

23 February 2022

ASX Market Announcements
ASX Limited
4th Floor, 20 Bridge Street
SYDNEY NSW 2000

Dear Sir/Madam,

**SCHAFER CORPORATION LIMITED (ASX:SFC) INVESTOR PRESENTATION -
HY22 RESULTS**

Please find attached SFC's Investor Presentation for the first half of the 2022 financial year.

The Board has authorised the document to be released to the ASX.

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Yours sincerely



Jason Cantwell
Company
Secretary

FY22 Half-Year Results Presentation

December 2021

Creating long-term shareholder value through the efficient operation of our businesses and growth in our investments

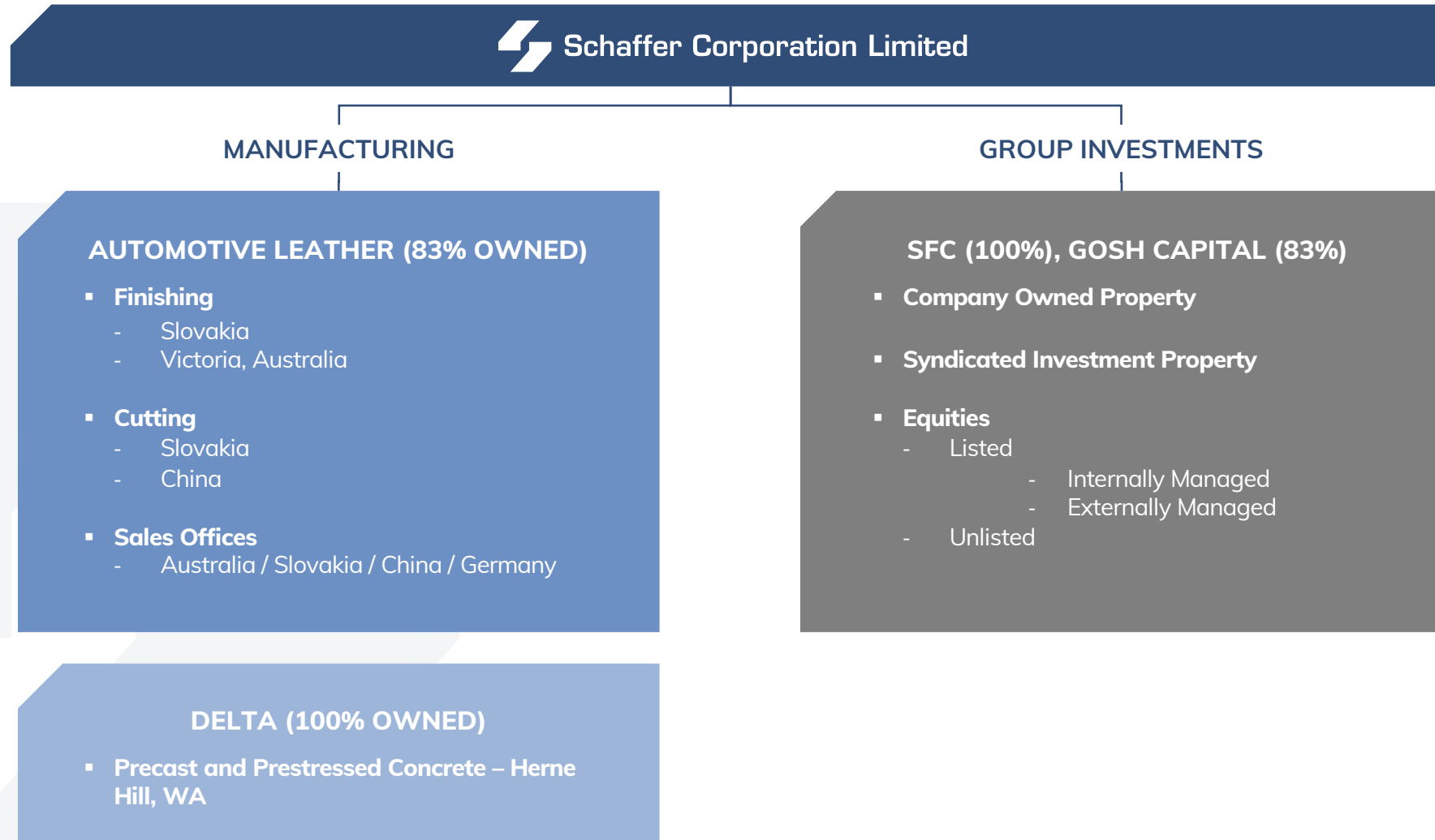
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Group Consolidated Financial Performance

- **1H22 Statutory NPAT¹ of \$6.5m**
- **NPAT¹ \$13.0m excluding non-cash, revaluation of HTG**
- **Interim fully franked dividend retained at 45¢**

Half-Year Ending December (\$m)	1H22	1H21	\$ change
Revenue	\$73.2	\$102.1	(\$28.9)
NPAT ¹ from:			
Automotive Leather	\$7.5	\$12.6	(\$5.1)
Delta	(\$0.3)	\$1.0	(\$1.3)
Manufacturing NPAT ¹	\$7.2	\$13.6	(\$6.4)
Group Investments (excl. HTG revaluation)	\$7.3	\$3.1	\$4.2
Corporate	(\$1.5)	(\$1.2)	(\$0.3)
NPAT ¹ excl. HTG revaluation	\$13.0	\$15.5	(\$2.5)
HTG revaluation	(\$6.5)	\$7.6	(\$14.1)
Statutory NPAT ¹	\$6.5	\$23.1	(\$16.6)
EPS (cents per share)	47.1	169.5	
Ordinary Dividend (fully franked)	\$0.45	\$0.45	-

1. Net profit after tax and minority interests..

- Automotive Leather NPAT of \$7.5m, down \$5.1m
 - Lower sale volumes relating to the global semiconductor chip shortage
- Delta after tax loss of \$0.3m compared to prior year profit of \$1.0m
 - Project delays and complexity
- Group Investments NPAT of \$0.8m, down \$9.9m. Excluding HTG, Group Investments NPAT of \$7.3m.

