

2007 Financial Results

1 February 2008

partnership / determination / ingenuity

Allco Commercial REIT



Disclaimer



This presentation is focused on comparing actual results versus forecasts for the Allco REIT properties. All references to Forecast in this presentation are defined as follows:

The forecast for 4Q2007 is based on management's forecast for 2H2007 shown in the Circular dated 26 June 2007, pro-rated for the period from 1 October 2007 to 31 December 2007.

The forecast for FY2007 is based on:

(a) management's projection for the period 1 January 2007 to 31 December 2007 shown in the Prospectus dated 23 March 2006, pro-rated for the period 1 January 2007 to 30 June 2007, and

(b) the forecast for 2H2007 shown in the Circular dated 26 June 2007.

Comparative amounts for FY2006 relate only to the period from 30 March 2006 to 31 December 2006, as the IPO was not completed until 30 March 2006.

This presentation must be read in conjunction with the Allco Commercial Real Estate Investment Trust Full Year Financial Statements Announcement for the financial year ended 31 December 2007.

This document may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, (including employee wages, benefits and training costs), property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

The value of Allco REIT units ("**Units**") and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited ("**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of Allco REIT and the Manager is not necessarily indicative of the future performance of Allco REIT and the Manager.

2H2007 Distribution



**Record DPU: 3.74 cents per Unit for 2H2007, up 25.1% on 1H2007
6.73 cents per Unit for FY2007, up 13.3% on FY2007 forecast**

Distribution Period	1 July 2007 to 31 December 2007
Distribution Rate	Distribution of 3.74 cents per Unit comprising: a) taxable income distribution of 1.93 cents; b) tax exempt income distribution of 1.69 cents; and c) capital distribution of 0.12 cents
Notice of Books Closure Date	Friday, 1 February 2008
Last day of Trading on “cum” basis	Thursday, 14 February 2008
Ex-Date	Friday, 15 February 2008
Distribution Books Closure Date	Thursday, 14 February 2008
Payment of Distribution	Friday, 29 February 2008














“Year of growth”

- Strategic **acquisitions and markets diversification** – six new properties acquired through entry into three new sub-markets in FY2007
- 27.4% increase in **Net Asset Value** per Unit driven by strong asset revaluations
- Excellent **leasing and rent review outcomes** – capitalising on favourable market fundamentals; exceeding leasing targets for 55 Market Street and rental revenue forecast for Central Park
- Net changes of **fair value of investment properties** of S\$271.9 million
- **Total return** after income tax, before distribution, up by 174.6%
- 46.9% growth in **DPU** year-on-year, delivering record quarter, half year and annual DPU
- Measured increase in **Gearing** to 43.6% to fund new acquisitions, well within the regulatory limit of 60.0%

Creation of a solid base for asset plan execution and strategic portfolio management in FY2008

Key Highlights



	Actual FY2007	Forecast FY2007			Actual FY2006*		
Gross Revenue (S\$000)	75,247	54,864		37.2%	34,891		115.7%
Net Property Income (S\$000)	61,422	46,377		32.4%	28,757		113.6%
Net Income (S\$000)	34,947	29,383		18.9%	19,116		82.8%
Distributable income (S\$000)	47,526	35,871		32.5%	22,687		109.5%
DPU (cents per Unit)	6.73	5.95		13.3%	4.58		46.9%
Total Assets (S\$ million)	2,038	-		-	914		122.9%
Net Assets attributable to Unitholders (S\$ million)	1,052	-		-	579		81.5%
NAV (S\$ per Unit)	S\$1.49	-		-	S\$1.17		27.4%
Gearing**	43.6%	-		-	33.3%		
Portfolio Occupancy (by net lettable area)	97.5%	-		-	89.2%		

* Comparative amounts for FY2006 relate only to the period from 30 March 2006 to 31 December 2006.

** Gearing is calculated as gross borrowings as a percentage of total assets.

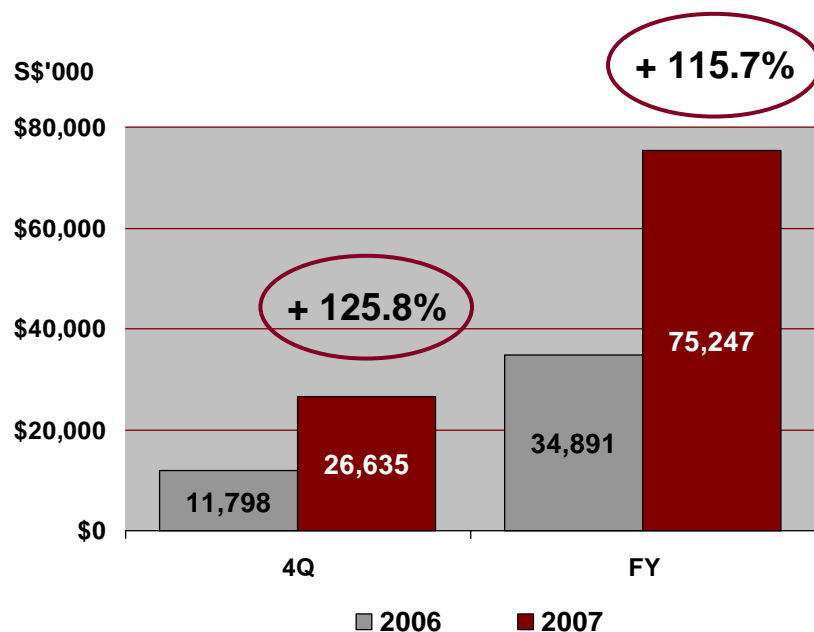
Total Gross Revenue



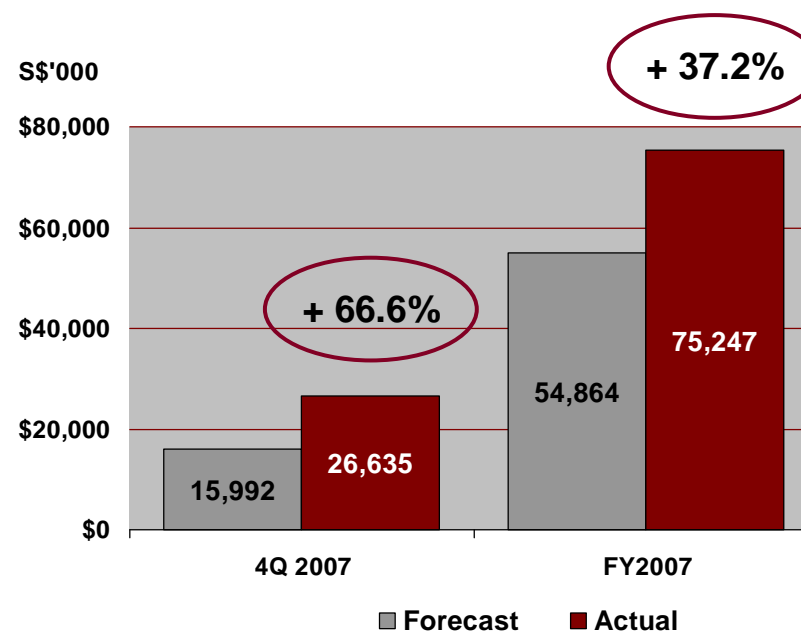
Total Gross Revenue: 37.2% up on FY2007 forecast, 115.7% up on FY2006

- Outperformed forecast and grew with asset acquisitions, higher rental income and full year contributions from existing assets

