

Portfolio

MAGAZINE

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- + NEW PROPERTIES



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With the largest, most frequent and most successful commercial property portfolio auction program in Australia, Burgess Rawson from CBRE has always been renowned as the litmus test of the commercial property industry.

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Welcome

Jamie Perlinger
Senior Director

JAMIE.PERLINGER



Welcome to the December issue of Portfolio Magazine 181. Our last for 2025!

Our recent Portfolio Auction event delivered another exceptional result with over \$110 million in sales across three days of nationwide bidding. The outstanding performance highlights strong investor confidence in commercial real estate, particularly in early learning, healthcare, convenience retail, and fast food sectors.

We're thrilled to present our largest portfolio this year—a premium curation of Australia's best fast food and convenience retail investments. Featuring McDonald's, Guzman y Gomez, KFC, and Hungry Jack's, these blue-chip assets are among the most sought-after in the market, consistently achieving record low yields.

In this edition, we present CBRE IP Metro, where Australia's most accomplished commercial property specialists unite as one powerful force. This powerhouse team combines deep local market knowledge across every major metropolitan and regional sector with genuine global reach, creating an unsurpassable capability that redefines what's possible in commercial property.

We profile one of Australia's largest commercial property groups, Fawker Property which has built a strong reputation for its innovative approach to acquiring and repositioning mid-to-large scale retail assets, setting new standards in the industry.

We shine the spotlight on Cairns, one of the nation's fastest growing cities, as it emerges as a compelling investment destination, while we also explore CBRE's depreciation specialists and how careful structuring of tax-effective allowances and capital works can significantly enhance net returns for commercial property investors.

Finally, we profile the more unusual side of the market, examining off-beat assets such as police stations and civic infrastructure conversions and what's driving their growth and popularity.

We would like to extend a warm thank you to our valued clients for making 2025 another successful year. We wish you a safe and joyous holiday period and look forward to delivering on-going, market leading commercial property opportunities in 2026.

Burgess Rawson
FROM CBRE

Portfolio Team

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BURGESSRAWSON.COM.AU

Burgess Rawson from CBRE Portfolio Magazine requires a creative collective committed to producing a premium property publication that people just won't want to put down.

Our diverse and forward-thinking Portfolio Team is drawn from offices across Australia, working collaboratively and each contributing their unique skill set to bring you a magazine we're proud to call our own.

All areas and figures displayed in this magazine are approx only. All precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the Vendor or Agents. The Retail Leases Act 2003 may apply.

In the spirit of reconciliation, Burgess Rawson from CBRE acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.



CBRE Metropolitan Investments:

Redefining Commercial Property Excellence

Australia's most powerful property investment team has arrived, combining local knowledge with global buyer access to redefine success and set new standards in commercial property excellence.

CBRE's Metropolitan Investments team represents the pinnacle of commercial investment expertise in Australia. Led by industry trailblazer Ingrid Filmer, the team unites the nation's most accomplished specialists across every major metropolitan and regional market, creating unmatched capability, unrivalled connections, and a legacy of delivering exceptional outcomes for vendors and investors alike.

What distinguishes our team is the fusion of deep local knowledge with genuine global reach. Each specialist understands their territory intimately, the buyers actively seeking opportunities, the nuances that shape value, and the timing that separates exceptional results from average ones. Supported by CBRE's international network, we mobilise resources, market intelligence, and buyer pools from across the world to deliver premium outcomes for every campaign.

Our December Portfolio Campaign showcases this strength with the largest coordinated national offering by any agency this year. More than 65 premium assets across the country, featuring blue chip tenants such as McDonald's, KFC, Guzman y Gomez, and 7-Eleven, are being presented. It is the kind of campaign that only becomes possible when elite local knowledge combines with global capability.

Delivering a campaign of this scale requires precision, a deep understanding of investment fundamentals, and seamless collaboration across metro markets. These properties are presented simultaneously to one of the most sophisticated investor databases in the world, connecting Australian assets with buyers from Sydney to Singapore.

Our combined market presence represents a fundamental shift in how major campaigns operate. Vendors gain maximum exposure, elevated competition, and access to new buyer networks that traditional campaigns cannot reach. The scale and consistency of our campaigns provide an extraordinary advantage to sellers who want to achieve the best possible price in the shortest possible time.

With every metropolitan team now aligned under one banner, CBRE offers unrivalled coverage, reach, and results. Every campaign benefits from shared data,

cross-state collaboration, and a unified approach that ensures consistency of service, presentation, and buyer communication across the nation.

CBRE's Metropolitan Investments team now accounts for over 63% of all leased investment transactions nationally, within the one million to thirty five million dollar price range. This leadership position reflects our deep relationships with both private and institutional investors and demonstrates the confidence vendors place in our ability to deliver results.

Over the past twelve months, the team has achieved record portfolio results, driving billions of dollars in transactions and consistently delivering benchmark yields across essential service, fast food, childcare, and convenience retail assets. These achievements highlight the strength of our network, the trust of our clients, and the extraordinary capability of our agents.

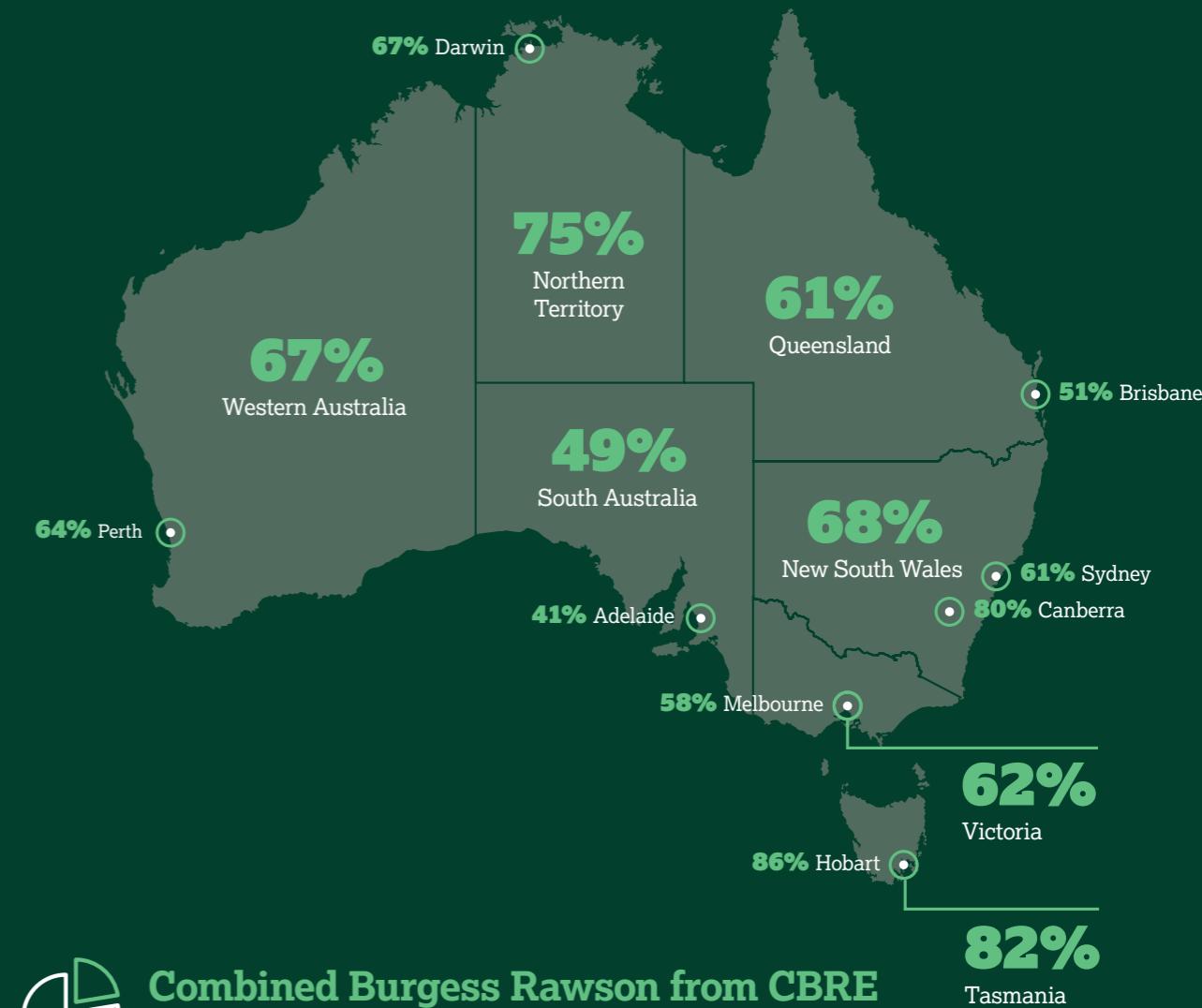
Our signature Portfolio Auction and Select events continue to set the standard for success, achieving high clearance rates, premium pricing, and exceptional vendor satisfaction across every campaign. Each event is supported by data-led marketing, highly targeted communication strategies, and a genuine understanding of the investor mindset.

The scale of our buyer engagement extends beyond traditional borders. Through CBRE's international platforms, we are connecting Australian investment opportunities with global capital in real time. Vendors gain access to motivated investors across Asia, the Middle East, and Europe, ensuring no opportunity for a premium result is ever missed.

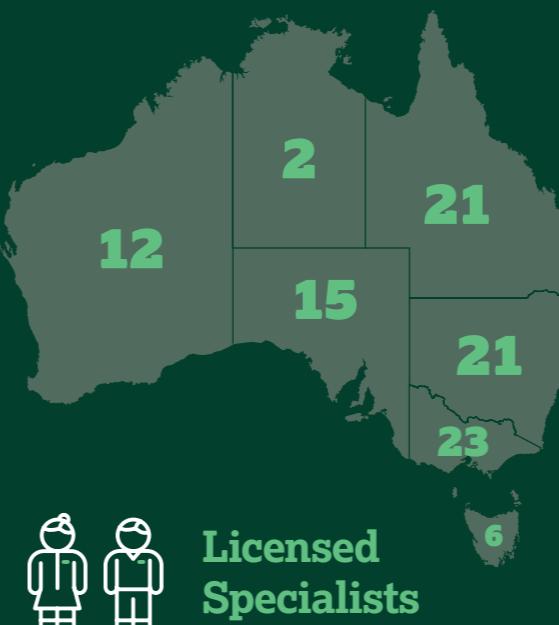
Our strategy is simple yet powerful. We bring together the country's best agents, the strongest database, and the most advanced marketing systems to create competition and confidence in every sale. This combination of insight and execution is what delivers superior outcomes for our clients.