Strong performance from most of our investments

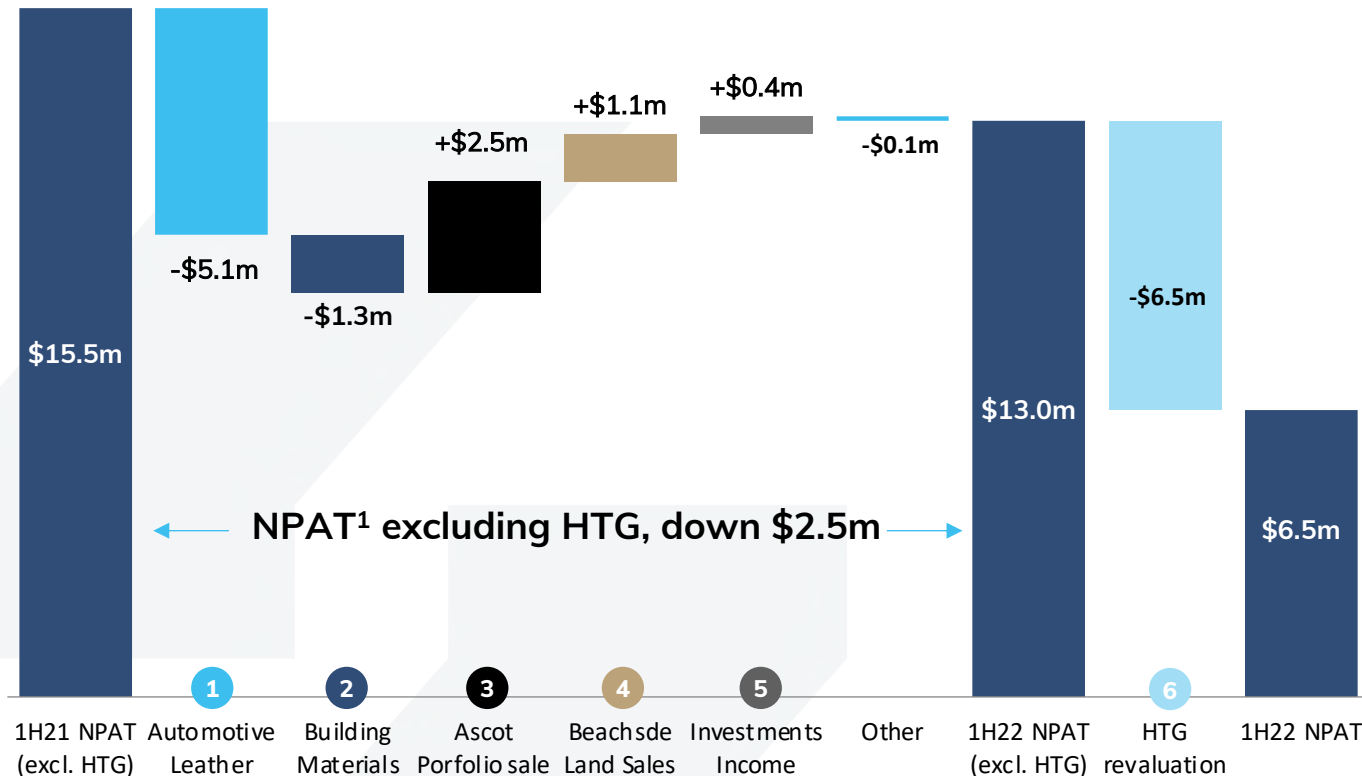
- \$2.5m realised gain on sale of various Group property investments managed by Ascot Capital
- \$1.3m gain from sale of investments in Centuria (ASX:CNI) and revaluation of Hastings Limited (ASX:HAS)
- \$1.1m realised gain on land sales at Beachside, North Coogee

Offset by:

- (\$6.5m) non-cash, after-tax, mark-to-market revaluation vs prior year \$7.6m gain from investment in Harvest Technology Limited (ASX:HTG)
 - HTG share price fell from \$0.32/share to \$0.21/share in line with many other global listed technology companies

