. The building's rectangular shape, together with the positioning of the service core, provides a high level of flexibility of use.

CBRE Valuation

As at 30 June 2014 **\$95.6 million**

Total NLA **17,630 sqm**

Typical Office Floor **762 sqm**



05.

Zurich House

Occupancy **100%**
WALT **4.8 years**

Clients

Zurich, Willis New Zealand, CBRE, NZ Funds Management, Guardians of NZ Superannuation

Queen Street, Auckland

Zurich House was redeveloped by Precinct to a 5-Star Green Star rating, achieved by incorporating highly innovative energy-efficient and environmentally-friendly materials while recycling some of the existing building structure and using sustainable business practices. The building features 15 levels of high-quality office accommodation, with a two-storey entrance gallery and lobby. The entire façade of Zurich House is clad in energy-efficient glazing to maximise natural light.

Colliers International Valuation

As at 30 June 2014 **\$91.5 million**

Total NLA **14,445 sqm**

Typical Office Floor **912 sqm**



06.

Downtown Shopping Centre

Occupancy **97%**
WALT **1.8 years**

Clients

The Warehouse, Burger King, McDonald's, ASB

Customs Street West, Auckland

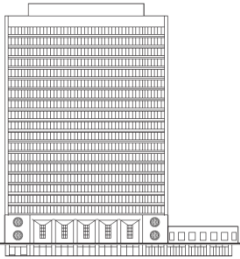
First opened in 1975, the Downtown Shopping Centre has a land area of approximately 6,500 square metres and existing resource consent for a 71,000 sqm (GFA) mixed-use office and retail development. With excellent access to public transport and positioned by Auckland's waterfront, this property has to be one of New Zealand's best long term investment opportunities.

CBRE Valuation

As at 30 June 2014 **\$101.0 million**

Total NLA **13,950 sqm**

Auckland Property Portfolio



07.

HSBC House

Occupancy **100%**

WALT **4.1 years**

Clients

HSBC Bank, NZTA Limited, Baldwins Limited, Auckland Transport

Queen Street, Auckland

HSBC House comprises a 21 level commercial office tower situated on a prime waterfront CBD site. This is a landmark building occupying one of the most prominent and sought after positions in the Auckland CBD. The building enjoys excellent natural light on all sides together with virtually uninterrupted harbour views.

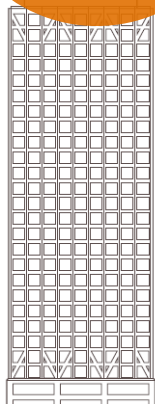
CBRE Valuation

As at 30 June 2014 **\$108.0 million**

Total NLA **19,2224 sqm**

Typical Office Floor **1,060 sqm**

Wellington Property Portfolio



01.

State Insurance Tower

Occupancy **97%**

WALT **4.4 years**

Clients

State Insurance, Air New Zealand, AJ Park, Buddie Findlay, Hudson Global Resources

Willis Street, Wellington

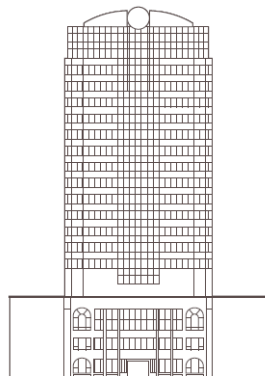
One of New Zealand's best-known office buildings, located in the corporate precinct of the Wellington CBD, State Insurance Tower was completed in 1984. The building is adjacent to Willis Street and Lambton Quay and is a short stroll from Frank Kitts Park and the Wellington harbour waterfront. The office floors enjoy excellent harbour views and natural sunlight from all cardinal points. The property also offers one level of street-level retail, one-and-a-half levels of car parking and an enclosed subterranean retail level.

Colliers International Valuation

As at 30 June 2014 **\$136.7 million**

Total NLA **26,641 sqm**

Typical Office Floor **1,050 sqm**



02.