In a market where timing, relationships, and information determine success, CBRE delivers what vendors need most: strategic exposure to premium Australian investors, access to international capital, and the proven expertise of the nation's most trusted commercial investment team.

This first communication of the merged team demonstrates our power, reach, and unity. It marks the beginning of a new chapter in Australian commercial investment.



Combined Burgess Rawson from CBRE & CBRE National Market Share*



Licensed Specialists



Properties in Portfolio 181

Fawkner Property Group's Winning Formula

How Australia's Private Property Giant Builds for the World's Best Brands



Among privately held operators, few command the scale and track record of Fawkner Property Group. With \$5 billion in assets under management, Fawkner has built a reputation for strategic retail property investment and cultivating tenant relationships that span decades.

At the heart of Fawkner's strategy sits shopping centres across neighbourhood, regional and sub-regional formats, with the group creating significant value through quick service restaurant and convenience retail pads within these centres.

These pad sites have proven their resilience through cycles while delivering the income certainty investors crave, making them among the most coveted assets for private investors seeking reliable, long-term returns.

For Fawkner, these aren't just tenancies. They're traffic generators that amplify the performance of entire shopping centres while providing the covenant strength and operational stability that underpins long-term value.

The transformation of Earlvile Shopping Town in Cairns demonstrates exactly how Fawkner thinks. Where others saw surplus car parking facing Mulgrave Road, Fawkner identified prime development opportunity. The site offered everything the group looks for: strong traffic volumes, excellent exposure, easy access and solid demographics.

Rather than leave that land underutilised, Fawkner removed the car parking and built two purpose-designed quick service restaurant pads, securing McDonald's and Guzman y Gomez as anchor tenants at the centre's entrance.

The results have been immediate and significant. Earlvile now records approximately five million visits

annually and generates around \$285 million in sales. The two restaurant pads don't just perform strongly themselves, they create a halo effect across the entire asset. Every left turn off Mulgrave Road into the centre delivers customers who might never have visited otherwise.

The Dad grabs a Big Mac, Mum takes a burrito, and the foot traffic flows through to surrounding tenancies. Sales lift, rents strengthen, and the centre's brand exposure and overall performance improves. Far from diminishing the asset by removing car parking, Fawkner created a gateway that made the entire property more valuable.

This approach reflects Fawkner's broader investment philosophy. The group prioritises quality and durability over rapid expansion. Every acquisition must meet defined thresholds. Site selection is driven by four critical factors: demographic strength, exposure, traffic volumes and ease of access.

When all four align, blue-chip tenant interest follows naturally. Fawkner then matches premium opportunities with premium tenants, creating partnerships rooted in mutual success.

For Fawkner, tenant performance and landlord performance are inseparable. Fast food brands succeed because they sell products people want, consistently and at scale. That sales performance translates directly into an ability to pay rent without fail, month after month, year after year.

The physical capital these tenants invest in their stores creates a second layer of security. Million dollar fitouts tie goodwill directly to location, aligning tenant and freeholder interests for decades.

When a brand has that level of investment in a site, their incentive to exercise lease options and remain

"These tenants invest millions in their fitouts, tying their success directly to the location. That level of capital commitment creates alignment that lasts decades, not just lease terms."

Sam Ellis

Director - Fawkner Property Group
Capital Transactions and Property



in place becomes nearly absolute. They're not just paying rent, they're protecting their own substantial capital commitment.

The quality of these locations reveals itself most clearly when tenants change. When the former Carl's Jr. site in Cranbourne VIC became vacant, backfill was immediate. Hungry Jack's moved in without hesitation, recognising what the previous operator had: a high-profile corner location at the intersection of Cranbourne-Frankston and Monahans Roads with nearly 28,000 vehicles passing daily. The fundamentals remained unchanged. Only the brand evolved. This dynamic underscores a critical truth about Fawkner's strategy. The group isn't just buying a tenancy. It's buying a site the quick service restaurant sector will always want.

Cairns as a market exemplifies why Fawkner focuses on growth regions. The city has experienced strong resurgence in tourism and trade, and Earlvile has mirrored that growth story. The centre trades exceptionally well, and the quick service restaurant pads at the entrance continue driving customers through the doors. The competitive environment for securing these tenants remains intense.

The investment fundamentals are difficult to replicate. Fixed rent increases provide cashflow confidence. Favourable lease terms and world-leading covenants make these assets hotly contested. Many are held in perpetuity, functioning as annuity-style income streams that investors rarely relinquish.

The certainty of income, combined with tenants' operational stickiness and the near impossibility of relocating prime sites, creates performance metrics few other asset classes can match. Capital rate compression continues across the essential services sector, driven by exactly these factors.

For Fawkner, the formula remains consistent: identify premium opportunities where site fundamentals meet exacting standards, secure premium tenants whose success depends on location quality, and build long-term relationships rooted in mutual investment.

Fast food, along with convenience retail deliver income backed not just by covenant strength, but by the goodwill and capital commitment that keep these tenants anchored to their locations for decades.

Portfolio 181 Fast Food Opportunities



McDonald's

Cairns QLD



Guzman y Gomez

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Hungry Jack's

Page 34



KFC

Beaconsfield VIC



Hungry Jack's

Mulgrave NSW



KFC

Golden Bay WA

Page 38

Unlocking Value Through Insight:

How CBRE's Tax Depreciation Expertise
Drives Investment Performance

For commercial property owners, tax depreciation remains one of the most effective but frequently overlooked tools for improving investment performance. CBRE Australia's Commercial Tax Depreciation division helps clients uncover the full value embedded within their assets, translating detailed technical analysis into tangible financial returns.

The process allows owners and investors to claim deductions for the decline in value of a building's structure and its assets over time.

When properly assessed, these deductions can significantly reduce taxable income, enhance cash flow and ultimately strengthen the long-term viability of a property investment.



CBRE's Commercial Tax Depreciation department sits within the firm's Consulting division, supported by in-house registered tax agent quantity surveyors and building specialists.

The team provides detailed depreciation schedules, identifies plant and equipment assets, and conducts assessments for new acquisitions, refurbishments, disposals and tenant fit-out changes.

According to Peter Guerra, a director of CBRE's tax depreciation team, the real value lies in precision and timing.

"Depreciation isn't something you calculate once and forget. Assets wear out, tenancies turn over, and legislation evolves. A careful review can reveal deductions that might otherwise go unnoticed. Our job is to make sure clients aren't leaving money on the table."

The department's work often begins before a transaction settles, with our specialist team of quantity surveyors assessing the property's components and categorising them according to ATO guidelines.

Each fixture, fitting and structural element is reviewed to determine whether it falls under capital works or plant and equipment, allowing the correct method of depreciation to be applied.

The outcome is a tailored schedule that can be submitted directly to an accountant or financial adviser, giving investors' confidence that they are claiming the maximum allowable benefit while remaining compliant with tax law.

Connect with our Building and Depreciation Consulting experts.



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Beyond compliance, the team's value lies in its understanding of the commercial property lifecycle. When an investor refurbishes an office building or when a tenant vacates and abandons a fit-out, for example, those changes have direct tax implications. CBRE's specialists track these events and adjust schedules, accordingly, identifying deductions associated with the removal and replacement of assets or fit-out items.

Every building carries a history of capital investment including new lifts, air-conditioning, lighting, refurbishments. If you map that properly, you not only unlock deductions, you build a record that supports future decision-making. It's part of how we help clients manage assets strategically, not just for tax but for long-term value.

CBRE experts monitor regulatory changes, such as adjustments to capital works deductions or incentives tied to new construction. By staying across policy developments, the agency ensures its clients remain positioned to benefit as frameworks evolve.

While the technical side of depreciation is complex, the outcomes are simple: improved cash flow and a clearer understanding of a property's true financial position.

From industrial estates and office towers to healthcare, retail or hospitality, those improvements can add up to substantial returns over time.

Services



Acquisition
of an asset



Construction works
(including fit out contributions)



Balancing adjustment
assessment



Tenant fit out
abandonment assessment



Review of existing
depreciation schedules



Fixed Asset Register
Reporting (FARR)

Case Studies



Mixed-Use Industrial Asset

A private investor purchased a 3,200sqm warehouse and office building. CBRE's detailed inspection identified depreciable assets across mechanical plant, lighting, amenities and office fit-outs.

The Result

First-year deductions of \$285,000, improving the property's effective yield by 1.8 percentage points and providing \$640,000 in total deductions over five years.



Tenant Fit-Out Abandonment

When a tenant vacated without completing make-good obligations, they left behind a \$500,000 fit-out with a written down value of \$437,500. CBRE assessed the abandoned works and quantified write-off opportunities when 40% was demolished for the incoming tenant.

The Result

An immediate write-off of \$175,000 in FY24 delivered \$43,750 in tax savings (at 25% tax rate). The remaining fit-out generated ongoing deductions of \$7,500 annually - all at zero cost to the landlord, transforming an abandonment into a tax benefit.



Beyond the Reef

Cairns' Reinvention as a Multi-Sector Regional Powerhouse

Cairns has transformed into one of Queensland's strongest-performing regional cities, with population growth, infrastructure investment and a maturing economy driving demand across the commercial property market.

Once seen mainly as a tourism hub, Cairns has evolved into a diverse regional centre supported by health, education, logistics and government services, creating sustained appetite for essential service assets.

The city's population has grown steadily over the past decade and is projected to expand by more than 25%, from around 175,000 people today to more than 220,000 by 2046, according to Queensland Government forecasts. Migration from southern states has been a major driver, as workers and families continue to seek affordability, lifestyle and employment opportunities away from capital city congestion and cost pressures.

This rise in population has spurred demand across healthcare, childcare, government services

and convenience retail, with medical tenants expanding into suburban centres and mixed-use developments as national operators and government agencies compete for well-located sites close to new residential growth areas.

Over the past six months, Cairns has recorded a string of standout commercial property deals underscoring growing investor confidence in the region's long-term fundamentals. The headline transaction was the \$77.5 million sale of the Cairns Corporate Tower on Lake Street, an A-grade CBD office building that drew institutional attention and set a benchmark for regional office values.

In the retail sector, the Coles-anchored Clifton Village Shopping Centre changed hands for about \$34 million, reflecting strong appetite for well-located, essential-service assets.

Meanwhile, a newly built KFC drive-thru in Gordonvale sold for \$5.808 million on a sharp 4.76% yield, highlighting demand for secure, long-lease fast-food investments. Together, these transactions

signal continued momentum across office and retail markets in Far North Queensland, supported by Cairns' expanding population base, improving infrastructure, and tightening supply of quality investment stock.