Change in NPAT¹ – 1H22 vs 1H21

NPAT¹ excluding HTG revaluation decreased by \$2.5m

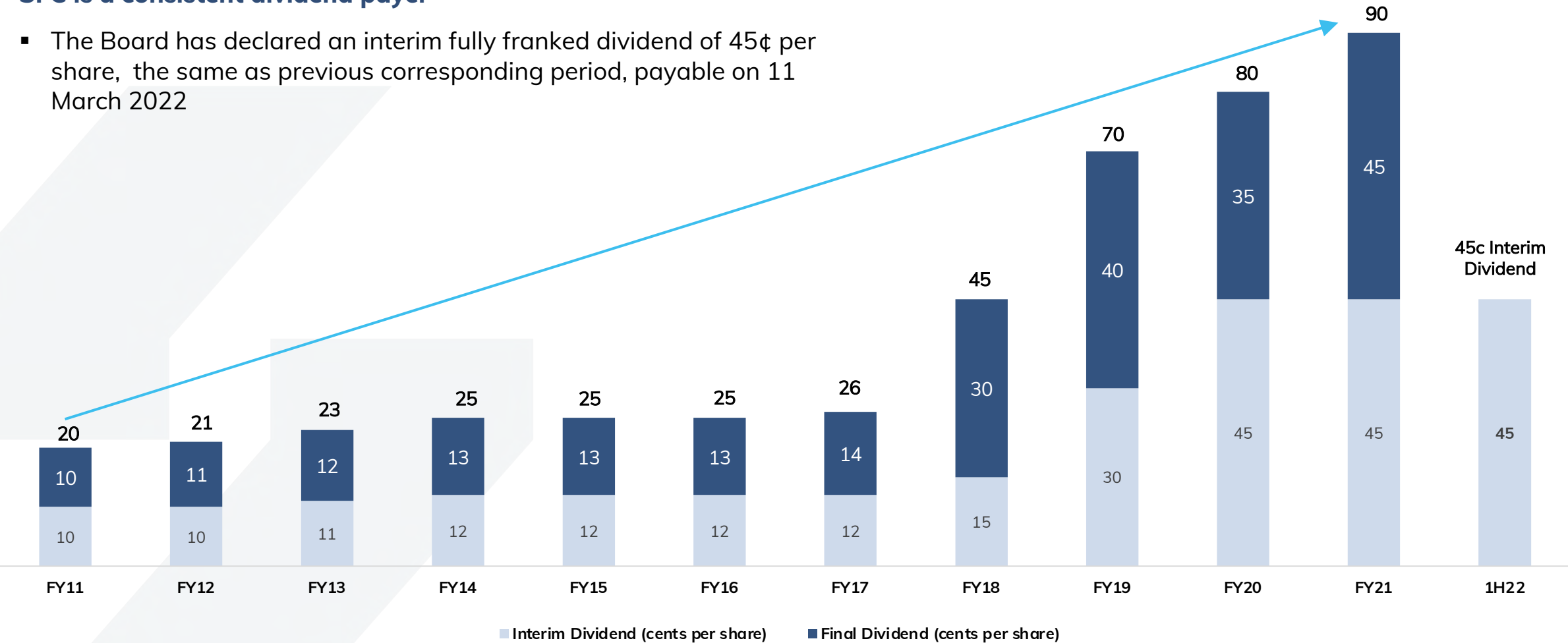


1. Net profit after tax and minority interests.

- 1 Automotive Leather NPAT down \$5.1m
 - \$7.5m vs 1H21 of \$12.6m
 - Impact of global semiconductor chip shortage
- 2 Delta NPAT down \$1.3m
 - \$0.3m loss vs 1H21 \$1.0m profit
 - Project delays and complexity
- 3 +\$2.5m gain from sale of various syndicated properties managed by Ascot Capital
- 4 Beachside land sales NPAT of \$1.1m
- 5 Group investments income from distributions, dividends and rent increased by \$0.4m mainly from US syndicated property investment distributions
- 6 HTG share price decreased from \$0.32 to \$0.21 resulting in a non-cash, after tax, mark-to-market revaluation of -\$6.5m

SFC is a consistent dividend payer

- The Board has declared an interim fully franked dividend of 45¢ per share, the same as previous corresponding period, payable on 11 March 2022



Half-Year (\$m)	1H22	2H21	1H21
NPAT	6.5	15.7	23.1
Unrealised pre-tax gains – group investments	7.5	(2.1)	(13.5)
Depreciation ¹	3.9	3.7	3.9
Lease payments ¹	(1.3)	(1.4)	(1.6)
Add minority interests	1.7	2.9	2.7
Change in tax provisions	(1.7)	2.2	2.2
Change in Automotive Leather trade working capital	(13.8) ¹	(1.8)	12.1
Other changes in working capital	(4.7)	(3.3)	3.6
Proceeds from sale of investments	21.5 ²	9.7	1.8
Capital raised - exercise of employee share options	0.9	0.4	-
Total cash generated	20.5	26.0	34.3
New Group investments	(10.4) ³	(8.8)	(7.3)
Capex and property development	(7.0) ⁴	(6.9)	(5.4)
Dividends paid	(6.2)	(7.4)	(7.2)
Total use of cash	(23.6)	(23.1)	(19.9)
Net debt² decrease/(increase)	(3.1)	2.9	14.4

1. Depreciation includes an additional \$1.5m for depreciation on right-of-use assets recognised on the adoption of AASB 16 on 1 July 2019 (Dec 20: \$1.3m) offset by (\$1.7m) lease payments (Dec 20: \$1.6m) for leases previously classified as operating leases prior to the adoption of AASB 16 on 1 July 2019 no longer included in net profit.
2. Net Debt presented excludes lease liabilities for leases previously classified as operating leases prior to the adoption of AASB 16 on 1 July 2019 (refer to reconciliation on page 19)

¹ Increase in Automotive Leather Working Capital

Increase in Automotive Leather working capital during 1H22 due to higher inventory as the global semiconductor chip shortage caused sales volumes to decrease, and buffer inventory is being held to mitigate risk created by global logistics and supply chain disruptions.

² Sale of Investments included:

- Sale of equities: \$9.0m (including Centuria \$4.6m)
- Proceeds from Ascot Portfolio sale: \$6.9m
- Proceeds from sale of North Coogee land: \$3.7m
- Capital distributions mainly US Property: \$1.1m
- Repayment of syndicate debt investments: \$0.8m

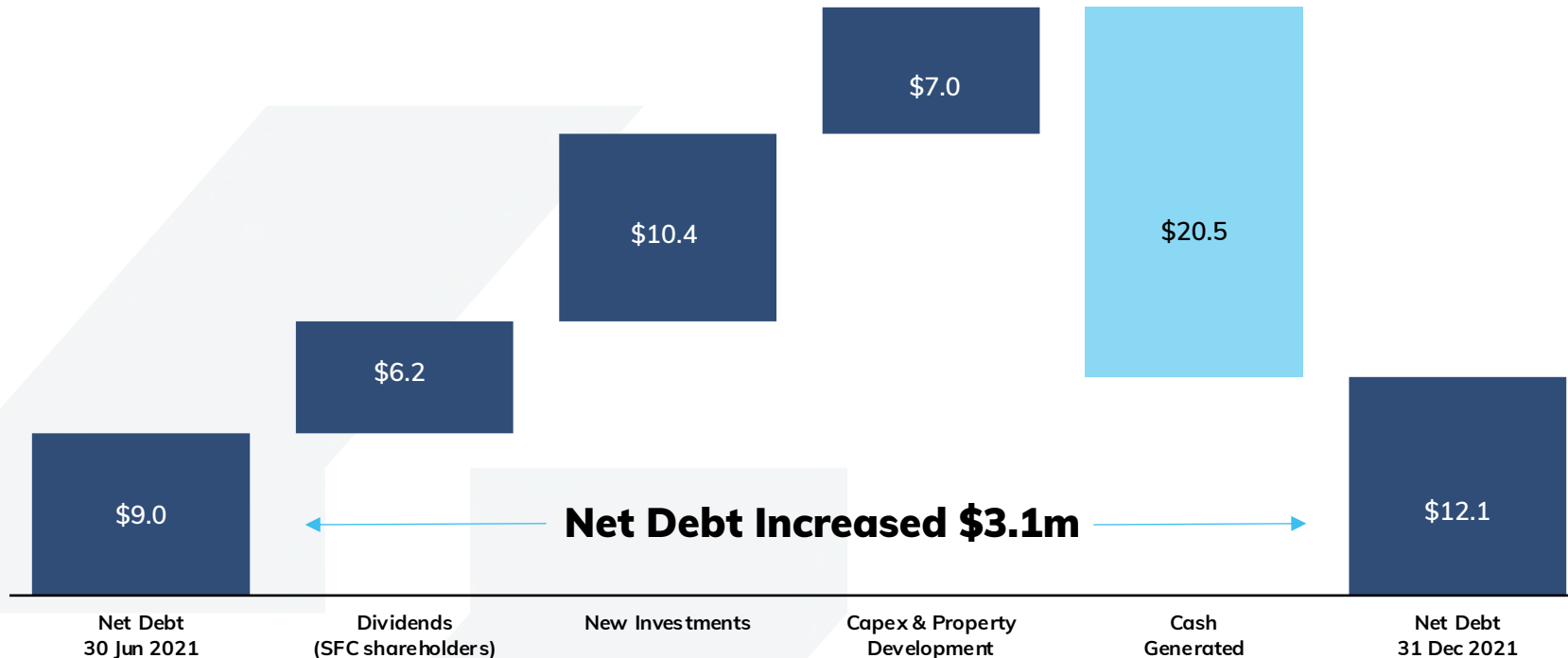
³ New Group investments included:

- Equities: (\$6.4m)
- Property Australia: (\$3.6m)
- Property US: (\$0.4m)

⁴ Capital expenditure included:

- (\$3.6m) for development of Jandakot property
- (\$1.4m) for Delta
- (\$1.0m) for preparation of Beachside land for sale of residential lots
- (\$0.5m) for Automotive Leather
- (\$0.4m) for other syndicate properties

Group Net Debt Increase (\$m)



Net debt increased due to:

- \$6.2m dividend paid to SFC shareholders
- \$10.4m new Group Investments
- \$7.0m Capex and Property Development
 - \$3.6m for Jandakot Property
 - \$1.4m for Delta
 - \$1.0m for Beachside
 - \$0.5m for Automotive Leather
- Offset by \$20.5m net cash generated:
 - \$21.5m realised from sale of investments and capital distributions received, including \$6.9m from properties managed by Ascot Capital and \$4.6m from sale of Centuria (ASX:CNI) shares

Net Debt presented excludes \$18.2m (Jun 21: \$19.8m) of lease liabilities previously classified as operating leases prior to the adoption of AASB 16 on 1 July 2019 (refer to reconciliation on page 19)

Group Net Debt Overview (\$m)

	MANUFACTURING	GROUP INVESTMENTS				
All amounts in \$m	Automotive Leather	SFC Investments	Syndicated Investment Properties	Gosh Capital	Total Dec 21	Total Jun 21
Type of Debt:						
Bank and other debt	(9.0)	(1.8) ²	(22.1)	(6.6)	(39.5)	(38.6)
Equipment finance	(6.3)	-	-	-	(6.3)	(7.8)
Gross Debt¹	(15.3)	(1.8)	(22.1)	(6.6)	(45.8)	(46.4)
Cash	13.9	17.3	1.1	1.4	33.7	37.4
Net (Debt)/Cash¹	(1.4)	15.5	(21.0)	(5.2)	(12.1)	(9.0)
% debt recourse to SFC	0%		11%	0%		

1. Gross Debt and Net Debt presented excludes \$18.2m (Jun 21: \$19.8m) of lease liabilities previously classified as operating leases prior to the adoption of AASB 16 on 1 July 2019 (refer to reconciliation on page 19)

2. Foreign currency loans to offset foreign currency denominated equity investments

Half-Year Ending December	1H22	1H21
Revenue (\$m)	\$56.1	\$88.8
Segment NPAT ¹ (\$m)	\$7.5	\$12.6

¹ NPAT excludes 16.83% minority interests.



New Range Rover

First half impacted by semiconductor chip shortages and supply chain challenges

- Revenue and profits negatively impacted by lower sales volumes relating to the semiconductor chip shortage. Management aligned the cost base to the lower level of production, preserving profit margins.
- New Range Rover Sport replacement launches towards the end of the second half which should add to sales volumes.
- Demand for new vehicles remains strong across all our OEM's.
- Our OEM's are reporting record order books - Land Rover recently announced a record order book of 150,000 vehicles while its inventory levels remain at historically low levels - this bodes well for future production volumes.
- Looking further ahead, the medium and longer-term prospects of the Automotive Leather division remain strong. Our European operations successfully renewed programs with Jaguar Land Rover. We also won new programs in Europe with Mercedes Benz and Audi under competitive market conditions. With the addition of these new programs, Automotive Leather's European sales volumes should grow from 2023 onwards.

Outlook

- The chip shortage is gradually improving with sales and production volumes continuing to show improvement since November 2021.
- Accordingly, we expect sales volumes and profitability to be higher in the second half.
- Risks includes ongoing semiconductor chip shortages, ongoing impacts from Covid-19, supply chain disruptions and currency volatility.

Half-Year Ending December	1H22	1H21
Revenue (\$m)	\$8.7	\$4.4
Segment NPAT ² (\$m)	\$0.8	\$10.7
NPAT ² excluding HTG (\$m)	\$7.3	\$3.1

Case Study: Primewest / Centuria (Invested Oct 2019)	
Cost of Shares purchased	\$3.00m
Dividends Received	\$0.23m
Capital Returned from PWG/CNI Deal	\$0.60m
Pre-tax Realised Gains	\$1.59m
Total Pre-Tax Gain	\$2.42m
Pre-tax Return on Investment (~24 months)	81%
Cash Proceeds	\$4.59m

1. SFC's investment in Harvest Technology Group (ASX:HTG) is included in equities and valued at \$18.1m at 31 Dec 2021. The value per share used is \$0.153, which is below the \$0.21 closing share price of HTG at 31 Dec 2021. The discount to the closing price takes into consideration the significant volume of HTG shares held by the Group.