Vodafone on the Quay

Occupancy **88%**

WALT **4.3 years**

Clients

Vodafone, Russell McVeagh, Microsoft, Fonterra, Rabobank

Lambton Quay Street, Wellington

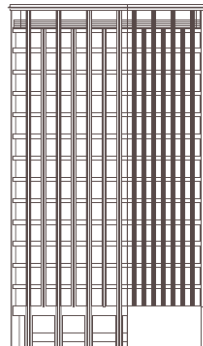
Vodafone on the Quay is a landmark property in the heart of Wellington fronting Midland Park. The building has a distinctive presence on Lambton Quay, with its integrated architectural styles and green-tinted glazing. Vodafone on the Quay is close to the Courts, Parliament and Treasury. The office floors have panoramic views of the harbour and inner city, and provide column-free office space and efficient floor layouts.

Bayleys Valuation

As at 30 June 2014 **\$108.0 million**

Total NLA **16,756 sqm**

Typical Office Floor **1,001 sqm**



03.

No. 1 The Terrace

Occupancy **100%**

WALT **4.8 years**

Clients

The Treasury, Ministry of Health, Parliamentary Services

The Terrace, Wellington

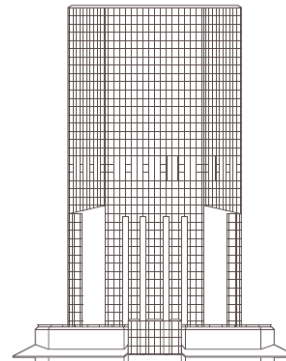
No. 1 The Terrace occupies the prestigious corner location of The Terrace and Bowen Street in Wellington, in the heart of the parliamentary precinct. After redevelopment in 2006, it is an 18-level building with an adjoining low-rise annex featuring some of the largest CBD floor plates in New Zealand.

Colliers International Valuation

As at 30 June 2014 **\$72.5 million**

Total NLA **18,851 sqm**

Tower **768 sqm**, Podium **2,080 sqm**



04.

171 Featherston Street

Occupancy **99%**

WALT **7.1 years**

Clients

Bell Gully, First NZ Capital, Cameron & Partners, ANZ

Featherston Street, Wellington

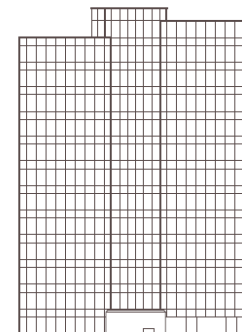
171 Featherston Street is the office tower component of a 26-level dual office/hotel complex occupying a key Wellington waterfront location, with uninterrupted views of the harbour. The office tower comprises the upper 13 levels, the three basement levels of car parks and part of the ground floor. The building features distinctive bronze-tinted glass cladding and strong vertical lines and offers a premium Wellington business address.

Bayleys Valuation

As at 30 June 2014 **\$75.8 million**

Total NLA **11,352 sqm**

Typical Office Floor **915 sqm**



05.

125 The Terrace

Occupancy **98%**

WALT **5.1 years**

Clients

Minter Ellison Rudd Watts, New Zealand Qualifications Authority, Canadian High Commission

The Terrace, Wellington

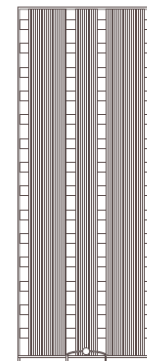
125 The Terrace is in the heart of Wellington's central business and retail district and enjoys some of the region's highest measured pedestrian traffic flows. The building comprises 13 levels of prime office accommodation, two levels of retail and four levels of car parks. The blue laminated reflective glass and distinctive blue granite exterior finishes merge to create an attractive landmark that provides some of Wellington's best-appointed office accommodation.

CBRE Valuation

As at 30 June 2014 **\$63.8 million**

Total NLA **12,069 sqm**

Typical Office Floor **869 sqm**



06.