The Cairns Regional Council and Queensland Government have continued to underpin the city's growth with significant public investment.

Projects such as the \$472 million Cairns Water Security Program, the \$250 million Cairns Hospital expansion, and the \$360 million Marine Precinct Common User Facility upgrade are supporting jobs and reinforcing confidence in the regional economy.

Cairns' role as the service hub for the broader Far North, including the Tablelands, Cape York and Torres Strait, has further strengthened its base of essential industries. Government departments, education providers, and not-for-profit organisations continue to expand their regional presence, adding depth and diversity to the tenant mix across commercial and community-use properties.

Tourism and business travel, defence, and education links are all contributing to a more balanced market and one where property values are supported by both local and external demand.

For investors, the appeal lies in the combination of growth, security and scarcity. With limited new supply and strong underlying population fundamentals, Cairns is increasingly recognised as a maturing regional economy where premium commercial assets offer enduring income streams and long-term capital growth prospects.

For more information about investment opportunities in Cairns, contact our team on +61 7 4051 8922

The Usual Suspects

Specialised Assets Drawing Serious Capital

The best-kept secrets in commercial property aren't flashy or conventional, they're the spaces few would even think of looking at.

Some of the most tightly held opportunities in commercial property aren't on the radar for most people, they're mission-critical assets like police stations, ambulance depots, fire stations and other specialised emergency services facilities. Rarely traded, these properties attract serious interest when they do hit the market, thanks to income streams backed by the state.

Burgess Rawson from CBRE has developed a national reputation for bringing these rare assets to market, transacting sales that have set benchmarks in the sector.

Yields achieved in this sector reflect their unique appeal: ambulance stations sharpening below 4.0%, police stations consistently in the 4.5% to 5.5%

range, and the more specialised premises such as the SAPOL vehicle impound facility attracting competitive results when long leases are secured. In each case, demand has been fuelled by scarcity, covenant quality and the growing appetite among private investors for income streams that feel as close to risk-free as property allows.

Transactions include the Fremantle Police Headquarters in Western Australia which changed hands at around \$5 million on a circa 5.0% yield, while Blacktown Police Station in New South Wales sold through CBRE for \$16.75 million at just over 5.0%, both highlighting the strength of government backed leases.

In Victoria, an Ambulance Victoria station in Narre Warren was acquired on a sub 4.0% yield, reflecting investor confidence in the strategically located purpose-built design and essential nature of the facility.

More recently, a Police vehicle impound yard in Whyalla, South Australia, sold on a sharp yield of 5.69% with a brand-new 10-year lease, further proving demand for these highly specialised investments.

These sales are a reminder that "specialised" doesn't mean speculative. Investors are drawn to the reliability of state-backed covenants and the operational stickiness of sites that can't simply be relocated.

Emergency services facilities are deeply embedded in community networks, with response-time models and infrastructure requirements making continuity of location essential.

That certainty of occupation underpins investor confidence in what would otherwise be an unconventional private portfolio holding.

The market also recognises the quirks of this niche. Some government-leased assets involve additional steps for prospective buyers, including security clearances and even police checks as part of the sale process.

While unusual, these requirements only underline the sensitive nature of the operations and the robustness of the tenancy, giving buyers even greater assurance of long-term commitment.

With interest rates stabilising, essential-service assets are becoming more than a niche, they're a sought-after part of a balanced portfolio. Burgess Rawson from CBRE, with proven results across multiple states and asset types, has positioned itself as the clear specialist in unlocking value from these unexpected but highly resilient properties.





The Reliable Choice

7-Eleven Remains a Blue-Chip Investment

Nearly 50 years in Australia, over 750 stores, and a track record that speaks for itself. 7-Eleven continues to deliver the kind of secure, long term returns that property investors value most.

The brand's Australian story began in August 1977 with a single store in Oakleigh, Melbourne. What followed was a disciplined expansion that saw 7-Eleven become synonymous with convenience retail across the eastern seaboard. The 2010 acquisition of Mobil's Australian petrol stations accelerated that growth, adding scale and strategic fuel retail locations to an already substantial network.

In April 2024, 7-Eleven International completed its acquisition of the Australian operation for \$1.71 billion, bringing the local business under the same ownership as its global parent, Seven & i Holdings. The transaction underscored the brand's enduring value and positioned it for a new phase of growth, with plans to double its Australian footprint over the next decade.

For property investors, 7-Eleven assets have consistently demonstrated their worth at auction. Recent Burgess Rawson sales tell the story. In June 2025, a dual branded McDonald's and 7-Eleven investment in Greystanes NSW sold for a record breaking \$18.4 million on a yield of 3.97%, attracting 293 bids. That same month, a 7-Eleven in Hawthorn East VIC transacted for \$6.7 million at just 3.94%, while a Roselands NSW location achieved \$4.926 million at 4.32%.

These compressed yields reflect more than investor enthusiasm. They signal confidence in a tenant with institutional backing, established market dominance, and a business model that's weathered multiple economic cycles. 7-Eleven operates from a position of market leadership, holding approximately 33% of the convenience retail market and 11% of the fuel market.

The brand's evolution continues.

Under new international ownership, 7-Eleven Australia is expanding its food offering, introducing larger format stores, and investing in digital commerce and delivery platforms. A concept store in Bowen Hills QLD showcases this next generation approach with extended grocery ranges, expanded meal options, and integrated delivery services. It's the kind of strategic reinvention that maintains relevance without abandoning the core convenience proposition that built the brand.

Investment in regional expansion remains strong. Queensland alone has seen more than \$120 million invested in store fit out and setup over 42 years, with the network now approaching 222 stores in the state. Western Australia, where 7-Eleven entered in 2014, continues to expand, adding to a national footprint that provides investors with geographic diversification across multiple growth markets.

The reliability factor matters. Long term leases, established customer loyalty, proven site selection, and the financial strength of a global parent company that operates over 84,000 stores in 20 countries. It's backing performance, not potential.

As convenience retail evolves toward integrated food service, digital commerce, and next generation energy solutions, 7-Eleven's scale provides competitive advantages smaller operators can't match. The brand can invest in technology, negotiate supplier terms, and test new formats with resources emerging players simply don't possess.

For property investors, the investment case is straightforward. 7-Eleven assets offer exposure to a dominant market leader with nearly 50 years of Australian trading history, backed by one of the world's largest retail holding companies. Yields may be tight, but the income is secure, the leases are long, and the tenant isn't going anywhere.



SINOPEC

Energy Evolution

Getting Ahead of the Market on Sinopec

Sinopec's entry into Australian retail fuel marks the arrival of a tenant with the kind of global scale and operational depth that underwrites long term asset value.

As convenience retail assets attract intensifying investor interest and yields continue to compress, identifying emerging institutional tenants early offers a genuine competitive advantage.

The numbers tell the story. The energy giant operates over 30,000 service stations globally, ranks fifth on the 2024 Fortune Global 500 with revenues of \$429.7 billion, and stands among the world's largest oil refiners and petrochemical producers.

But what distinguishes Sinopec in a property context is its proven track record of building integrated convenience retail ecosystems. In its core markets, the company has evolved service stations beyond simple fuel stops into multi format retail destinations, combining automotive services, food offerings, and emerging energy solutions like EV charging under a single roof.

For investors in convenience retail assets, Sinopec offers something increasingly rare: an institutional grade tenant with genuine growth ambitions in a sector undergoing structural change.

As fuel retailers pivot towards diversified revenue streams and next generation energy infrastructure, Sinopec brings both the capital and operational expertise to execute at scale.

In recent years, the company has become a significant player in renewables, investing in projects ranging from vegetable based jet fuel to green hydrogen plants.

The company's Australian retail footprint may be in its infancy, but its global credentials and stated expansion plans make Sinopec anchored assets worth serious consideration for investors seeking quality convenience retail backed by institutional strength.

Sinopec Thomastown VIC | Page 45





December Portfolio Campaign

SYDNEY 10:30AM AEDT TUESDAY 9 DECEMBER	MELBOURNE 10:30AM AEDT WEDNESDAY 10 DECEMBER	BRISBANE 10:30AM AEST THURSDAY 11 DECEMBER
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There are three ways to bid. Via phone, online or in-person.

Discuss with our agents which bidding option is the best for you and available in-person bidding locations.

New Properties For Sale



Fast Food

Tenant	Location	State	Income pa	Page
Oliver's	Gundagai NSW	NSW	\$382,288	43
Guzman y Gomez	Waurn Ponds (Geelong)	VIC	\$339,643	26
Hungry Jack's	Mulgrave	NSW	\$334,750	32
KFC	Beaconsfield (Melbourne)	VIC	\$334,542	44
Hungry Jack's	Cranbourne West (Melbourne)	VIC	\$327,290	37
Guzman y Gomez	Earlview (Cairns)	QLD	\$277,453	34
Starbucks	Waurn Ponds (Geelong)	VIC	\$245,465	26
KFC	Golden Bay (Perth)	WA	\$245,000	38
Hungry Jack's	Golden Bay (Perth)	WA	\$220,000	38
McDonald's	Earlview (Cairns)	QLD	\$170,089	34
Domino's	Clyde (Berwick)	VIC	\$64,500	49



Large Format Retail

Tenant	Location	State	Income pa	Page
Pets Domain	Ayr	QLD	\$122,500	69
Pets Domain	Forbes	NSW	\$75,000	64



Automotive

Tenant	Location	State	Income pa	Page
High Country Automotive Group	Cooma (Snowy Mountains)	NSW	\$316,344	57
Tyrepower & Narellan Pools	West Tamworth	NSW	\$132,999	62

New Properties For Sale



Convenience Retail

Tenant	Location	State	Income pa	Page
United Petroleum	Deer Park	VIC	\$528,846	24
7-Eleven	Waurn Ponds (Geelong)	VIC	\$439,352	26
7-Eleven & Smokin Joe's	Benalla (Hume Region)	VIC	\$425,184	28
7-Eleven	Croydon (Melbourne)	VIC	\$417,659	40
United Petroleum	Yamanto (Brisbane)	QLD	\$391,464	42
7-Eleven	Horsham	VIC	\$381,256	30
Sinopec	Thomastown (Melbourne)	VIC	\$330,752	45
Viva Energy / Liberty	Sydenham (Melbourne)	VIC	\$322,394	46
7-Eleven	Glendenning	VIC	\$261,494	47
Ampol	Coolum Beach (Sunshine Coast)	QLD	\$198,328	48
Ampol	Caloundra West (Sunshine Coast)	QLD	\$103,339	48