Actuals Year-on-Year



FY2007 Forecast to Actual



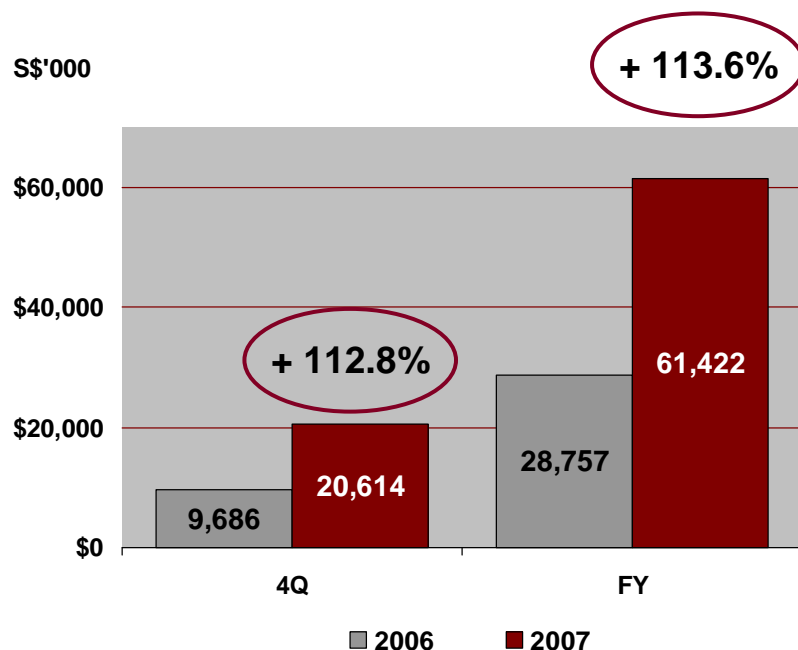
Net Property Income



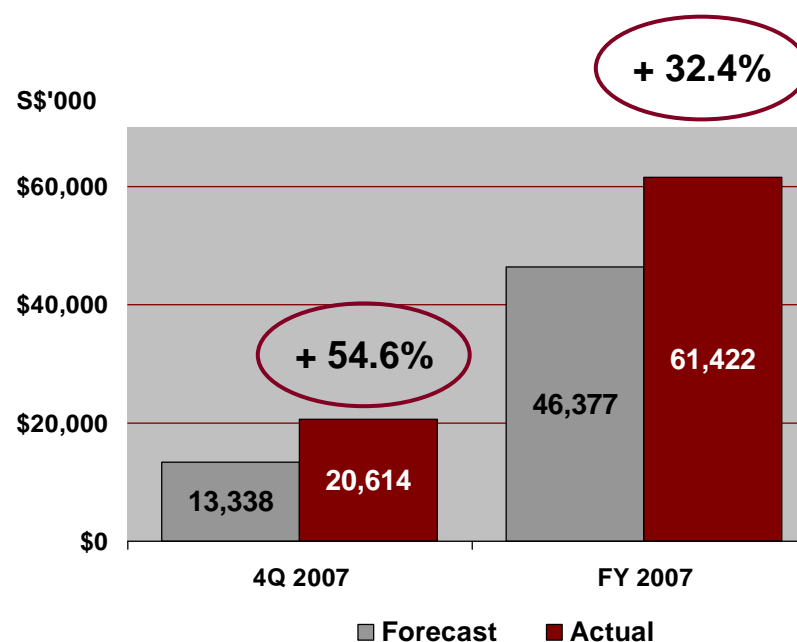
Net Property Income: 32.4% up on FY2007 forecast, 113.6% up on FY2006

- Q4 boosted by S\$7.276 million, of which S\$6.626 million of NPI came from new assets in Japan and Singapore – representing 91.1% of the out-performance over Q4 forecast
- Central Park's increased NPI accounted for 22.0% of FY2007's positive variance to forecast

Actuals Year-on-Year



FY2007 Forecast to Actual

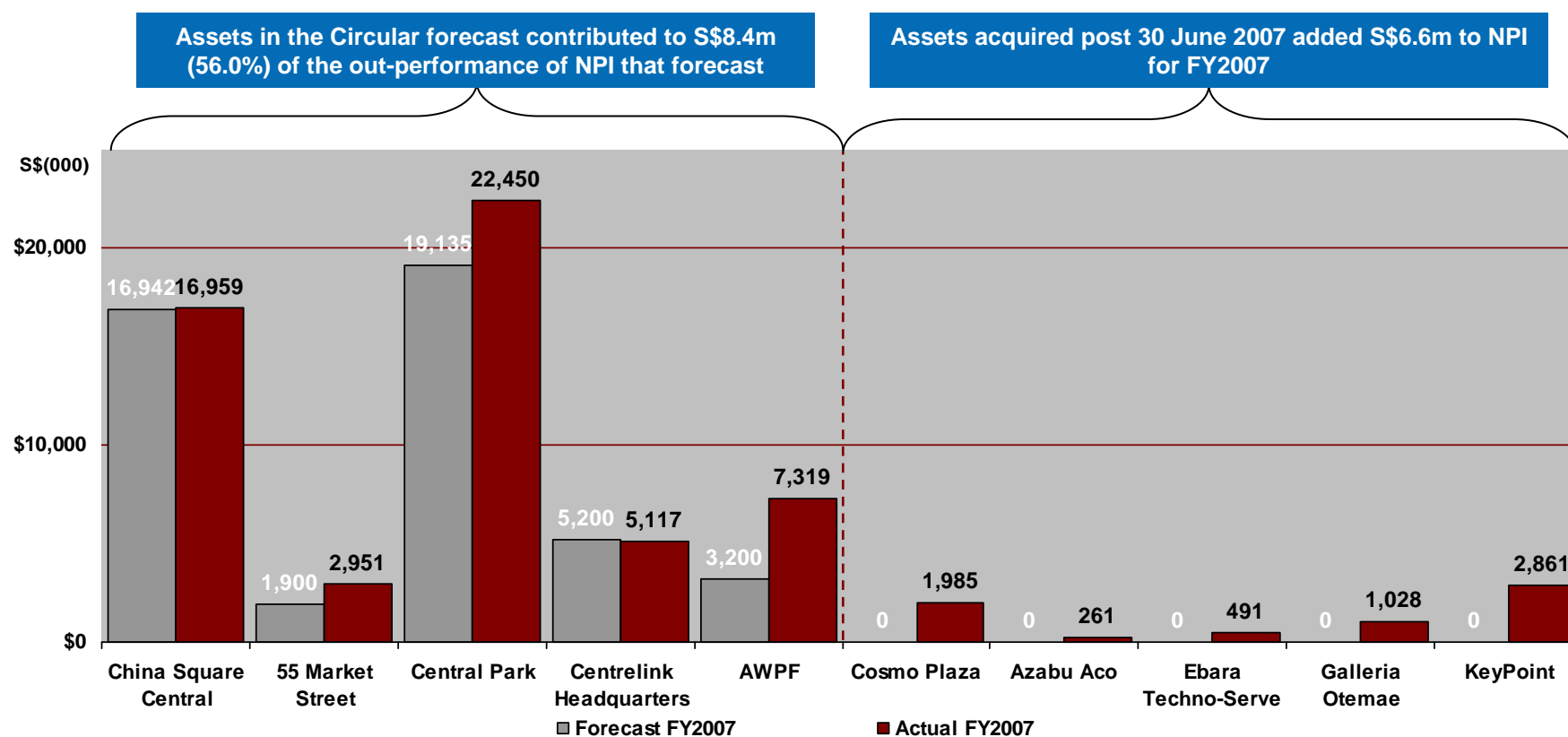


Net Property Income by asset



NPI exceeds FY2007 forecast by 32.4%, strongly driven by existing assets

- NPI up on forecast by S\$15.045 million or 32.4%, with more than half the increase attributable to out-performance of assets held before new acquisitions made in 2H2007