2. NPAT excludes 16.83% minority interests for Gosh Capital investments.

NPAT of \$7.3m excluding HTG revaluation

- Strong performance from most of our investments:
 - NPAT of \$2.5m on sale of various syndicated properties managed by Ascot Capital and proceeds of \$6.9m (1H21: \$nil NPAT)
 - NPAT of \$0.7 million from the revaluation of the Group's investment in Hastings Limited (ASX: HAS)
 - NPAT of \$0.6 million, from the sale of investments in Centuria Limited (ASX:CNI) and proceeds of \$4.6 million
 - NPAT² of \$1.1m from sale of land at Beachside (1H21: \$nil NPAT) and proceeds of \$3.7m
 - \$1.8m investment income (1H21: \$1.4m)
 - \$0.6m net gain on other Group investments (1H21: \$1.3m)

Segment NPAT of \$0.8m including HTG revaluation

- -\$6.5m¹ non-cash, after tax, mark-to-market revaluation from HTG.
 - Share price fell from \$0.32/share to \$0.21/share (1H21: \$7.6m gain) in line with most listed small cap IT shares

Pre-Tax Net Equity Value¹ of \$185.9 million or \$13.54/share

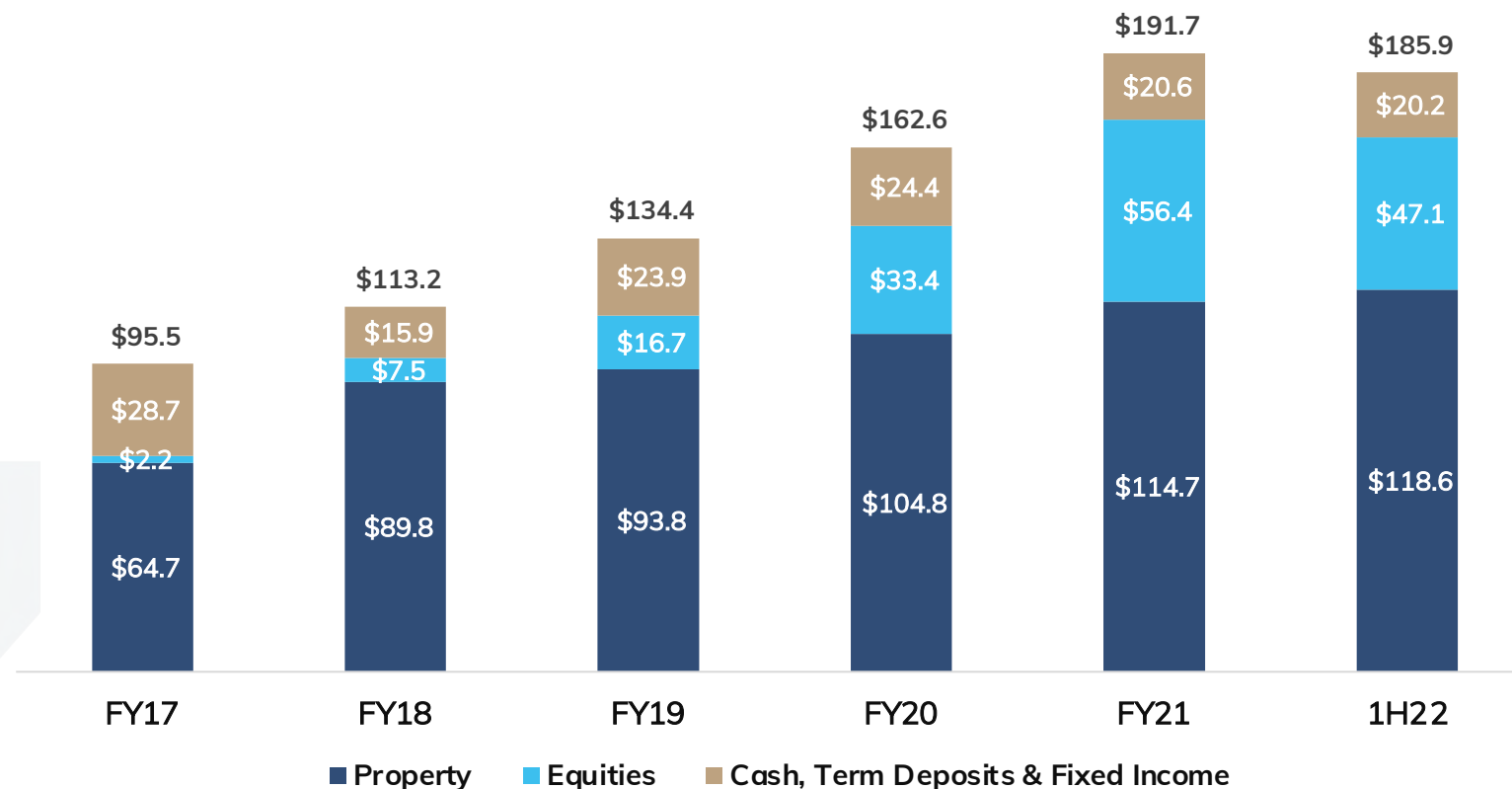
We continue to grow Group Investments, investing opportunistically with the objective of maximising shareholder value over the medium and long-term

- Pre-Tax Net Equity Value of Group Investments fell 3.0% primarily due to the revaluation of our investment in HTG.

- Market value less debt (including syndicated property debt)
- All values represent SFC's share, i.e. 83.17% for Gosh Capital and other subsidiary held assets
- SFC's investment in Harvest Technology Group (ASX:HTG) is included in equities and valued at \$18.1m at 31 Dec 2021. The value per share used is \$0.153, which is below the \$0.21 closing share price of HTG at 31 Dec 2021. The discount to the closing price takes into consideration the significant volume of HTG shares held by the Group.

Refer to Appendix I for more detail

Pre-Tax Net Equity Value (\$m)





IBM Building West Perth, WA



Hometown Cannington, WA



Marriott Hotel New York, USA



6 Centro Ave Subiaco WA



Torrens Road, St. Clair, SA



39 Dixon Rd Rockingham, WA



The Residences at Lakeview Memphis, USA



Home Space, Tamworth, NSW



Seasons Hotel, Newman, WA



DoubleTree Hilton Vermont, USA



Parks Centre Bunbury, WA



Railway Parade, West Leederville, WA

A large strategic property asset located between two freeways and 15 minutes south of the Perth CBD.