Medical/Healthcare

Tenant	Location	State	Income pa	Page
Avanti Health Centre	Caloundra (Sunshine Coast)	QLD	\$480,125	66
PRP Diagnostic Imaging	Westmead (Sydney)	NSW	\$451,745	52
Healthcare Complex	Munno Para (Adelaide)	SA	\$444,941	54
PRP	Gosford	NSW	\$411,505	56
PRP Diagnostic Imaging	Shellharbour (South Coast)	NSW	\$392,833	52
PRP Diagnostic Imaging	Bathurst (Central West)	NSW	\$346,243	525
Swan Hill District Health	Swan Hill	VIC	\$322,242	70
Chemist Warehouse	Hamilton (Newcastle)	NSW	\$310,164	58
Anytime Fitness	Berwick (Melbourne)	VIC	\$266,670	73
Independent Living Specialists	Ballarat	VIC	\$138,020	75



Early Education

Tenant	Location	State	Income pa	Page
Young Academics	Elderslie (Western Sydney)	NSW	\$604,500	50
Choklits Child Care	Croydon (Melbourne)	VIC	\$321,818	71
G8 Education	Ocean Grove (Geelong)	VIC	\$305,304	72
Affinity Education	Forest Lake (Brisbane)	QLD	\$265,258	65
Discovery Bay	Rowville (Melbourne)	VIC	\$264,083	74
Goodstart Early Learning	Idalia (Townsville)	QLD	\$152,513	68
Little Seedlings Early Learning	Wyee (Central Coast)	NSW	\$150,000	60



Accommodation

Tenant	Location	State	Income pa	Page
Citizen Kanebridge	Berrima (Southern Highlands)	NSW	\$200,000	59



Trophy Convenience Retail High Profile Metro Location

**High Exposure 4,284sqm* Corner Site,
Frontage to 616,000+ Cars Passing Weekly²**

**Ultra Rare 15 Year Triple Net Lease
Only 25 Mins to Melbourne CBD**

Deer Park (Melbourne) VIC
806-810 Ballarat Rd (Western Hwy)

Long 15 year net lease to 2033
plus options through to 2053

Triple net lease, tenant pays all
outgoings incl land tax plus
structural maintenance & repairs

Net Income: \$528,846 pa* + GST

+ United Petroleum: blue ribbon
tenant, one of Australia's largest
& fastest growing convenience
retailers, 500+ sites nationally¹

+ Compounding 3% annual rent
increases guaranteeing growth

+ Key commercial & logistics
precinct, incl. brand new \$118
million Costco development

+ City of Brimbank: population
forecast to grow 19.47% by 2046³



Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx 1United Petroleum 2gapmaps

³Profile ID

Ultimate Convenience Retail and Fast Food Portfolio



Potential 50% Stamp Duty Saving

Waurn Ponds (Geelong/Surf Coast) VIC
Princes Highway (Colac Road)

Waurn Ponds Village: a premium fast food, convenience retail, childcare & health club centre completed in 2025

Strategically positioned with 146m* frontage and exposure to Princes Highway, servicing 238,000 vehicles passing weekly

Gateway site, metres from the on and off ramps to Geelong Ring Road (M1) connecting iconic Surf Coast (Torquay) and Melbourne carrying a further 322,000* vehicles weekly

Net Leases with all tenants pay all usual outgoings

Brand-new construction - maximum depreciation benefits

To be sold individually



STARBUCKS

- + Brand new 12 year lease to 2037 plus 4 x 5 year options to 2057
- + Starbucks: the world's largest and most recognisable coffee chain with 38,000+ stores across 80 different countries
- + Fixed 3% annual rent increases ensuring income growth
- + **Net Income: \$245,465 pa* + GST (As at April 2026)**

GUZMAN Y GOMEZ™
Mexican Kitchen

- + Brand new 20 year lease to 2045 plus 3 x 10 year options to 2075
- + Guzman y Gomez (ASX:GYG) is one of Australia's fastest-growing fast food operators with a national network of 224 restaurants
- + Fixed 3% annual rent increases ensuring income growth
- + **Net Income: \$339,643 pa* + GST (As at April 2026)**

7-ELEVEN

- + Brand new 12 year lease to 2037 plus 4 x 5 year options to 2057
- + 7-Eleven: Aus #1 convenience retailer with 760+ stores, recently purchased for \$1.71 billion* by 7-Eleven International LLC, 48,000 sites
- + Fixed 3% annual rent increases
- + **Net Income: \$439,352 pa* + GST (As at March 2026)**



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*Approx



Brand New Premium Convenience Retail & Fast Food Investment

**Potential 50% Stamp Duty Savings
Built 2025 - Maximum Depreciation**

Strategic Highway Corner Landholding Defensive Essential Service Investment

Benalla (Hume Region) VIC
18-20 Bridge St W (Midland Hwy)

12 year anchor lease to 2037 plus options extending to 2057

Attractive mix of fixed 3 & 4% annual rental increases, ensuring compounding income growth

Net Income: \$425,184 pa* + GST

+ 7-Eleven: Aus #1 convenience retailer with 760+ stores, recently purchased for \$1.71B* by 7-Eleven International LLC, 46,000 sites

+ Smokin Joe's: established fast food brand with a network of 63 locations across Victoria

+ Large 1,839sqm* corner freehold with dual street frontage

+ Benalla: part of the Hume Region of VIC, pop. forecast to boom 40% in next 20 years¹



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*Approx
1 Regional Development Victoria



Brand New 7-Eleven Corner Highway Site

**Potential 50% Stamp Duty Savings
Built 2025 - Max Depreciation Benefits**



**Brand New 12 Year Lease to 2037
Global Convenience Retail Giant**

Horsham VIC
2-4 Dooen Road (Wimmera Hwy)

Brand new 12 year lease to 2037
plus options through to 2057
Fixed 3% annual rental increases
Tenant pays all outgoings incl
rates, insurance & management

Net Income: \$381,256 pa* + GST

- + 7-Eleven: Aus #1 convenience retailer with 760+ stores
- + High exposure highway site with integral dual street ingress & egress with 118m* of frontage
- + Built 2025 - latest specification design purpose built facility, maximum depreciation benefits
- + Horsham: Wimmera's commercial and retail capital, a key logistical route between Melbourne & Adelaide



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Long 12 Year Net Lease to Hungry Jack's
Maximum Depreciation - Built 2024

Brand New Trophy Sydney Hungry Jack's Freehold Investment

Mulgrave (Sydney) NSW
3 Groves Avenue

12 year net lease to 2036 plus
options to 2051

Fixed 3% annual rent increases
Tenant pays all outs incl rates,
taxes, insurance & mgmt fees

Net Income: \$334,750 pa* + GST

- + Hungry Jack's: fast food giant tenant boasting 475+ stores with 19,000+ staff nationwide
- + New purpose built latest specification design QSR with important dual lane drive thru
- + Large 1,969sqm* corner freehold directly opposite McDonald's and KFC, forming part of a high performing fast-food and large-format retail precinct

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 **Investment Portfolio Auction**
10:30am AEDT
Tuesday 9 December
Sydney Opera House

*Approx





Dominant Freestanding Fast Food Portfolio Brand New McDonald's and Guzman y Gomez

Earlview (Cairns) QLD
517 & 537 Mulgrave Road

Brand new 20 & 15 year leases

Fixed, compounding 3% annual
rental increases

Earlville Shopping Town services
5 million* visitors annually

To be sold individually

- + Earlville Shopping Town is a dual supermarket, premier sub-regional shopping centre in Cairns, anchored by Woolworths, Coles, Big W, Target & Event Cinemas, supported by 110 specialty stores, over 2,400 car parks, \$285m MAT* and servicing 5 million* visitors annually
- + Major tourism location with iconic destinations like the Great Barrier Reef and the Wet Tropics attracting 1.4 million domestic overnight visitors and contributing an impressive \$2.2 billion annually
- + Cairns: a thriving hub with a Gross Regional Product (GRP) of \$11.46 billion and population projected to grow 35% to 241,000 by 2050

Ultra Rare Freestanding McDonald's Restaurant



Brand New 20 Year Ground Lease to 2044 Earlville Shopping Town - 5 million* Visitors

- + Brand new 20 year ground lease to 2044 plus 3 x 10 year options and 2 x 5 year options to 2084
- + McDonald's: global fast food giant with 40,000+ restaurants in over 119 countries
- + Fixed 3% compounding annual rent increases ensuring rental growth
- + Investor preferred net lease structure - McDonald's pays outgoings including land tax, all repairs & maintenance, and structural expenditure
- + Brand new 400sqm* state-of-the-art restaurant with pivotal dual lane drive-thru and important 18 on-site car parks
- + **Net Income: \$170,089 pa* + GST (As at March 2026)**



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Investment Portfolio Auction
10:30am AEDT
Tuesday 9 December
Sydney Opera House

*Approx



New 15 Year Lease to 2038 to GYG an ASX Listed Fast Food Giant

- + As new 15 year lease to 2038 plus 4 further 10 year options to 2078
- + Guzman y Gomez (ASX:GYG): one of Australia's fastest-growing fast food operators with a network of 224 restaurants nationally and employing over 15,000 people
- + Compounding fixed 3% annual increases ensuring rental growth
- + Ultra modern 200sqm* fast food restaurant including major tenant funded corporate fit-out and design with dual lane drive-thru and ample on site car parking
- + Prominent 1,430sqm* site with important frontage and seamless integration with Earlville Shopping Town servicing 5 million* visitors
- + **Estimated Net Income: \$277,453 pa* + GST**

GUZMAN Y GOMEZ™
Mexican Kitchen



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Investment Portfolio Auction

10:30am AEDT
Tuesday 9 December
Sydney Opera House

*Approx 1GYG



Brand New 10 Year Lease to 2035 Significant \$1 Million+ Refurbishment

Cranbourne West VIC
Crn Cranbourne-Frankston &
Monahans Roads

New 10 year lease to 2035 plus
2 x 10 year options to 2055

Fixed 3% annual rent increases

Significant depreciation benefits

**Net Income: \$327,290 pa* + GST
(As at April 2026)**

- + Hungry Jack's: national fast food giant operating over 450 stores with 19,000+ employees¹

- + High profile corner site with 196,000 vehicles passing weekly

- + Modern 319sqm* high performance fast food restaurant with important dual lane drive-thru

- + City of Casey: population forecast to increase 43% (614,075) by 2046²



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Investment Portfolio Auction