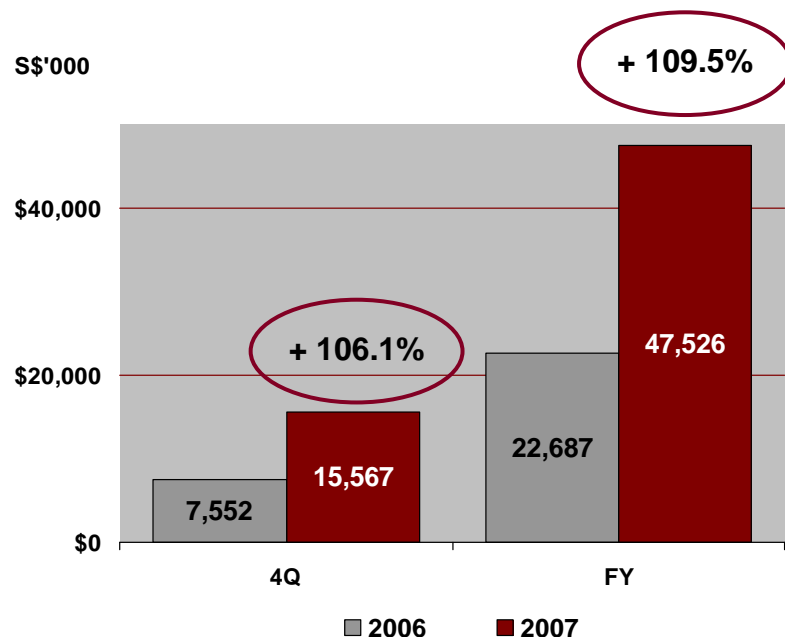
Distributable Income



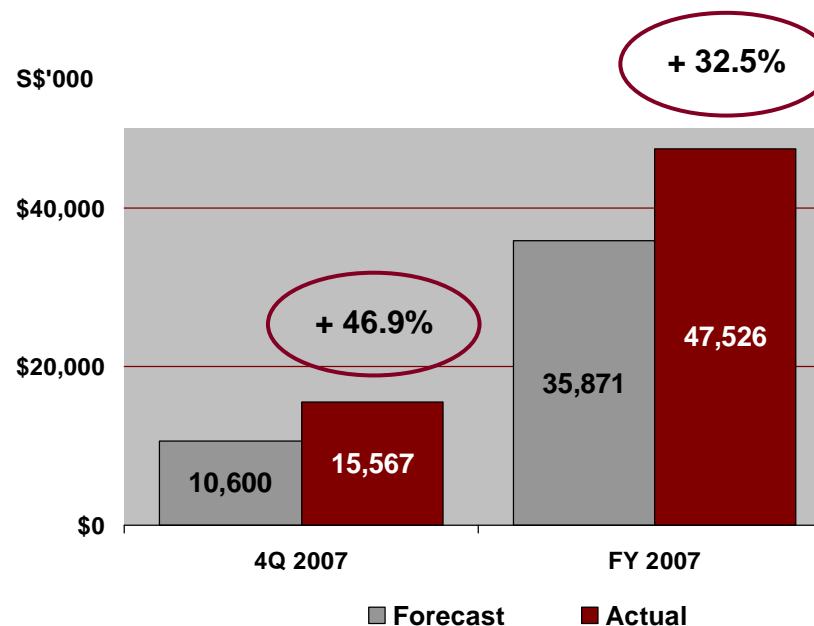
Distributable Income: 109.5% up on FY2006

- Resulting from strong gross revenue growth of 115.7%, partially diluted by higher property operating, trust and finance expenses incurred through new acquisitions and full year contribution of existing assets

Actuals Year-on-Year



FY2007 Forecast to Actual



Distribution statement



DPU: strong growth year-on-year, out-performance of FY2007 forecast

	2007 Actual (S\$000)	2007 Forecast (S\$000)	2006 Actual* (S\$000)
Gross Revenue	75,247	54,864	34,891
Less property operating expenses	(13,825)	(8,487)	(6,134)
Net property Income	61,422	46,377	28,757
Interest income	3,635	102	292
Other income	714	-	223
Trust expenses	(11,312)	(7,439)	(2,657)
Finance costs	(19,512)	(9,657)	(7,499)
Net gain/(loss) on investment properties, other investment and derivative financial instruments	287,197	(3,407)	118,961
Total return before income tax and distribution	322,144	25,976	138,077
Income tax expense	(31,088)	(2,315)	(32,016)
Total return after income tax, before distribution	291,056	23,661	106,061
Net effect of non-tax deductible/(non taxable items) and other adjustments	(243,530)	12,210	(83,374)
Amount for distribution to Unitholders	47,526	35,871	22,687
Number of Units issued and issuable at end of period ('000)	705,963	602,874	495,588
Distribution per Unit (cents)	6.73	5.95	4.58

* For the period 30 March 2006 to 30 June 2006.

Distribution per Unit



Record DPU of 3.74 cents per Unit for 2H2007, up 22.6% on 2H2006

- Total distribution for FY2007 of S\$47.526 million or 6.73 cents per Unit
- Total FY2007 DPU was up 11.4% compared to the annualised FY2006 DPU of 6.04 cents per Unit



* For the period 30 March 2006 to 30 June 2006.

* Units in Issue at end 1H2006: 494,605,000; Units in Issue at end 2H2007: 705,962,645 – increase of 42.7% Units in Issue

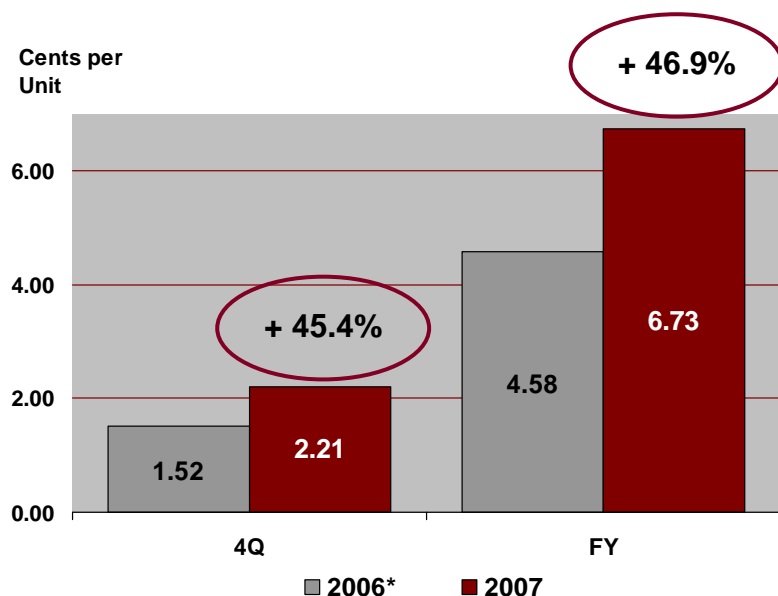
Distribution per Unit



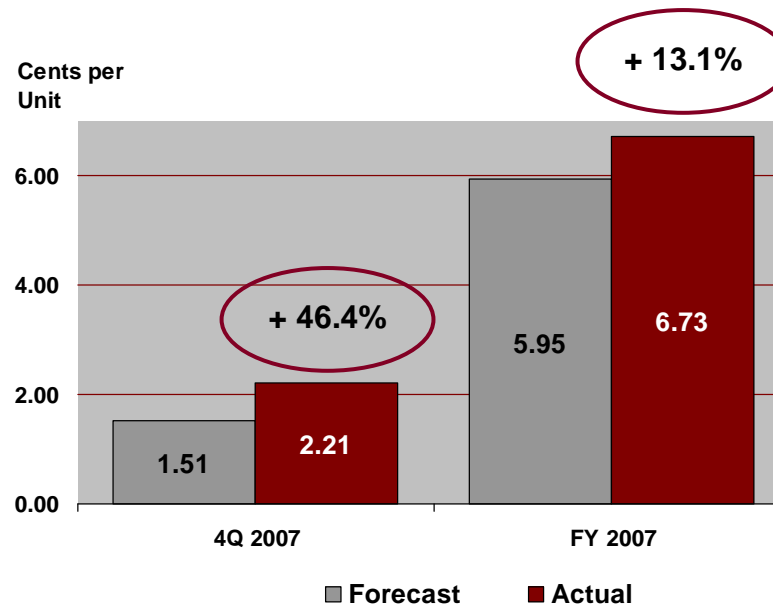
DPU: total FY2007 DPU beats forecast by 0.78 cents per Unit (+ 13.1%)