- Approximate net developable area of 34ha.
- Jandakot-South Connect is well located to benefit from the increased demand for showrooms and logistic warehousing driven by the rapid growth in e-commerce.
- The site includes 6.2ha currently leased to Austral Masonry Holdings.
- Jandakot Road duplication and construction of a new roundabout entrance to our site is well underway and due to be completed by June 2022.
- Clearing and earthworks is almost complete (\$3.6m invested this half), with start of civil works expected during 2022.
- Currently valued at **\$48.7 million** on an “as is” basis





A 2.1 hectare property that has been zoned high density residential from industrial.

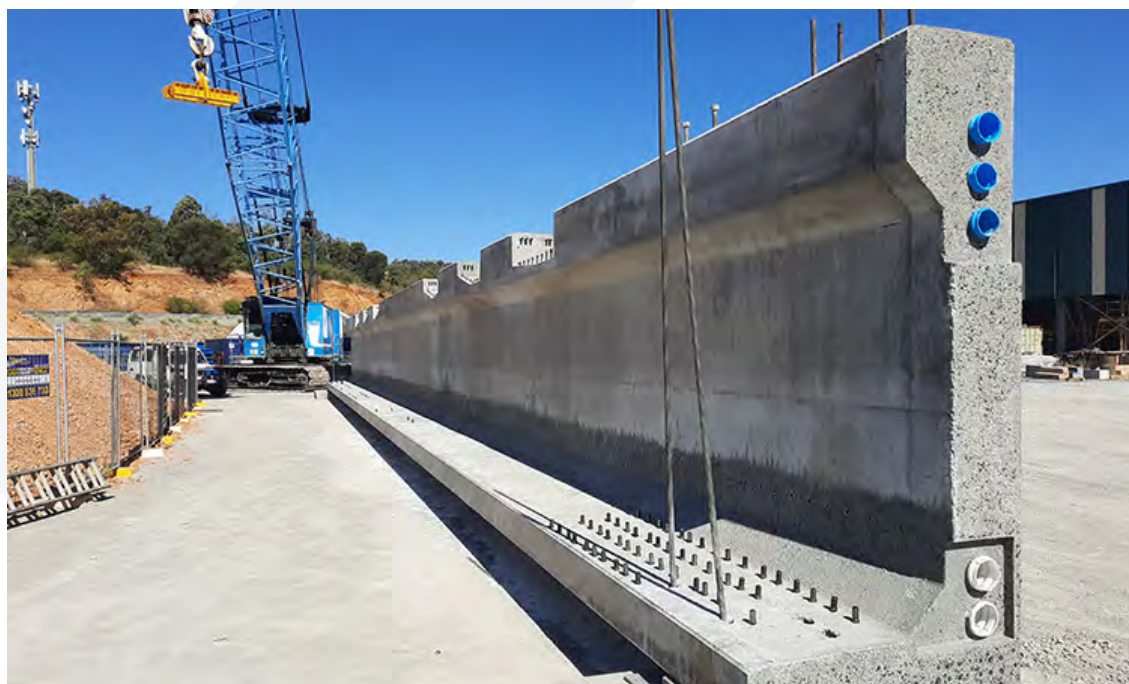
- 2 / 3 storey single residential blocks settled to December 2021.
 - Stage 1: 27 of 28 sold
 - Stage 2: 4 of 24 sold
- 11 blocks settled during the first half
 - \$3.7m cash proceeds
 - \$1.1m NPAT¹ realised for blocks settled in 1H22
- Development of 3 apartment sites (3 to 5 storey, ~110 dwellings) on hold until demand for apartments improves

1. Net profit after tax and minority interests.



Artist's Impression of Beachside North Coogee

Half-Year Ending December	1H22	1H21
Revenue (\$m)	\$8.4	\$8.9
Segment NPAT (\$m)	(\$0.3)	\$1.0



Beam Bayswater Train Station (Source: Metronet)

Summary

- Delta incurred a loss of \$0.3m
 - Delays, complexity and design changes associated with Bayswater Train Station
 - The project is now progressing more steadily.
 - Increased costs, including skilled labour costs, are impacting margins

Outlook

- The current order bank for Delta is strong.
- There continues to be optimism regarding several larger infrastructure projects in Western Australia that are currently being tendered or proposed by State Government.
- Delta is expected to be profitable in the second half
- Risk include supply disruptions, skilled labour shortages, Covid-19 shutdowns and raw material cost increases.

Outlook

- Automotive Leather
 - The chip shortage is gradually improving with our sales and production volumes continuing to show improvement since November 2021.
 - We expect sales volumes and profitability to be higher in the second half.
- Delta is expected to return to profit for the second half.
- Investments, other than directly held property, are revalued each period which could lead to profit volatility, both up and down.

Risk Factors

- Further impacts from Covid-19 include:
 - A continuation of the semiconductor chip shortages creating Automotive Leather sales volatility
 - Supply chains remain disrupted, longer lead times and port closures
 - Production disruptions from quarantined employees
- Increasing Automotive Leather hide prices – currently stable
- Skilled labour shortages and costs
- Inflation pressures
- Currency volatility
- Market volatility

Reconciliation of Net Debt excluding lease liabilities for leases previously classified as operating leases (\$'000's)	As at	
	Dec 2021	Jun 2021
Interest-bearing loans and borrowings	39,530	38,539
Lease liabilities	24,473	27,647
Less lease liabilities relating to leases previously classified as operating leases	(18,176)	(19,801)
Gross Debt excluding lease liabilities relating to leases previously classified as operating leases	45,827	46,385
Less cash and cash equivalents	(33,677)	(37,354)
Net Debt (as per slide 8 & 9) excluding lease liabilities for leases previously classified as operating leases prior to the adoption of AASB 16	12,150	9,031

Schaffer Corporation Limited results are reported under International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board. The Company discloses certain non-IFRS financial measures. The non-IFRS measures should only be considered in addition to, and not as a substitute for, other measures of financial performance prepared in accordance with IFRS.