10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx 1Hungry Jacks





Two Brand New Perth Fast-Food Freeholds

Significant Depreciation Benefits

Golden Bay (Perth) WA
Lot 1, 1 Adelong Avenue



Golden Bay (Perth) WA
Lot 2, 1 Adelong Avenue



- + Brand new 10 year lease to Nov 2035 plus options to 2075
- + Hungry Jack's: fast-food giant with 460+ stores across AUS
- + Fixed 3% annual rent increases
- + Tenant pays all usual outgoings inc rates, insurance and land tax
- + 244sqm* freestanding restaurant with dual lane drive-thru on substantial 2,572sqm* site
- + **Net Income: \$220,000 pa* + GST**
- + Long 15 year lease to Nov 2040 plus options to 2065
- + Collins Foods: ASX listed with 289 stores, \$1.24B market cap
- + Fixed 3% annual rent increases
- + Tenant pays all usual outgoings inc rates, insurance and land tax
- + 270sqm* freestanding restaurant with dual lane drive-thru on 1,664sqm* freehold site
- + **Net Income: \$245,000 pa* + GST**

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10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx



Blue-Chip Melbourne 7-Eleven Freehold

Gateway to Bayswater Business Precinct
Home to 5,000 Businesses and 30,000 Jobs

12 Year Head Office Lease Plus Opts to 2051
High Exposure 5,412sqm* Landholding



Croydon (Melbourne) VIC
339 Dorset Road

IMPORTANT: 7-Eleven owns,
repair & replaces fuel equipment
7-Eleven pays usual outgoings
including rates and insurances
Fixed 3% annual rent increases
Net Income: \$417,659 pa* + GST

- + 7-Eleven: AUS #1 convenience retailer, acquired for \$1.71B by 7-Eleven International LLC, global network of 46,000 stores
- + 92 metres of frontage & exposure to over 182,000+ vehicles weekly
- + State-of-the-art 24/7 retail store, with a truck-height canopy and double-wall fibreglass fuel tanks
- + Croydon: metro growth suburb just 28km* from Melbourne CBD

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Investment Portfolio Auction
10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx



High 8.75% Yield Anticipated

Trophy Convenience Retail Truck Stop Dominant High Profile 4,583sqm* Site



Yamanto (Brisbane) QLD
18a Saleyards Road

15 year net lease to 2038 plus
4x5 year options to 2058

Fixed 3% annual rent increases
Prime dual-access site offering a
combined 75m* frontage

Net Income: \$391,464 pa* + GST¹

- + United Petroleum: Australia's largest independent fuel retailer, operating 500+ sites nationally
- + Constructed in 2023, providing significant depreciation benefits
- + Direct frontage to Warwick Road, 140,000* vehicles passing weekly
- + Immaculate 291sqm* convenience store with ample on-site parking
- + 8th fastest growing LGA in Aus, forecast to increase 164%* to 710,000* residents by 2046



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Investment Portfolio Auction

10:30am AEST
Thursday 11 December
The Westin, Brisbane

*Approx 1As at March 2026

Strong Trading Fast Food Restaurant Net Lease to 2030 + Options to 2045



Gundagai NSW
31 Annie Pyers Drive

15 year lease to 2030 plus 3
further 5 year options to 2045

Tenant pays all outgoings, as
per the lease plus annual rent
increases

Net Income: \$382,288 pa* + GST

- + Oliver's: successful fast food brand founded in 2005 with 12 locations nationwide
- + Massive 9,801sqm* site with recently upgraded 350sqm* QSR restaurant and important EV charging stations
- + Gundagai: part of the booming Riverina region, with a population of 175,103 and a GRP of \$16.96 billion¹



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Investment Portfolio Auction

10:30am AEDT
Tuesday 9 December
Sydney Opera House

*Approx 1 Remplan



Brand New 10 Year Lease to KFC Strategic Home Bound Location

Beaconsfield VIC
215 Princes Highway

Brand new 10 year net lease to 2035 plus options to 2075

New build offering maximum depreciation tax benefits

Fixed 3% annual rent increases

Net Rent: \$334,542 pa* + GST

- + KFC: Australia's leading QSR restaurant chain with 800+ stores and \$1.15B revenue FY25
- + Immaculate 320sqm* restaurant with dual lane drive thru
- + Strategic home bound location, metres from the Monash Fwy exit with 42,000+ cars passing daily*
- + Adjacent to BP, Hungry Jack's, Carl's Jr, proposed Woolworths shopping centre and 148 approved townhouses



Contact

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Investment Portfolio Auction

10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx



Brand New 10 Year Lease to 2035 + Options Sinopec - International Energy Powerhouse

Thomastown (Melbourne) VIC
50 Mahoneys Road

Brand new 10 year lease to 2035 plus options to 2050

Annual 3% rent increases

Tenant pays usual outgoings

Net Income: \$330,752 pa* + GST

- + Sinopec: one of the worlds largest energy companies, Fortune Global 500 ranked & dual listed on Hong Kong & Shanghai Stock Exchange

- + Prime 2,884sqm* site with 25,900* vehicles passing daily¹

- + City of Whittlesea: one of Melbourne's largest LGA's with population forecast to surge over 43% to 382,896 by 2041²



Contact

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Investment Portfolio Auction

10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx ¹Gmaps ²City of Whittlesea





15 Year Lease to 2034 to Energy Giant Homeward-Bound Site on Major Arterial

Sydenham VIC
525 - 527 Melton Highway

15 year lease to 2034 plus options to 2054

Fixed 3% annual rent increases
Tenant pays all usual outgoings inc. single holding land tax

Net Income: \$322,394 pa* + GST



+ Viva Energy Group Limited (ASX:VEA): blue chip \$2.92 billion* ASX200 company with 1,500 sites nationally

+ Prominent 2,126sqm* corner site, 252,000 vehicles passing weekly

+ Viva Energy maintains, repairs and replaces all fuel tanks equipment, plus site remediation

+ Close proximity to Watergardens SC and train station with a combined 5,100+ car spaces



Contact

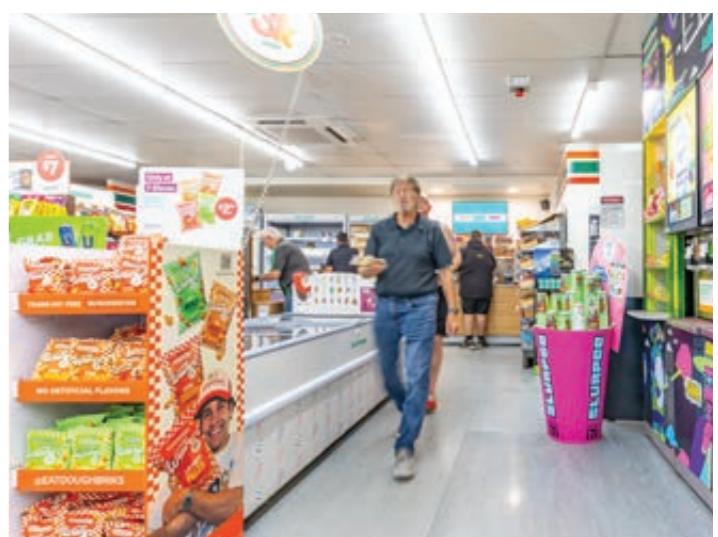
Jamie Perlinger 0413 860 315
David Napoleone 0417 308 067
Rick Jacobson 0413 830 083



Investment Portfolio Auction

10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx



Rare to Market Sydney 7-Eleven Major Arterial - 2 Mins to Westlink M7

Glendenning (Sydney) NSW
1 Dublin Street (Richmond Rd)

12 year lease to 2032 plus 4 x 5 year options to 2052

Fixed 3% annual rent increases
Well below market rent offering potential for future rental uplift

Net Income: \$261,494 pa* + GST¹

+ 7-Eleven: Aus #1 convenience retailer with 760+ stores, purchased for \$1.71B* by 7-Eleven International LLC, 46,000 sites

+ High profile 1,877sqm* corner site adjacent to Plumpton Hotel & over 93 metres* of frontage

+ Key frontage to Richmond Road, a major Sydney arterial that see's 238,000+ vehicles weekly²

+ Blacktown Council: population forecast to grow by 33% by 2046



Contact

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Andre Taouil 0433 764 860



Investment Portfolio Auction

10:30am AEDT
Tuesday 9 December
Sydney Opera House

¹Approx *As at 24 February 2026

²NSW Traffic Volume Viewer 2020



Two Sunshine Coast Freehold Opportunities Large Sites in Tightly Held Industrial Precincts



Caloundra West QLD
20 Newing Way

Coolum Beach QLD
43-45 Junction Drive

- + 5 year net leases to 2028 plus 1 x 5 year option to 2033
- + 1,577sqm* and 2,112sqm* sites with development upside (STCA)
- + Accessible industrial locations surrounded by national tenants
- + Net Income: \$103,339 pa* + GST + Net Income: \$198,328 pa* + GST

- + Ampol pays 100% of outgoings, including land tax
- + Min. 2.75% annual rent increases, ensuring continued income growth
- + Sunshine Coast: population to increase 43.9%* to 540,000* by 2046



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Investment Portfolio Auction To be sold individually

10:30am AEST
Thursday 11 December
The Westin, Brisbane

*Approx



Brand New 10 Year Lease to 2035 ASX Listed Global Pizza Giant



Clyde (Berwick) VIC
T3, 1895 Ballarto Road

- + Domino's: World's largest pizza chain with over 3,800 stores across 12 countries. ASX: DMP market cap of 1.85 billion

- + Brand new 10 year lease to 2037 plus further options to 2045
- + Fixed 4% annual rent increases
- + Tenant pays outgoings including land tax and management fees
- + Net Income: \$64,500 pa* + GST



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Paul Tran 0413 860 317



Investment Portfolio Auction

10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx



Best in Class Childcare Stunning Bespoke Design

**2025 Construction - Max Depreciation
High Exposure - Triple Street Frontage**



Prominent Sydney Site with Development
Upside in Booming Growth Corridor

Elderslie (Western Sydney) NSW
120 Lodges Road

New 15 year net lease to 2040
with options extending to 2060

Fixed 3% annual rent increases

Strong net lease: tenant pays
100% of outgoings as per lease

Net Income: \$604,500 pa* + GST

+ Young Academics: established
Sydney childcare operator with a
growing network of 60+ centres

+ Brand new 130 LDC place
childcare with 33 basement car
spaces on a landmark 2,410sqm*
corner landholding

+ Located near Elderslie Public
School & Elderslie High School

+ Elderslie: residential suburb in
Sydney's high growth
South-Western Suburbs

Contact
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**For Sale by
Expressions of Interest**