- Q42007 produced greatest quarterly DPU performance for Allco REIT since IPO on the back of net contributions from new assets and better than forecast performance from existing assets
- FY2007 DPU exceeds FY2006 DPU* by 2.15 cents per Unit (up 46.9%)

Actuals Year-on-year



FY2007 Forecast to Actual



* For the period 30 March 2006 to 30 June 2006.

Balance Sheet



Unitholders funds up S\$472.3m y-o-y, including net equity raised of S\$199.6m

- Change in net assets attributable to Unitholders from operations was S\$291.1 million, of which 93.4% was from increases in fair values of property investments

	As at 31 December 2007 S\$'000	As at 31 December 2006 S\$'000	
Total Assets	2,037,602	914,005	+ 122.9%
Total Liabilities	985,920	334,589	
Net Assets attributable to Unitholders	1,051,682	579,416	+ 81.5%
Units on Issue	705,962,645	495,588,151	
NAV per Unit	S\$1.49	S\$1.17	+ 27.4%
Gearing*	43.6%	33.3%	
Interest Cover Ratio**	4.7 times	5.6 times	

* Calculated as gross borrowing as a percentage of total assets

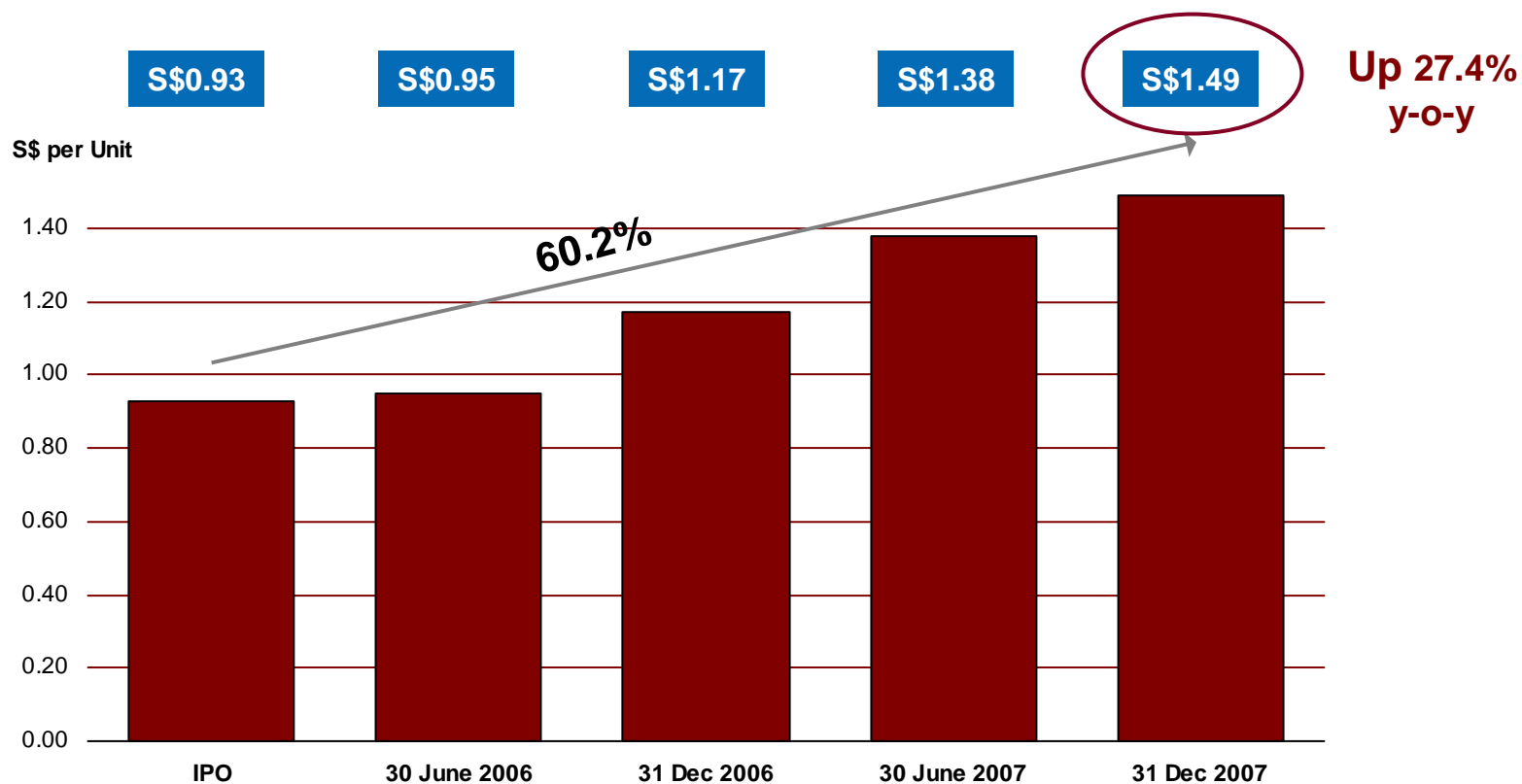
** Calculated as (net income before changes in fair values of investment properties, other investment and derivative financial instruments, income tax and distribution Adding back non-cash items)/cash finance costs

Net Asset Value per Unit



Net Asset Value per Unit: 27.7% up on FY2006

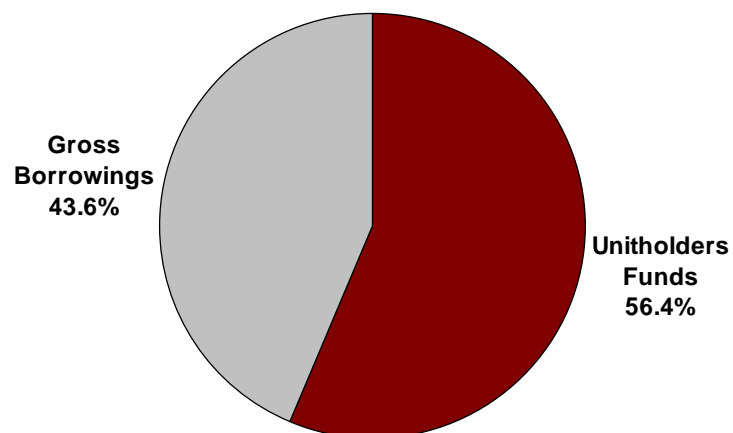
- NAV per Unit up by 27.4% during FY2007, adding S\$0.32 per Unit, following strong property revaluations and Rights Issue
- The increase in NAV per Unit since IPO is 60.2%, adding S\$0.56 per Unit to NAV