Pastoral House

Occupancy **100%**

WALT **2.7 years**

Clients

Ministry of Primary Industries, Bank of New Zealand

The Terrace, Wellington

Pastoral House is an 18-level A-grade building comprising 17 levels of office accommodation and one ground floor retail level. It has dual frontages to The Terrace and Lambton Quay, and offers easy access to Government departments, Parliament and transport hubs. The property has an excellent aspect with harbour views and the Lambton Quay frontage enjoys good retail pedestrian exposure. Precinct completed a refurbishment of Pastoral House in 2005.

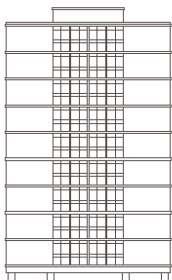
CBRE Valuation

As at 30 June 2014 **\$49.5 million**

Total NLA **15,522 sqm**

Typical Office Floor **800 sqm**

Wellington Property Portfolio



07.

Bowen Campus

Occupancy **100%**

WALT **2.3 years**

Clients

Ministry of Social Development

Bowen Street, Wellington

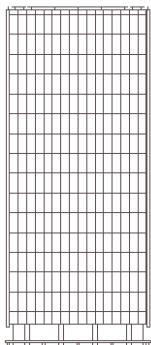
Bowen Campus encompasses approximately one hectare of land and is situated in the heart of the parliamentary precinct next to the Beehive. This includes the 10-storey Bowen State Building and the 15-storey Charles Fergusson Tower which were built between the early 1960s and mid-1970s. The property offers a redevelopment opportunity with resource consent currently in place for 60,000 sqm of office space.

Colliers International Valuation

As at 30 June 2014 **\$49.0 million**

Total NLA **30,167 sqm**

BS **1,485 sqm**, CFT **802 sqm**



08.

Deloitte House

Occupancy **98%**

WALT **3.0 years**

Clients

**Deloitte, Medsafe,
Real Estate Agents Authority**

Featherston Street, Wellington

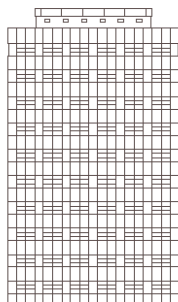
Deloitte House is located in the heart of the Wellington corporate precinct and enjoys triple frontages to Brandon and Featherston Streets and Customhouse Quay. Originally built in 1983, the building was extended and refurbished in 2005/07 and now comprises 16 office floors, ground floor retail and a basement car parking level. There is good natural light for all levels and unobstructed harbour views from level five and above.

Colliers International Valuation

As at 30 June 2014 **\$50.6 million**

Total NLA **12,972 sqm**

Typical Office Floor **775 sqm**



09.

Mayfair House

Occupancy **100%**

WALT **4.9 years**

Clients

Department of Corrections

The Terrace, Wellington

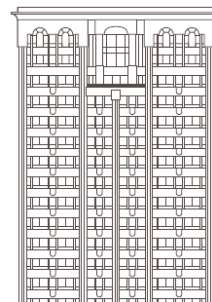
Mayfair House was constructed in 1986. It is well-located, enjoying a favourable aspect at the northern end of The Terrace, close to the parliamentary precinct and close to key Government departments. It comprises 13 office floors, being some of the largest and most efficient plate sizes in the area. The property includes 251 car parks.

CBRE Valuation

As at 30 June 2014 **\$37.5 million**

Total NLA **12,332 sqm**

Typical Office Floor **1,100 sqm**



10.

80 The Terrace

Occupancy **89%**

WALT **5.5 years**

Clients

**New Zealand Fire Service,
Transport Accident
and Investigation Commission, NZ
Medical, AECOM**

The Terrace, Wellington

80 The Terrace is located on The Terrace, conveniently positioned near Government offices, car parks, bus and rail transport links, with nearby on- and off-ramps to the urban motorway. The set-back frontage and motorway to the rear ensure good natural light to all levels and harbour views from the upper floors. Completed in 1987, the building comprises 14 levels of office accommodation on top of four levels (eight split levels) of car parks.

Colliers International Valuation

As at 30 June 2014 **\$36.6 million**

Total NLA **10,682 sqm**

Typical Office Floor **780 sqm**

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