Closing 3pm AEDT
Thursday 4 December 2025

*Approx

3 x Longstanding PRP Medical Imaging & Radiology Investments



Premium Medical Imaging Portfolio

Shellharbour (South Coast) NSW
56-60 Wattle Road

PRP Diagnostic Imaging: leading diagnostic imaging providers, one million+ patients annually, owned by IFM Investors & UniSuper with a combined \$381 billion AUM¹

Highly desirable net leases with tenants paying all outgoings, including land tax²

Rent reviews to 4%, 3% & CPI

- + Anchored by PRP with brand new 10 year net lease to 2035, plus 2 x 5 year options to 2045 (Over 15 years in occupation)
- + Significant 7,394sqm* NSW south coast freehold benefiting from 142m* combined frontage in rapidly evolving Shellharbour precinct
- + Exceptional 1,197sqm* imaging facility in established medical precinct, adjacent aged care facility & less than 20 min* to Wollongong CBD*
- + Premium tenant funded PET scan, MRI, CT, X-ray, Bone Density and radiology fit-out, reflecting substantial recent tenant capital investment
- + Valuable low site coverage offering long term development upside
- + **Net Income: \$392,833 pa* + GST**



Bathurst (Central West) NSW
117 Bentinck Street

- + 10 year net lease to 2032 and longstanding occupancy history
- + 2,480sqm* freehold in Bathurst CBD, next to Woolworths & ALDI
- + High quality 713sqm* imaging centre with significant tenant funded capital expenditure
- + Bathurst: population set to soar 25% by 2041 GRP of \$3B⁴
- + **Net Income: \$346,243 pa***

Westmead (Sydney) NSW
1-5 & 7/151-155 Hawkesbury Rd

- + Anchored by longstanding net lease to PRP to Dec 2029 + opts
- + Prominent 977sqm* imaging facility & national QSR brand
- + Impeccable Western Sydney location, next to Westmead Hospital, Metro & Train Station
- + Parramatta: pop set to boom by 47% by 2046 & GRP of \$30B+⁴
- + **Net Income: \$451,745 pa***



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Investment Portfolio Auction
To be sold individually
10:30am AEDT
Tuesday 9 December
Sydney Opera House

*Approx 1prpimaging.com.au
2As per the lease



Stamp Duty Free Investment

Rare, Freestanding Medical Pad Site Within \$1B 'Playford Alive' Precinct

Blue Chip Freehold Healthcare Investment

Strategic Metro Adelaide Growth Corridor Location

Munno Para (Adelaide) SA
256 Curtis Road

5.38 year WALE with evenly distributed income streams

Annual CPI rent reviews¹

Tenants pay all usual outgoings

Net Income: \$444,941 pa* + GST (as at 1 Jan 2026)

- + Immaculate 1,343sqm* healthcare complex including radiology, dental and gym
- + Trophy 1,932sqm* freehold landholding with 126m* triple street frontage and 25 car spaces
- + As new construction (2017) offering modern infrastructure and strong depreciation benefits
- + Munno Para: 30km* north of Adelaide CBD, population set to surge 191% by 2046²

Benson 
radiology snap 24/7 fitness

 **Contact**
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Rick Jacobson 0413 830 083
RLA 327401

 **Investment Portfolio Auction**
10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx
¹Incredible Smiles - CPI + 1% ².id



Key Value Add Medical Imaging Site Significant Longterm Development Upside



Gosford (Central Coast) NSW
1/41 & 43 William Street

Longstanding net leases to PRP to 2030 plus options to 2035

Tenant pays 100% of outgoings

Premium tenant funded PET, MRI, CT and radiology fit-out

Net Income: \$411,505 pa* + GST

- + PRP Diagnostic Imaging: leading diagnostic imaging providers, one million+ patients annually
- + Strategic Gosford CBD location, next to key \$650 million "Gosford Alive" mixed use development¹
- + Favourable development controls including 4.75:1 FSR & a 36m* building height limit (STCA)
- + Gosford: pop. of 178,000+, Healthcare largest industry by employment in the region²



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For Sale by Expressions of Interest

Closing 2pm AEDT
Thursday 4 December 2025

*Approx
¹cmplus.com.au ²profile.id

Longstanding Tyre & Automotive Freehold 6,384sqm* CBD Highway Landholding



Cooma (Snowy Mountains) NSW
64-74 Sharp St & 1 Commissioner St

Renewed 5 year net lease to 2030 plus options to 2035 (Dealership 70+ years on-site)

Tenant pays 100% of outgoings¹

Fixed 3.5% annual rent reviews

Net Income: \$316,344 pa* + GST

- + High Country Automotive: high performing Toyota, Subaru, Nissan & Isuzu dealership
- + Highly exposed 6,384sqm* CBD hwy landholding improved by impressive 2,586sqm* building
- + Versatile site and dealership offering valuable tyre & auto servicing and retail sales
- + Strategic highway position near Coles anchored Centennial Plaza Shopping Centre & Woolworths



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Investment Portfolio Auction

10:30am AEDT
Tuesday 9 December
Sydney Opera House

*Approx 1As per lease



Prime Newcastle Corner Freehold Renewed Lease to ASX Listed Giant

Hamilton (Newcastle) NSW
60 Beaumont Street

5 year lease to Nov 2030 to
Chemist Warehouse plus option

Tenants pay usual outgoings

Fixed 3% & 4% rent increases

Net Income: \$310,164 pa* + GST

- + Chemist Warehouse: owned by ASX listed Sigma Healthcare, with market cap of \$35.96 Billion*
- + Commanding 1,146sqm* two level building including Chemist Warehouse, law firm & advisory
- + 613sqm* corner landholding with 70 metre* triple street frontage
- + Future development upside
- + Newcastle: booming city with 175,000+ trade catchment



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Investment Portfolio Auction

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Tuesday 9 December
Sydney Opera House

*Approx



Historic Market Offering | Berrima Vault House 5 Year Net Lease to 2030 + Option to 2035



Berrima NSW (Southern
Highlands) 11 Old Hume Hwy

5 year net lease to 2030 plus
option to 2035

Tenant pays outgoings, as per
the lease

Net Income: \$200,000 pa* + GST

- + Historic 1,672sqm* freehold premises ideally positioned on the Old Hume Hwy

- + Citizen Kanebridge: prestigious private club offering luxury hospitality, lifestyle and property-focused experiences

- + Affluent Southern Highlands, a booming tourist destination

- + Wingecarribee Shire: vigorous economy with 25,200 local jobs and a GRP of \$3.9 billion



Contact

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Nick Hill 0487 394 282



For Sale by Expressions of Interest

Closing 3pm AEDT
Thursday 11 December

*Approx



Affordable Central Coast Childcare New 15 Year Net Lease to 2040 + Options

Wyee (Central Coast) NSW
5 Collungra Street

Long 15 year net lease to 2040
plus further options to 2060

Greater of 3% or CPI annual
increases delivering 52%* rental
growth over initial lease term

Net Income: \$150,000 pa* + GST

- + Established 50 LDC place purpose-built centre with strong trading history of 90%+ occupancy
- + Strategically located opposite Public School, near Wyee Village & M1 motorway on-ramp
- + Wyee: positioned in an emerging growth corridor 1 hour north of metro Sydney
- + Near brand-new 730 lot residential subdivision

Little
SEEDLINGS
Early Learning Centre & Preschool



Contact

Michael Vanstone 0403 580 528
John Ingui 0486 011 406



Investment Portfolio Auction

10:30am AEDT
Tuesday 9 December
Sydney Opera House

*Approx
forecast.id

High Exposure CBD Freehold Established Business Since 1986

Coffs Harbour NSW
26 Harbour Drive

Renewed 3 year lease to 2027
plus option to 2030

Landlord friendly net lease,
tenant responsible for all usual
outgoings

Net Income: \$139,324 pa* + GST

- + The Book Warehouse: proven retailer with 4 established locations

- + Prime position within bustling retail precinct close to Coles, Woolworths and new \$82 million Civic Council Precinct

- + E2 Commercial Centre zoning, supporting various uses (STCA)
- + Coffs Harbour: high growth population forecast to grow to 106,575 (29%*) by 2041

THE BOOK WAREHOUSE
LISMORE • COFFS HARBOUR • BALLINA • GRAFTON



Contact

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Flynn McFall 0481 187 191



Investment Portfolio Auction

10:30am AEDT
Tuesday 9 December
Sydney Opera House

*Approx



Leading National Brands Investment Landmark 2,025sqm* CBD Freehold

West Tamworth NSW
216-218 Bridge Street

Affordable investment leased to two national brands

Potential future development upside in thriving town centre (STCA)

Net Income: \$132,999 pa* + GST

- + High traffic 2,025sqm* corner site
- + 5 year lease to Tyrepower, a nationally recognised automotive service brand with over 270 stores nationwide
- + Narellan Pools: Australia's leading fiberglass pool manufacturer and retailer
- + Tamworth: one of NSW's strongest regional economies with a catchment population of 200,000



Contact

Kieran Bourke 0417 418 007
Flynn McFall 0481 187 191



Investment Portfolio Auction

10:30am AEDT
Tuesday 9 December
Sydney Opera House

*Approx



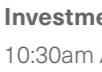
Circa 8% Yield Anticipated

OPTUS
The Bega Valley
Indoor
MARKET PLACE



Contact

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Luke Easton 0472 546 001



Investment Portfolio Auction

10:30am AEDT
Tuesday 9 December
Sydney Opera House

*Approx

¹Net lettable area ²profile.id

High Yielding Entry Level Freehold Thriving Core CBD Retail Centre

Bega NSW
158-162 Carp Street

One of Bega's most prominent commercial & retail positions
Bega Valley Meats 15+ yrs onsite
CPI & fixed 3% annual increases

Net Income: \$124,099 pa* + GST

- + Longstanding complimentary retail, professional services and nationally tenanted retail centre
- + Key 811sqm* freehold site, dual frontage 1,107sqm* building¹ inc. arcade & significant parking
- + Prime CBD position next to Woolworths & Big W anchored Bega Village Shopping Centre
- + Bega: heart of the NSW Sapphire Coast and capital of Bega Valley Shire, GRP of \$2.24 billion²



New 7 Year Lease to National Operator Recently Refurbished LFR Investment

Forbes NSW
64 Templar Street

New 7 year lease to Pets Domain
plus options to 2052

Annual CPI rent increases

Landlord friendly net lease,
tenant pays outgoings

Net Income: \$75,000 pa* + GST

- + Pets Domain: a wholly owned subsidiary of Pets Solutions, 80* store locations across Australia
- + Well presented & maintained building with recent capital refurbishment in 2025
- + Significant 1,011sqm* freehold with dual street access
- + High-growth Central West & Orana region, forecast to reach 325,000 residents by 2041