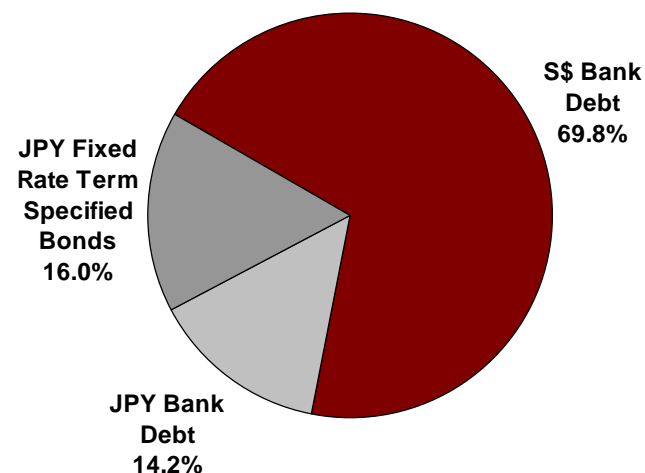
Debt Profile



Sources of Funding



Sources of Debt



- S\$550.0 million maturing 31 July 2008
- S\$70.0 million maturing 22 November 2008
- S\$268.4 million (JPY denominated debt) maturing during 2H2012
- In advanced stages of negotiating the refinance of debt maturing in 2008

Debt

- Conservative capital management resulting in 43.6% gearing at 31 December 2007, within stated target leverage range of between 40% - 45%
- Weighted average debt term 1.8 years
- Interest cover 4.7 times for FY2007

Interest Rate Hedging

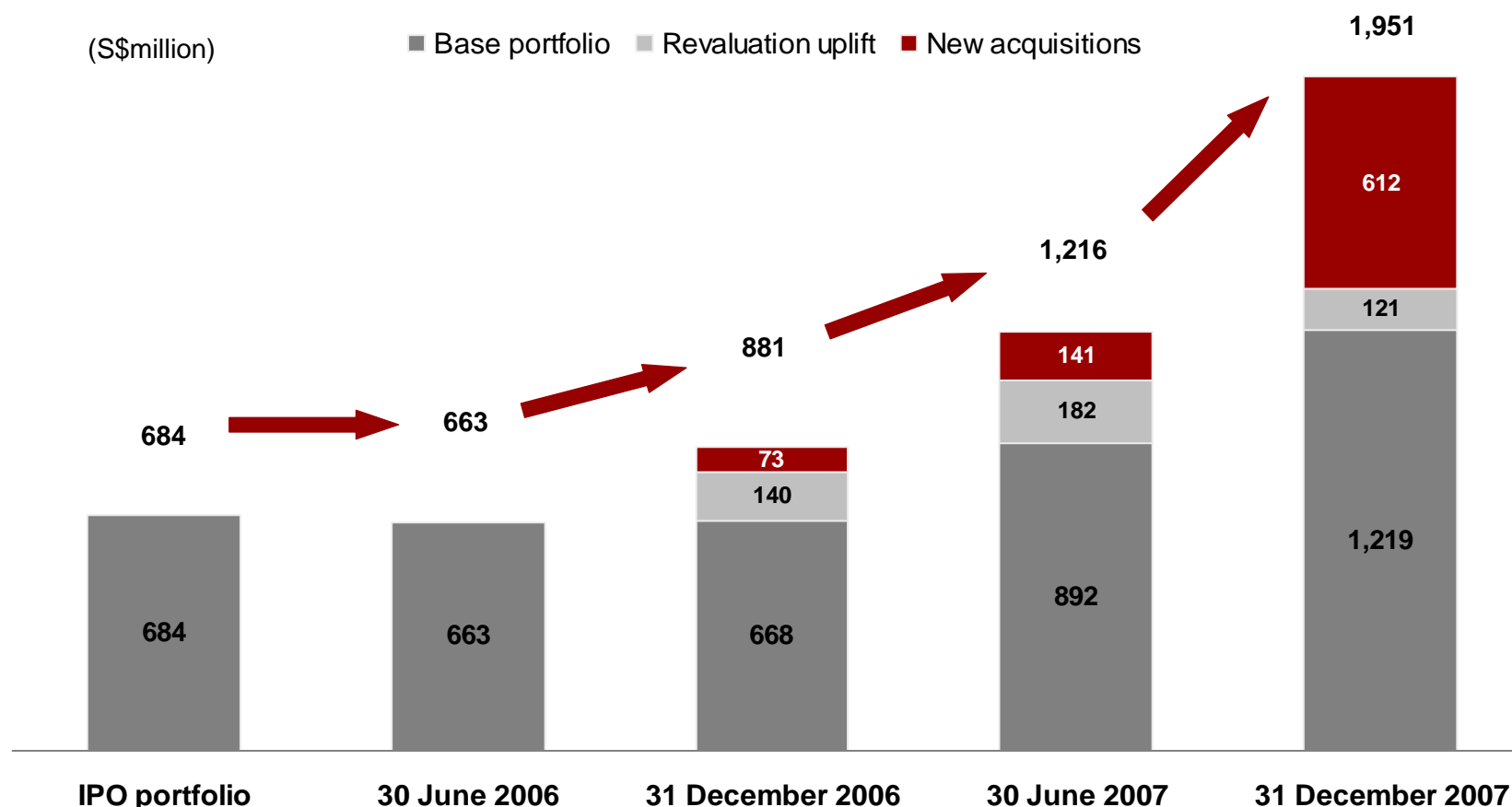
- Japan debt 100.0% fixed at weighted average base rate of 1.40% until maturity
- Singapore debt 100.0% fixed at weighted average base rate of 2.86% for 2.75 years to end October 2010, then combination fixed/floating rate debt until Q42013
- Weighted average base interest rate of 2.26% fixed for FY2008
- Expected weighted average effective interest rate of < 3.6% for FY2008+

Income Hedging

- Japanese currency income hedged for 5 years at S\$1.00 = ¥72.93
- Australian currency income hedged for FY2008 at A\$1.00 = S\$1.1904

Track record of acquisition-led growth

185.3% increase in portfolio value since Allco REIT's IPO



Allco REIT listed on the SGX-ST on 30 March 2006

All amounts expressed in Singapore dollars as at the applicable exchange rate as at the relevant reporting date – i.e., book values carried in S\$. Subsequently, amounts may differ slightly from those announced at time of acquisition due to exchange rates and rounding.

Portfolio Overview



Six acquisitions totaling S\$749.6 million completed in FY2007*



KeyPoint, Singapore



Cosmo Plaza, Osaka



Galleria Otemae, Osaka



Centrelink Headquarters, Canberra



Azabu Aco, Tokyo



Ebara Techno-Serve, Tokyo

* Expressed as the most recent valuation of each asset converted into Singapore dollars as at 31 December 2007

Portfolio Overview



Strong revaluations during FY2007: like-for-like property assets up S\$302.8m or 36.8%¹

Assets	Date of Most Recent Independent Valuation	Local Currency Value (millions)	Converted at 31 Dec 2007 ² (S\$'million)	As at 31 Dec 2006 ³ (S\$'million)	Increase in Value (S\$'million)
China Square Central, Singapore	28 Dec 2007	S\$567.5	567.5	422.0	145.5
55 Market Street, Singapore	28 Dec 2007	S\$148.0	148.0	91.0	57.0
KeyPoint, Singapore	1 Oct 2007	S\$374.4	374.4	-	-
Cosmo Plaza, Osaka	30 May 2007	¥6,570.0	84.7	-	-
Galleria Otemae, Osaka	1 July 2007	¥6,750.0	87.0	-	-
Azabu Aco, Tokyo	1 July 2007	¥2,020.0	26.0	-	-
Ebara Techno-Serve, Tokyo	1 July 2007	¥3,070.0	39.6	-	-
Central Park, Perth	28 Dec 2007	A\$324.0	411.0	310.7	100.3
Centrelink Headquarters, Canberra	4 May 2007	A\$108.8	137.9	-	-
AWPF Units	31 Dec 2007	A\$59.2	75.1	56.4	-
Total			1,951.2	880.1	302.8

¹ Calculation based on the Singapore dollar translations of the Central Park valuations and the valuations of 55 Market Street and China Square Central as at 31 December 2006 and 28 December 2007.