On 1 July 2019, SFC adopted AASB 16 Leases. Net Debt excluding interest-bearing liabilities for leases previously classified as operating leases prior to the adoption of AASB on 1 July 2019, is a non-IFRS measure that is determined to present, in the opinion of Directors, information that assists the understanding of the composition of Net Debt for the period.

Appendix I - Group Investments – Pre-Tax Net Equity Value^{1,2}

Pre-Tax Net Equity Value ^{1,2}	FY17 (\$m)	FY18 (\$m)	FY19 (\$m)	FY20 (\$m)	FY21 (\$m)
Property: Used by SFC Operations	\$19.6	\$11.4	\$11.4	\$9.7	\$9.7
Property: Rental Income	\$19.9	\$37.5	\$39.9	\$48.9	\$57.9
- Retail / Bulky Goods	\$13.1	\$16.2	\$14.4	\$16.4	\$21.4
- Industrial (includes Jandakot leased to Brickworks)	\$0.8	\$15.3	\$14.6	\$17.0	\$18.1
- Office	\$5.3	\$5.2	\$5.6	\$8.3	\$10.5
- Hotels	\$0.7	\$0.8	\$4.0	\$5.4	\$3.8
- Residential	\$0.0	\$0.0	\$1.4	\$1.8	\$4.2
Property: Development Sites	\$25.2	\$40.9	\$42.5	\$46.2	\$47.1
- Jandakot - Development	\$10.7	\$26.4	\$26.4	\$33.4	\$33.4
- Residential - Development	\$11.5	\$11.5	\$12.2	\$10.0	\$11.0
- Industrial - Development	\$3.0	\$3.0	\$3.8	\$2.8	\$2.7
Sub Total: Property	\$64.7	\$89.8	\$93.8	\$104.8	\$114.7
Equities: Externally Managed	\$0.0	\$5.1	\$6.2	\$4.3	\$6.5
Equities: Internally Managed	\$2.2	\$2.4	\$10.5	\$29.1	\$49.9
- Harvest Technology Group (ASX: HTG) ³	\$0.0	\$0.0	\$0.0	\$16.0	\$26.9
- Updater Inc (US – Unlisted)	\$2.2	\$2.4	\$8.9	\$8.2	\$10.5
- Hastings Technology Metals (ASX: HAS)	\$0.0	\$0.0	\$1.0	\$0.8	\$2.0
- Global Portfolio	\$0.0	\$0.0	\$0.0	\$0.0	\$4.5
- Other	\$0.0	\$0.0	\$0.6	\$4.2	\$6.0
Sub Total: Equities	\$2.2	\$7.5	\$16.7	\$33.4	\$56.4
Cash, Term Deposits & Fixed Income	\$28.7	\$15.9	\$23.9	\$24.4	\$20.6
Total Pre-Tax Net Equity	\$95.5	\$113.2	\$134.4	\$162.6	\$191.7
Pre-Tax Net Equity Per Share	\$6.82	\$8.18	\$9.73	\$11.95	\$14.04

1H22 (\$m)	1H22 Per Share	1H22 % of Portfolio
\$9.7	\$0.71	5%
\$56.7	\$4.12	31%
\$21.4	\$1.56	12%
\$16.3	\$1.19	9%
\$9.4	\$0.68	5%
\$3.6	\$0.26	2%
\$6.0	\$0.43	3%
\$52.2	\$3.81	28%
\$36.5	\$2.66	20%
\$12.6	\$0.92	7%
\$3.1	\$0.23	2%
\$118.6	\$8.64	64%
\$7.0	\$0.51	4%
\$40.1	\$2.92	22%
\$18.1	\$1.32	10%
\$13.0	\$0.95	7%
\$3.0	\$0.22	2%
\$3.8	\$0.28	2%
\$2.2	\$0.16	1%
\$47.1	\$3.43	25%
\$20.2	\$1.47	10%
\$185.9	\$13.54	100%
\$13.54		

Highlights

- The reduction in the:
 - Property: Rental Income – Industrial; and
 - Property: Rental Income – Office relates to the sale by Ascot Capital of six syndicated property investments – we expect to receive a further \$1.3m in proceeds as a final payment on these investments.
- The reduction in the Global Portfolio (Equities) relates to the sale of certain equity investments. The Global Portfolio has generated strong performance since inception (Oct 2020).
- We followed our rights, increasing our investment in HTG.
- Increase in Updater Inc relates to a follow-on investment made during the half.
- Increase in HAS relates to mark-to-market revaluation

1. Market value less debt (including syndicated property debt)
2. All values represent SFC's share, i.e. 83.17% for Gosh Capital and other subsidiary held assets
3. SFC's investment in Harvest Technology Group (ASX:HTG) is included in equities and valued at \$18.1m at 31 Dec 2021. The value per share used is \$0.153, which is below the \$0.21 closing share price of HTG at 31 Dec 2021. The discount to the closing price takes into consideration the significant volume of HTG shares held by the Group