Contact

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Investment Portfolio Auction

10:30am AEDT
Tuesday 9 December
Sydney Opera House

*Approx



Strong-Trading Brisbane Childcare 15-Year Net Lease to 2037 + Options

Forest Lake (Brisbane) QLD
16 Carnarvon Close

Two 10-year options to 2057
Tenant pays all outgoings incl.
land tax & management fees

Min 3% pa rent increases, with
ratchet prov. at market review

Net Income: \$265,258 pa* + GST

- + Affinity: national early education provider with 250+ centres
- + Modern 78 LDC place centre with a history of strong occupancy
- + Large 2,336sqm* site with 65m* street frontage to Joseph Banks Avenue & adjoining long-standing neighborhood retail centre
- + Located within 3km* of 13 schools
- + Brisbane: home to the 2032 Olympics, pop. forecast to grow 28% to 3.2M residents by 2035



Contact

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Natalie Couper 0413 856 983
Matt Smith 0497 263 244



Investment Portfolio Auction

10:30am AEST
Thursday 11 December
The Westin, Brisbane

*Approx



Affinity Education
Group



Premium Sunshine Coast Health Hub



Modern Two-Storey 1,008sqm* Facility
Brand New 10 Year Net Lease + Opts

Caloundra (Sunshine Coast) QLD
57 Bulcock Street

2 further 5 year options to 2045

Tenant pays all outs including
land tax & management fees

Favourable 30m* (10 storeys)
max building height (STCA)

Net Income: \$480,125 pa* + GST

- + Avanti Health: dedicated over 50's health provider with 6 locations across QLD & VIC
- + Fixed 3% annual rent increases
- + Modern two-storey 1,008sqm* facility with 29 car spaces
- + Extensive \$2.5M* fit-out completed 2022 - enormous depreciation benefits available
- + Sunshine Coast: pop. forecast to grow 33% to 500,000 by 2041*

Contact
Neville Smith 0400 068 205
Fin Hume 0488 008 975
Louisa Blennerhassett
0447 904 552

Investment Portfolio Auction
10:30am AEST
Thursday 11 December
The Westin, Brisbane

*Approx



Entry Level Childcare Opposite School 20 Year Triple Net Lease to 2041



Idalia (Townsville) QLD
19-21 Lakeland Boulevard

Plus 2 x 10 year options to 2061

Fixed 3% annual rent increases

Triple net lease: tenant pays 100% outs incl all capital works, insurances & management fees

Net Income: \$152,513 pa* + GST

- + Goodstart: Australia's largest early education provider with over 660 centres nationally
- + Strategic 2,656sqm* landholding with well-presented 75LDC place centre across from Oonoomba State School & 5km* to CBD
- + Below market rental with market review every 5 yrs, next in 2026
- + Townsville: largest city in Northern Australia, with pop forecast to grow 52% by 2046



Contact

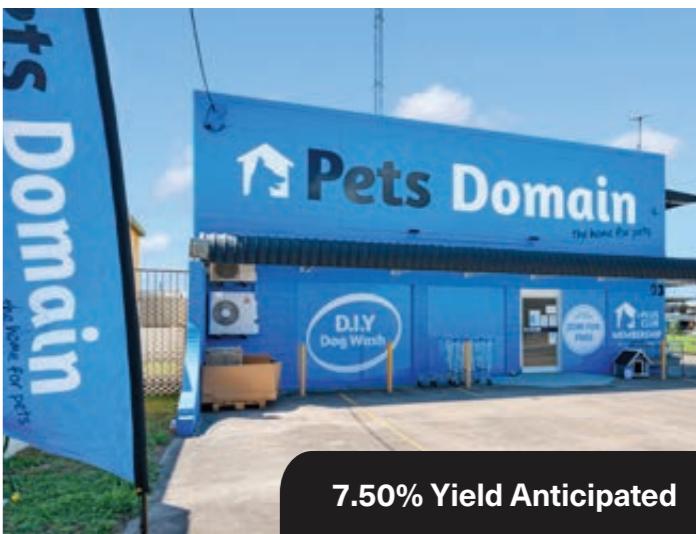
Yosh Mendis 0434 413 188
Josh Scapolan 0484 229 829
Neville Smith 0400 068 205



Investment Portfolio Auction

10:30am AEDT
Tuesday 9 December
Sydney Opera House

*Approx



7.50% Yield Anticipated

Brand New 10 Year Lease + Opts to 2055 Recent Tenant Funded Refurbishment



Ayr QLD
93 Graham Street

Brand new 10 year lease to 2035
plus 4x5 year options to 2055

Annual CPI rent reviews

Tenant pays all usual outgoings

Net Income: \$122,500 pa* + GST

- + Pets Domain: a wholly owned subsidiary of Pets Solutions, 80* store locations across Australia
- + 1,013sqm* freehold site located in the heart of Ayr - 300m* from Coles, Woolworths & Kmart
- + Impressive recently refurbished 470sqm freestanding showroom
- + Ayr: established agricultural region located 65km* from Townsville with a GRP of \$1.64B* & 17,204* residents



Contact

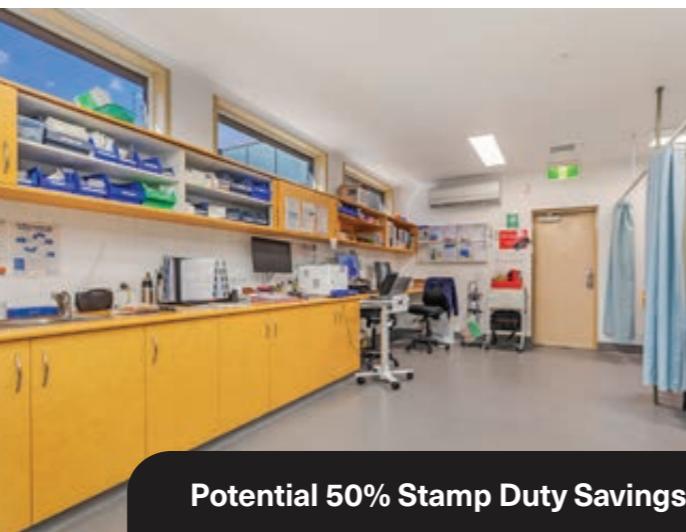
Shaun Venables 0411 860 865
Tom Lawrence 0428 626 117



Investment Portfolio Auction

10:30am AEST
Thursday 11 December
The Westin, Brisbane

*Approx



Potential 50% Stamp Duty Savings

Government-Owned Healthcare Provider Opposite Swan Hill Public Hospital



Swan Hill VIC
52-56 McCrae St (Cnr Splatt St)

5 year lease plus options to 2034

Current rent well below market,
with next market review in 2026

Substantial 2,017sqm* C1Z
freehold site with ample parking

Net Income: \$322,242 pa* + GST

- + Swan Hill District Health: est 1860, public health service with 35,000+ trade catchment
- + Immaculate 1,733sqm* primary health clinic offering surgery, allied health, pathology & more
- + Irreplaceable CBD landholding adjoining Coles & metres from Woolworths, ALDI, & Bunnings
- + Swan Hill: thriving Murray River agricultural region, 21,000+ residents & GRP of \$1.6 billion



Contact

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Sam Mercuri 0413 830 709
Marcello Caspani-Muto 0417 065 777



Investment Portfolio Auction

10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx

100% Occupancy Childcare Investment 10-Year Net Lease to 2032 + Options



Croydon (Melbourne) VIC
372-374 Maroondah Highway

Two further 10-year options 2052

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$321,818 pa* + GST



Contact

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Investment Portfolio Auction

10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx



High Performing Centre Leased to ASX Tenant Rapidly Expanding Peninsula Location

Ocean Grove VIC
73-75 Tareeda Way

Renewed 10 year net lease to 2034 plus options to 2054

Tenant pays all outgoings including land tax

Annual CPI reviews

Net Income: \$305,304 pa* + GST

- + G8 Education: Australia's largest ASX-listed early education provider with 400+ locations
- + Well-maintained 95 LDC place centre with tenant-funded playscape works scheduled
- + Substantial 2,032sqm* site, metres from Woolworth's-anchored Ocean Grove SC and educational precinct
- + Ocean Grove: desirable and rapidly expanding Bellarine Peninsula location



Contact

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Paul Tran 0413 860 317



Investment Portfolio Auction

10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx



Strong Tax Depreciation Benefits

New 10 Year Lease to Global Fitness Giant Booming South East Growth Corridor

Berwick (Melbourne) VIC
35 Adakite Drive

New 10 year lease to Aug 2035 plus additional option to 2040
Fixed 4% annual rent increases
Tenant pays usual outgoings

Net Income \$266,670 pa + GST

- + Anytime Fitness: est. 2002, world's largest fitness franchise, 5,200+ locations globally
- + Immaculate 678sqm* building with capital intensive fit-out and 13 car spaces on site
- + Brand new construction offering modern infrastructure and strong depreciation benefits
- + City of Casey: 33km* from CBD, population forecast to increase 48% to 614,075 by 2046¹



Contact

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Sam Mercuri 0413 830 709
Raoul Holderhead 0413 860 304



Investment Portfolio Auction

10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx ¹Forecast.id



Long-trading Childcare Adjoining School 15 Year Net Lease + Options to 2057

Rowville (Melbourne) VIC
197-199 Murrindal Drive

15 year net lease to 2037
plus options extending to 2057

Fixed 3% annual rent increases
Tenant pays all usual outgoings

Net Income: \$264,083 pa* + GST



- + Discovery Bay: premium provider with a network of five locations across Melbourne
- + Strategic 1,489sqm* landholding adjoining Karoo Primary School - 450 enrolled students
- + Establish and long trading centre since 1995, lic for 76 LDC places
- + Rowville: A highly desirable, family-friendly suburb located just 27km* from Melbourne CBD



Contact

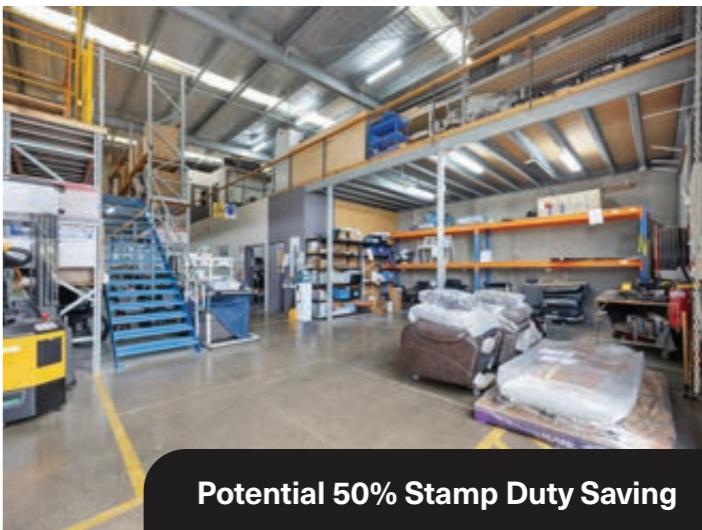
Natalie Couper 0413 856 983
Zomart He 何梓轩 0488 220 830
Paul Tran 0413 860 317