² Translated at ¥77.5795 = S\$1.00 and A\$1.00 = S\$1.2684

³ Translated at A\$1.00 = S\$1.2113

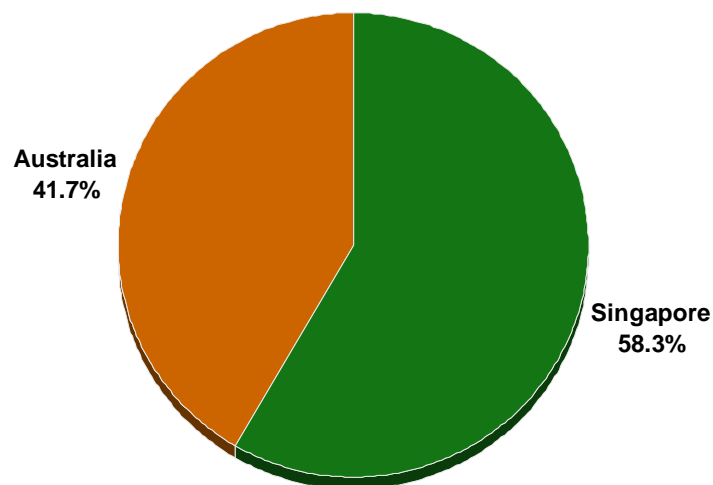
Portfolio Overview



Increased presence in Asia through entry into Japan and Singapore acquisitions

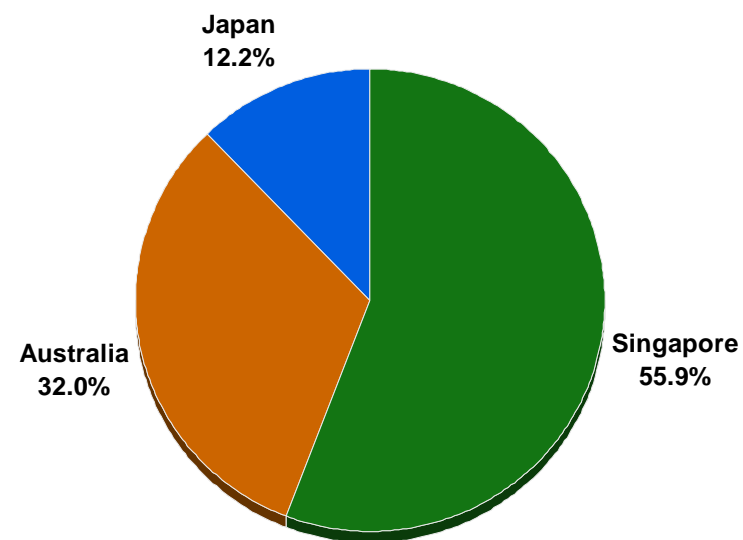
FY2006¹

Total: S\$880.1 million



FY2007²

Total: S\$1,951.2 million



1 Based on the most recent valuation prior to and converted to Singapore dollars as at 31 December 2006.

2 Based on the most recent valuation prior to and converted to Singapore dollars as at 31 December 2007.

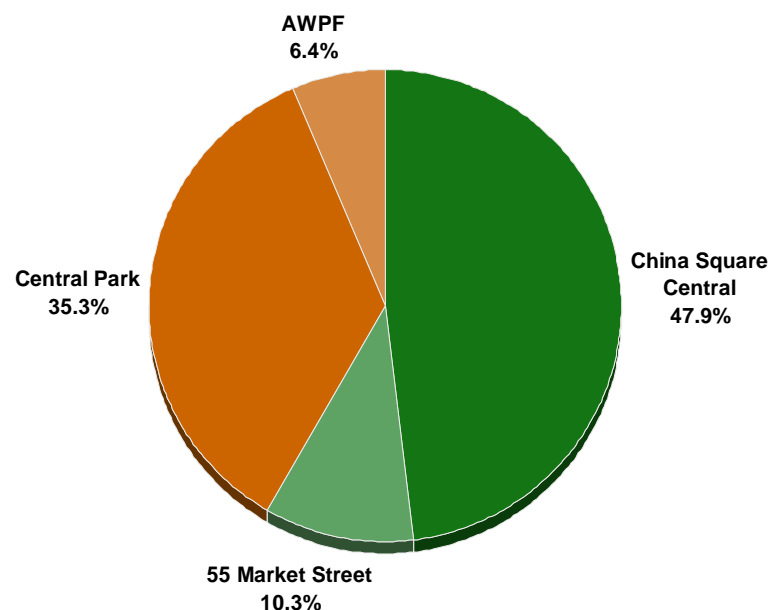
Portfolio Overview



Greater asset diversification – reducing reliance upon any one property

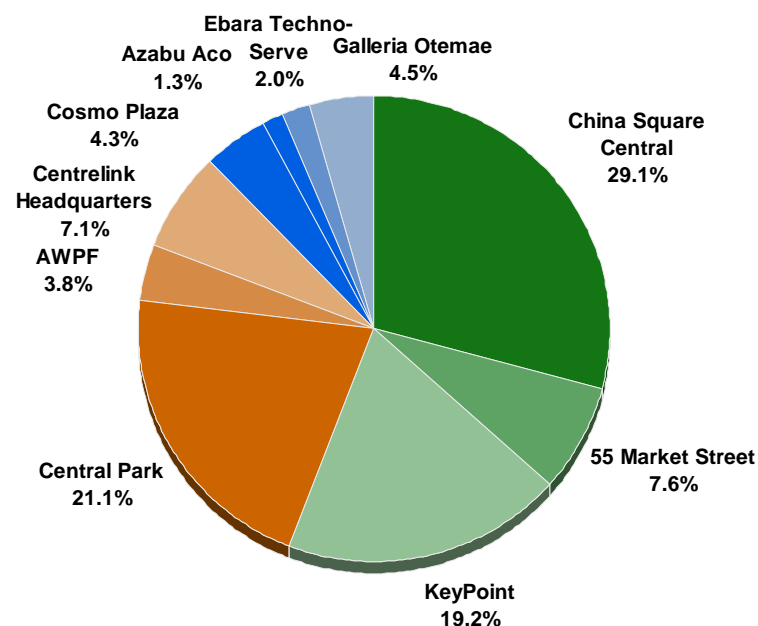
FY2006¹

Total: S\$880.1 million



FY2007²

Total: S\$1,951.2 million



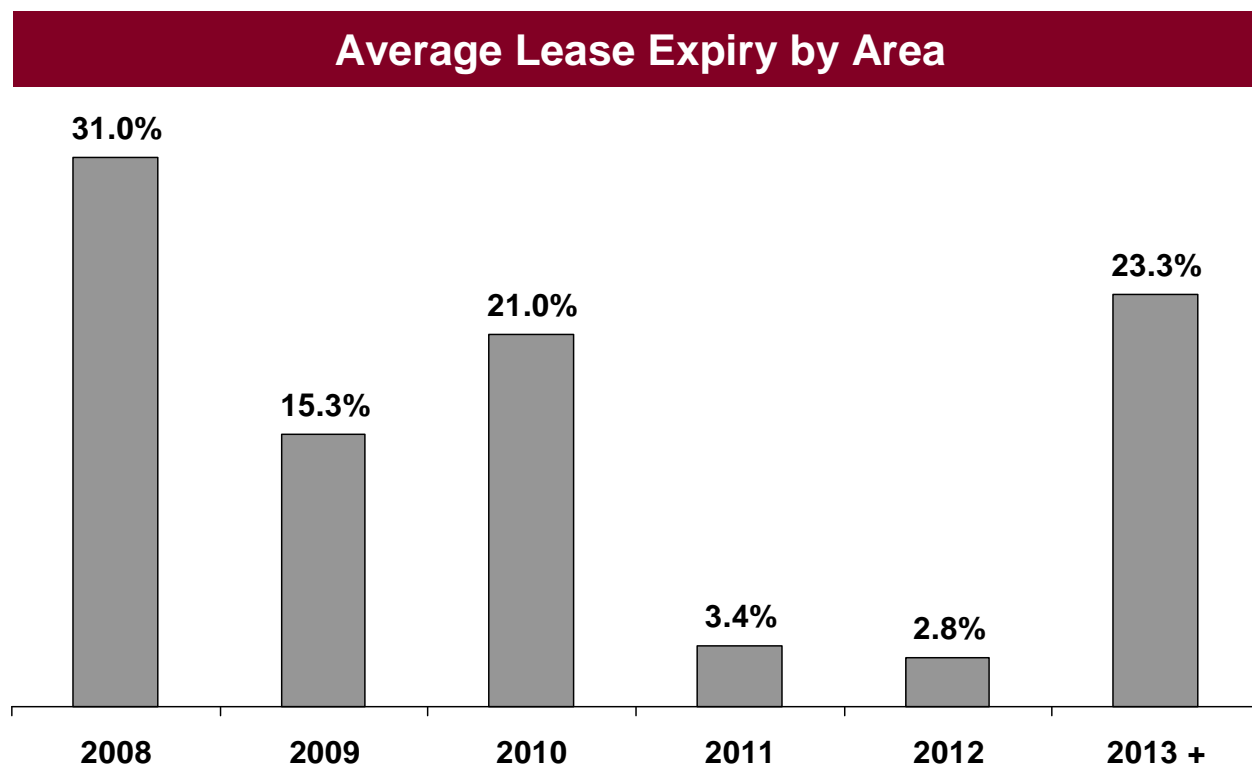
¹ Based on the most recent valuation prior to and converted to Singapore dollars as at 31 December 2006.

² Based on the most recent valuation prior to and converted to Singapore dollars as at 31 December 2007.

Portfolio Lease Expiry Profile



Weighted Average Lease Expiry (WALE) is 4.95 years



Capitalising on the buoyant property markets – 46.3% of leases expire before 2010

Management Tools

- Foreign exchange hedges on income
- Fixed interest rates for majority of debt
- Master Lease / Income Support arrangements
- Corporate governance
- Office infrastructure

Management Fundamentals

- Adherence to investment strategy
- Experienced partners
- High quality, strategic assets
- Strong, growing and diversified markets
- Active management and marketing of assets



Unitholders' comfort in stability of cash flows and operations

Allco REIT's results ahead of forecast

Undertaking at IPO and Delivery Post-IPO

- Record results, increase in DPU, NAV & Unitholders' funds
- Central Park, Perth
 - Reduced lease expiry concentration risk
 - Driven strong rental growth
- External Growth through Acquisitions in the Pan-Asian region
 - Acquisition of 55 Market Street, Singapore
 - Acquisition of Centrelink Headquarters, Canberra
 - Acquisition of Cosmo Plaza, Osaka
 - Acquisition of Galleria Otemae, Osaka
 - Acquisition of Azabu Aco, Tokyo
 - Acquisition of Ebara Techno-Serve, Tokyo
 - Acquisition of KeyPoint, Singapore
- China Square Central, Singapore
 - Asset enhancement plans underway
 - Increased underlying rentals
- Strong Subscription of Rights Issue offering

Growth Strategy



Steady growth backed by strong fundamentals with a measured approach to new markets

Strategy	<ul style="list-style-type: none">▪ High quality commercial and retail properties▪ Opportunistic value focus▪ Strategic, long term quality acquisitions	
Acquisition Growth	<ul style="list-style-type: none">▪ Leveraging Allco Finance Group’s agency and partner relationships▪ Complementary alliances▪ Local in-house origination team	
Key Focus Markets		