Appendix II - Group Investments – Property Portfolio

Address	Description	Ownership Structure	Land Size (sqm)	Current Lettable Area (sqm)	SFC Ownership %	SFC Share of Book Value (\$m)	SFC Share of Market Value (\$m)	SFC Share of Debt (\$m)	National Tax on Capital Gain (\$m)	Net Equity Value (\$m)
PROPERTY USED BY SFC OPERATIONS										
218 Campersic Road, Herne Hill, WA	Delta	SFC Direct	134,305	-	100%	5.5	8.0	-	(0.6)	7.4
1305 Hay Street, West Perth, WA	Head Office	SFC Direct	413	-	100%	0.9	1.7	-	(0.3)	1.4
						6.4	9.7	-	(0.9)	8.8
RENTAL PROPERTIES										
Hometown, 1480 Albany Hwy, Cannington, WA	Bulky Goods	Syndicate	59,319	20,637	25%	5.2	16.8	(9.7)	(3.5)	3.6
39 Dixon Rd, Rockingham, Western Australia	Bulky Goods	Gosh Direct	12,047	5,434	83%	8.7	10.6	(5.5)	(1.5)	3.6
Tamworth Homespace, Tamworth, NSW	Bulky Goods	Syndicate	31,160	13,050	25%	2.3	4.0	-	(0.5)	3.5
Auburn Megamall, 265 Parramatta Road, NSW	Bulky Goods	Gosh Syndicate	24,690	32,348	2%	1.3	1.3	-	(0.3)	1.0
Pacific Brisbane Hotel, Brisbane, QLD	Hotel	Syndicate	2,899	7,759	4%	0.9	0.9	-	0.1	1.0
Pacific Suites, Canberra, ACT	Hotel	Gosh Syndicate		16,045	2%	0.8	0.8	-	0.1	0.9
Marriott Hotel, Yonkers, New York, USA	Hotel	SFC US Syndicate		17,100	4%	0.8	0.8	-	0.1	0.9
Seasons Hotel, Newman, WA	Hotel	Syndicate	29,000	82 rooms	5%	0.3	0.3	-	-	0.3
Burlington Hotel, Vermont, USA	Hotel	SFC US Syndicate	64,600	309 rooms	6%	0.4	0.4	-	0.2	0.6
Coral Cat Resort, Mackay, QLD	Hotel	Syndicate	9,148	82 rooms	5%	0.2	0.2	-	-	0.2
Embassy Suites, Portland, Maine, USA	Hotel	SFC US Syndicate	11,250	11,250	7%	0.2	0.2	-	0.1	0.3
Lot 705 Jandakot Road, Jandakot, WA	Industrial	SFC Direct	62,097		100%	2.8	12.2	-	(2.9)	9.3
Willung Rd, Rosedale, Victoria	Industrial	Howe Direct	510,530	9,854	83%	1.8	2.4	-	(0.6)	1.8
Torrens Rd, St Clair, SA	Industrial	Syndicate	29,707	15,011	8%	0.7	0.7	-	-	0.7
IBM Centre, 1060 Hay Street, West Perth, WA	Office	Syndicate	5,797	8,466	22%	1.6	12.9	(7.6)	(3.2)	2.1
6 Centro Avenue, Subiaco, WA	Office	Syndicate	1,607	1,065	50%	1.0	2.2	-	(0.4)	1.8
7 Turner Avenue, Bentley, WA	Office	Syndicate	3,488	1,098	35%	0.5	0.9	-	(0.1)	0.8
Albany Road Real Estate Partners Fund III	Office	SFC US Syndicate			1%	0.5	0.5	-	-	0.5
Albany Road Solana, Westlake, Texas, USA	Office	SFC US Syndicate	82,677	33,527	<1%	0.1	0.1	-	-	0.1
Albany Road Breck Exchange, Georgia, Atlanta, USA	Office	SFC US Syndicate	235,284	51,824	<1%	0.1	0.1	-	-	0.1
The Residences at Lakeview, Tennessee, USA	Residential	SFC US Syndicate	13,400	833 units	6%	1.8	1.7	-	-	1.7
The Residences at Bella Vista, St Louis, Missouri, USA	Residential	SFC US Syndicate	15,400	756 units	4%	1.4	1.4	-	-	1.4
Pier 5350 Apartments, Jacksonville, Florida, USA	Residential	SFC US Syndicate	89,000	43,200	7%	1.6	1.6	-	(0.1)	1.5
33 Glendale Crescent, Jandakot, WA	Residential	SFC Direct	10,000		100%	1.3	1.3	-	-	1.3
Parks Shopping Centre, Bunbury, WA	Retail	Syndicate	30,804	10,622	17%	2.0	7.8	(3.8)	(1.7)	2.3
Ascot Portfolio Sale Proceeds Outstanding		Syndicate				1.3	1.3	-	(0.2)	1.1
						39.6	83.4	(26.6)	(14.4)	42.4

* All values represent SFC's share, i.e. 83.17% for Gosh Capital and other subsidiary held assets

Appendix II - Group Investments – Property Portfolio (continued) Schaffer Corporation Limited

Address	Description	Ownership Structure	Land Size (sqm)	Current Lettable Area (sqm)	SFC Ownership %	SFC Share of Book Value (\$m)	SFC Share of Market Value (\$m)	SFC Share of Debt (\$m)	Notional Tax on Capital Gain (\$m)	Net Equity Value (\$m)
DEVELOPMENT SITES										
Lot 706 Jandakot Road, Jandakot, WA	Industrial	SFC Direct	449,639		100%	6.9	29.5	-	(7.5)	22.0
Lot 704 Jandakot Road, Jandakot, WA	Industrial	SFC Direct	32,442		100%	0.5	7.0	-	(2.0)	5.0
170 Flynn Drive, Neerabup, WA	Industrial	Syndicate	260,000		20%	1.5	2.8	(1.0)	(0.4)	1.4
Belmore Rd, Punchbowl, NSW	Industrial	Syndicate	11,552		11%	1.0	1.0	-	-	1.0
Lot 561 Paris Road, Australind, WA	Industrial	Gosh - Unit Trust	12,000		4%	0.3	0.3	-	-	0.3
Bennett Avenue, North Coogee, WA	Residential	Gosh Direct	21,035		83%	3.1	8.1	-	(1.5)	6.6
South Ocean Real Estate Fund III	Residential	SFC US Syndicate			1%	0.4	0.4	-	(0.1)	0.3
South Ocean Real Estate Fund V	Residential	SFC US Syndicate			1%	0.3	0.2	-	-	0.2
Part Lot 602 Yanchep Beach Road, WA	Residential	Gosh - Unit Trust	42,600		3%	0.2	0.2	-	0.1	0.3
Lot 39A Kenmore Avenue, Bayswater, WA	Residential	Syndicate	5,653		50%	1.6	1.6	-	-	1.6
40-250 Railway Parade, West Leederville, WA	Residential	Syndicate	1,970		27%	1.8	1.8	-	-	1.8
370 -374 Oxford St, Mount Hawthorn, WA	Residential	Syndicate	7,498		27%	0.1	0.1	-	-	0.1
						17.7	53.0	(1.0)	(11.4)	40.6
TOTAL SFC PROPERTY VALUE						63.7	146.1	(27.6)	(26.7)	91.8

* All values represent SFC's share, i.e. 83.17% for Gosh Capital and other subsidiary held assets

The difference between book value and market value is unrealised gains of \$82.4m before tax and \$55.8m after tax for directly owned property held at depreciated cost and property investments that are equity accounted under Australian Accounting Standards.