Investment Portfolio Auction

10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Saving

Leased to Major Healthcare Group Modern Showroom/Warehouse Freehold



Ballarat Central VIC
206 Creswick Rd (Midland Hwy)

Renewed 5 year lease to June
2029 plus option to 2034

Fixed 3% annual rent increases
Tenant pays all usual outgoings

Net Income: \$138,020 pa* + GST

- + ILS: AUS #1 retailer for mobility & physio equipment, 50+ locations
- + Position perfect Hwy location between Bunnings & Officeworks

- + 1,310sqm* freehold site with dual access plus on-title car parking
- + Immaculate 702sqm* tilt slab building constructed 2014
- + Ballarat: capital of Western Victoria, population forecast to surge 32% to 164,365 by 2046²



Contact

Beau Coulter 0413 839 898
Raoul Holderhead 0413 860 304



Investment Portfolio Auction

10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx ²Forecast.id



Attention \$700,000+ Buyers

Long 10 Year Lease Plus Options Prized Liquor Investment

Clyde (Berwick) VIC
T6, 5 Riverland Road

Brand new 10 year lease to 2035
plus further options to 2045

Fixed 3.5% annual rent increases
Tenant pays usual outgoings

Net Income: \$105,425 pa* + GST

- + Thirsty Camel: Australia's largest independent liquor retailer with over 375 stores across Australia
- + Brand new 2025 construction, offering significant tax benefits
- + Clyde: Central within Melbourne's fast growing south east growth corridor with population forecast to grow to 78,264 by 2045



Contact

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George Wilkinson 0439 173 049
Paul Tran 0413 860 317



Investment Portfolio Auction

10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx

Entry-Level Barbershop Investment Long 10 Year Lease to 2035

Clyde (Berwick) VIC
T8, 5 Riverland Road

Brand new 10 year lease to 2035
Fixed 4% annual rent increases

Tenant pays usual outgoings

Net Income: \$40,915 pa* + GST

- + Barber's Kingdom: established and successful operators with second store in Cranbourne since 2019

Recently constructed premises with a significant tenant funded fit-out and supported by complementary retailers including Supermarket, Domino's, Thirsty Camel and Plus Fitness

- + City of Casey: population forecast to increase 45% (204,677) by 2046



Contact

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Paul Tran 0413 860 317



Investment Portfolio Auction

10:30am AEDT
Wednesday 10 December
Crown Casino, Melbourne

*Approx

Q & A

with Scott Hawthorne

SENIOR MANAGER, MELBOURNE METROPOLITAN SALES

As Senior Manager at CBRE Melbourne Metropolitan Sales, Scott brings more than market knowledge to the table, he brings institutional DNA. Scott's early career at retail giant, Vicinity Centres gave him the financial literacy and strategic thinking that separates exceptional agents from average ones.

Since 2012, he's been translating complex market dynamics into actionable advice for private wealth clients and international developers alike.

How did you get your start in the property industry, and what has kept you in the sector?

I started in the sector working in the finance division of a shopping centre company called Centro Retail based at The Glen Shopping Centre in Glen Waverley. It was a turbulent time for the shopping centre sector, with Centro then being re-branded into Federation Centres, which ultimately merged with another real estate investment trust to form Vicinity Centres who own significant assets such as the world famous Chadstone Shopping Centre in Melbourne.

It was quite the introduction into real estate and it certainly made me adapt to plenty of change early in my career. The 24/7 nature of commercial real estate and the opportunity to assist people with complex and interesting assets, means it's hard to ever see myself leaving the industry.

What are the key responsibilities in your role as Senior Manager of Metro Sales at CBRE?

The main driver of my role is being involved in every aspect of the sale process for our vendors, leveraging the skills learnt from some of the best agents across the country to ensure our team's high standards are

upheld in all facets of the marketing process, and that every opportunity to achieve a premium price is given to our clients.

What's your most interesting transaction?

The most memorable and fulfilling sale was the auction of The Central Club Hotel in North Melbourne in 2017. The property had been held by the same family for over 42 years, and they continued to run the pub until the day of the auction.

The sale was extraordinary, with a developer flying in from Vietnam to attend the auction in person and ultimately go head-to-head with the Australian Nurses Union (ANU) who eventually purchased the property. It now houses a hotel-style accommodation for ANU's members to utilise if they are visiting Melbourne, with the pub still in operation on the ground floor. The sale set a land rate record at the time of ~\$26,000/sqm and it was terrific to see the emotion of the family who were thrilled with the result, after generations of ownership.

How would you describe the current state of the metro investment market?

The retail market is showing signs of positive investor confidence with strong enquiry levels across our campaigns, excellent buyer depth plus several notable investors - who have kept their powder dry over the last decade - emerging with active mandates to purchase quality assets in Victoria.

How is the partnership between CBRE and Burgess Rawson progressing so far?

We couldn't have asked for a better integration between the two organisations.

The Portfolio Auction format gives vendors access to a vast pool of qualified investors in a transparent environment. Buyers appreciate being able to compete for multiple properties in succession, which drives competitive tension and delivers premium results.

The culture amongst the team is aligned and there is a tremendous buzz around the office with the opportunities that have been unlocked for our clients to benefit from.

How do you find the BR Portfolio Auction event?

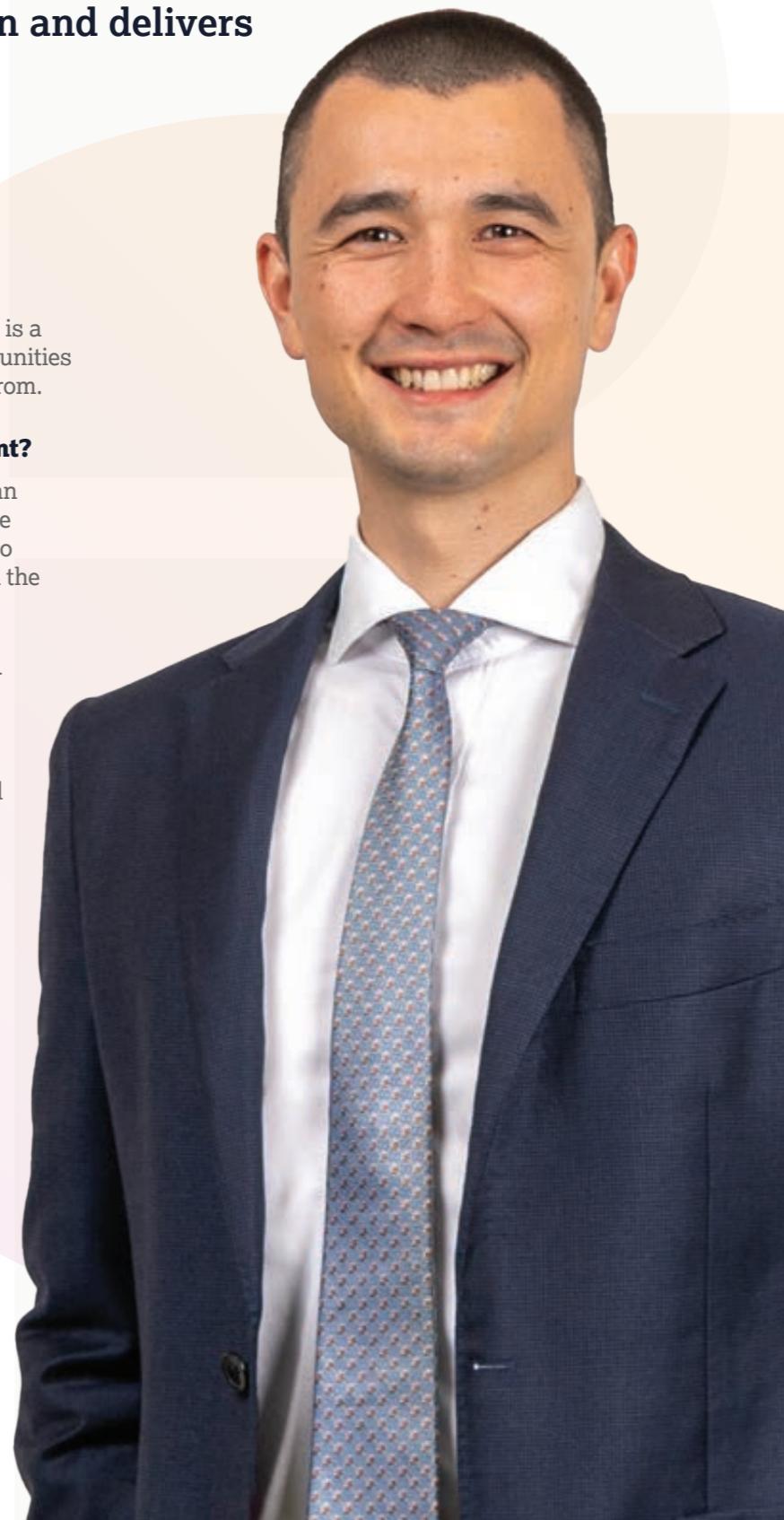
I can sense the seamless nature of the event with an amazing job done by the operations team who drive the logistics. With over 70 properties being taken to auction over three days, this isn't an easy feat, and the processes in place are elite. Each Member knows their role.

The Portfolio Auction itself is a clear advantage for vendors to leverage exposure to such a vast pool of registered buyers, and I am constantly hearing from investors that they prefer the ability to buy in a transparent manner, whilst also being able to bid on multiple properties in succession should they miss out on their first or second choice on the day.

Looking ahead, where do you see the strongest opportunities in metro markets over the next year?

The resilience of retail assets anchored by non-discretionary spending has made it a highly sought-after asset class and I can't see this slowing down based on the investor demand and sites in the development pipeline across Victoria.

Whether it is LFR opportunities or fast-food assets, there is a strong mix between developers and investors looking to reposition their property with a new and exciting operator, and a healthy supply of tenants looking to expand into key metro and regional markets.



**With offices across Australia,
Burgess Rawson from CBRE
has a truly national understanding
and unparalleled collective expertise.**



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Townspeople
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