	<div>Current Markets</div> <div>Singapore Canberra, Australia Perth, Australia Tokyo, Japan Osaka, Japan</div>	<div>Near Term Focus</div> <div>Malaysia</div>

Strategic Focus for FY2008



- 1. Execution on asset plans to drive asset values and organic growth**
- 2. Strategic portfolio management with a view to redeploying capital to higher growth assets**



Appendix A

Portfolio Detail

partnership / determination / ingenuity

Allco Commercial REIT



Portfolio Management



Continued growth and active management –
enhancing portfolio and providing attractive diversification

	June 2006	December 2006	June 2007	December 2007
Property Diversification - No. of properties	2	3	4	9
Tenant Diversification -No. of leases *	135	135	157	411
Geographic Diversification - No. of markets	2	2	3	5

** Inclusive of sub-leases under the Master Lease over China Square Central*

China Square Central, Singapore



China Square Central is an office and retail development located in the financial district of Singapore. The property is a grade “A” 15-storey office tower and a retail complex. It is well-served by both Raffles Place and Chinatown MRT stations, located within 500 metres of the property. Its accessibility will be further enhanced by the upcoming Cross Street MRT station (2nd last station before the Integrated Resort), expected to be completed around 2012.



Key Property Statistics

Address	18,20 & 22 Cross Street, Marsh & McLennan Centre & China Square Central, Singapore
Tenure	Leasehold 99 years commencing February 1997
Net Lettable Area (NLA)	368,238 sq ft (34,210 sqm)
Car Spaces	394
Date Completed	June 2002
Occupancy Rate	94.4%
Purchase Price	S\$390.0 million
PP per sq ft	S\$1,059/sq ft of NLA
WALE (Master Lease)	4.3 years
WALE (non-Master Lease)	1.2 years

55 Market Street, Singapore



55 Market Street is a high quality commercial property located in the heart of the financial district at Raffles Place. It was acquired on 22 November 2006 with vacant possession and had committed occupancy of 100.0% in May 2007. The property comprises 15 office levels and two floors of retail (including basement).



Key Property Statistics

Address	55 Market Street Singapore 048941
Tenure	Leasehold 999 years commencing April 1826
Net Lettable Area (NLA)	72,109 sq ft (6,699 sqm)
Car Spaces	Nil
Date Refurbishment Completed	November 2006
Occupancy Rate	100.0%
Purchase Price	S\$72.5 million
PP per sq ft	S\$1,005/sq ft of NLA
WALE	3.2 years

KeyPoint, Singapore



KeyPoint is an integrated 25-storey commercial development located at the junction of Beach Road and Jalan Sultan, Singapore. The property comprises a three-storey podium and a 22-storey office tower. KeyPoint also has a four-storey car park block containing 227 car bays. It is well-served by both the Bugis and Lavender MRT stations, which are each located within 600 metres of the property. Its accessibility will be further enhanced by the Nicoll Highway MRT station on the Circle Line, approximately 200 metres from KeyPoint and expected to be fully operational from 2010.



Key Property Statistics

Address	371 Beach Road, Singapore 199597
Tenure	Leasehold 99 years commencing January 1976
Net Lettable Area (NLA)	311,892 sq ft (28,976 sqm) Office - 89.4% Retail – 10.6%
Car Spaces	227
Date Completed	Constructed in 1978. Refurbishment of approx. S\$35.0 million completed early 2000
Occupancy Rate	94.9%
Purchase Price	S\$370.0 million
PP per sq ft	S\$1,186/sq ft of NLA
WALE	0.9 years

Central Park, Perth



Central Park is a “premium” grade office tower and the tallest building in Perth. Located on St George’s Terrace, Central Park is a pre-eminent business address, in the heart of the CBD and shopping precinct. The property comprises a 47-level office tower with on-site tenant and a public car park. Central Park has a strong tenant profile which includes Australian and multinational companies.



Key Property Statistics

Address	152-158 St Georges Terrace Perth, Australia
Tenure	Freehold
Net Lettable Area (NLA) (50.0% interest)	356,865 sq ft (33,154 sqm)
Car Spaces	421
Date Completed	1992
Occupancy Rate	99.9%
Purchase Price (50.0% interest)	AS\$190.0 million (S\$234.6 million)
PP per sq ft	S\$657/sq ft of NLA
WALE	5.5 years

Centrelink Headquarters, Canberra



Centrelink Headquarters is a new contemporary-designed, five storey “Grade A” office complex. The property is strategically located within the core of the Tuggeranong Town Centre, one of four town centres within the city of Canberra, Australia’s capital city and the location of the Federal Parliament House. It is wholly let to the Commonwealth Government of Australia, represented by Centrelink, for an initial lease term of 18 years commenced 4 July 2007.



Key Property Statistics

Address	Block 4 Section 13, Tuggeranong ACT 2900
Tenure	Leasehold 99 years commencing June 2002
Net Lettable Area (NLA) (50.0% interest)	215,278 sq ft (20,000 sqm)
Car Spaces	1,093
Date Completed	June 2007
Occupancy Rate	100.0%
Purchase Price (50.0% interest)	AS\$108.75 million (S\$136.3 million)
PP per sq ft	S\$633/sq ft of NLA
WALE	17.52 years

Cosmo Plaza, Osaka



Cosmo Plaza is a 14-storey building, comprising 11 levels of high quality commercial office space, one level of retail space, two levels of auditorium and conferencing facilities and 234 car spaces. The property is located in Nanko Cosmo Square, within Suminoe Ward, Osaka and is linked by undercover sheltered walkways to the Nanko Port Town line train station and surrounding buildings including the adjacent Hyatt Regency Hotel. Key tenants include Mitsubishi UFJ NICOS Co., Ltd., Schick Japan KK and Obayashi Corporation.



Key Property Statistics

Address	15, Nankokita 1-chome, Suminoe-ku, Osaka, Japan
Tenure	Shoyu-kun*
Net Lettable Area (NLA)	224,470 sq ft (20,854 sqm)
Car Spaces	234
Date Completed	January 1998
Occupancy Rate	100.0%
Purchase Price	¥6.5 billion (S\$82.4 million)
PP per sq ft	S\$367/sq ft of NLA
WALE	2.0 years

** Ownership rights under Japanese law*

Galleria Otemae Building, Osaka



Galleria Otemae is a 12-storey building, comprising commercial office space, ground floor and basement retail space and 48 car spaces. It is prominently located in the Chuo Ward, an administration and financial district of Osaka. Galleria Otemae is within a short walking distance of the Tenmabashi Station (300 metres), one of the major train terminals of Osaka.



Key Property Statistics

Address	Number 2, Tanimachi 2-chome, Chuo-ku, Osaka-shi, Osaka-fu
Tenure	Shoyu-kun*
Net Lettable Area (NLA)	108,735 sq ft (10,101 sqm)
Car Spaces	48
Date Completed	28 February 1978
Occupancy Rate	94.7%
Purchase Price	¥6.56 billion (S\$86.18 million)
PP per sq ft	S\$788/sq ft of NLA
WALE	1.5 years

** Ownership rights under Japanese law*

Azabu Aco Building, Tokyo



Azabu Aco comprises three levels of commercial office space, basement office/studio space and two car spaces and is located in the Minato-ku ward of Tokyo, a central commercial and residential district in Tokyo. The property is situated approximately 250 metres northwest of the Akabanebashi Station on the Toei Subway Oedo Line. Azabu Aco is occupied by two tenants – a Japanese multimedia creation and editing company and an international medical technology group.



Key Property Statistics

Address	Number 32-7, Higashi-Azabu 2 Chome, Minato-Ku, Tokyo
Tenure	Shoyu-kun*
Net Lettable Area (NLA)	15,944 sq ft (1,481 sqm)
Car Spaces	2
Date Completed	14 May 1992
Occupancy Rate	100.0%
Purchase Price	¥2.02 billion (S\$26.54 million)
PP per sq ft	S\$1,664/sq ft NLA
WALE	0.4 years

** Ownership rights under Japanese law*

Ebara Techno-Serve, Tokyo



Ebara Techno-Serve comprises five levels of high quality commercial office space and is located within Ota Ward, a southern ward of Tokyo. It is located approximately two kilometres from Tokyo International Airport (Haneda), the main domestic airport for the greater Tokyo area. Ebara Techno-Serve is leased to a single tenant, Ebara Corporation, which has a manufacturing plant across the road from the property. Ebara is listed on the Tokyo Stock Exchange and is one of the world's principal manufacturers of transfer machinery for fluids and gaseous substances such as pumps, compressors, fans and chillers.



Key Property Statistics

Address	Number 1-1, Haneda 5 Chome, Ota-ku, Tokyo
Tenure	Shoyu-kun*
Net Lettable Area (NLA)	52,050 sq ft (4,836 sqm)
Car Spaces	20
Date Completed	27 April 2001
Occupancy Rate	100.0%
Purchase Price	¥3.07 billion (S\$40.33 million)
PP per sq ft	S\$690/sq ft NLA
WALE	2.4 years

** Ownership rights under Japanese law*

Allco Wholesale Property Fund (AWPF)

- Diversified Australian property portfolio
- Exposure to property market growth in Sydney
- No 'fees on fees'
- Current partial withdrawal offer being processed for reduction in holding by 8.2m units



Sydney
Ernst &
Young Centre

Sydney
World Square
Retail Complex
and Public Car Park

Sydney
Neeta
Shopping Centre
Fairfield

Key Investment Statistics

Current unit holding	48,000,000
Initial investment	A\$48.0m (S\$59.3m)
Initial investment per unit	A\$1.00 (S\$1.23)
Current investment	A\$59.2m (S\$75.1m)
Current investment per unit	A\$1.23 (S\$1.56)

Contact Details



Nicholas McGrath
Chief Executive Officer and Managing Director
+65 6305 7807
nicholas.mcgrath@allco.com.sg

Liew Sheau Hui
Chief Financial Officer
+65 6305 7839
sheauhui.liew@allco.com.sg

Evan Gallagher
Director, Investor Relations
+65 6305 7842
evan.gallagher@allco.com.sg

Belinda Clarke
Fund Manager
+65 6305 7824
belinda.clarke@allco.com.sg

SINGAPORE OFFICE

Allco (Singapore) Limited

Level 16
55 Market Street
SINGAPORE 048941
Phone: +65 6438 1191
Fax: +65 6438 1161

HONG KONG OFFICE

Suite 608 Level 6
One Pacific Place 88 Queensway
CENTRAL HONG KONG
Phone: +852 2287 9500
Fax: +852 2918 0788

SYDNEY OFFICE

Allco Finance Group Limited

Level 24 Gateway
1 Macquarie Place
SYDNEY NSW 2000
Phone: +61 2 9255 4100
Level 24 Fax: +61 2 9241 2550