

Portfolio



MAGAZINE

- PEOPLE
- LEADERSHIP
- PROPERTIES

The Property Puzzle: Solved

Four pathways. One solution. Unmatched results.

Unbiased market research at your fingertips

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

Using current market research and unbiased industry data, we're able to assist clients along every step of their property journey.

Our Industry Insights Reports are an important and informative publication that focus on key sectors including large format retail, pubs & liquor, convenience retail, early education, fast food, healthcare, industrial and more.



Scan the QR code to subscribe for free today to access and receive superior, current and unbiased information to help you make the right property decisions.



Welcome

Ingrid Filmer
Senior Managing Director, IP Metro

INGRID.FILMER

Happy New Year and welcome to our first Portfolio Magazine for 2026!

This year, we're redefining what's possible and building on the strength of 2025. With full integration into CBRE's global platform now complete, we're delivering enhanced resources, expanded reach, and stronger outcomes for our clients.

Our final portfolio auction last year achieved over \$150 million in premium transactions, contributing to \$3.3 billion in total sales and closing out twelve months of robust activity. As we move into 2026, that momentum continues with opportunities emerging across multiple sectors.

In this special edition, we are thrilled to unveil the CBRE Private Wealth Series, a transformative approach to how investment property is brought to market in Australia.

Building on our renowned Portfolio and SELECT campaigns, we now introduce



District and Elevate, completing a four-tiered framework that connects every asset with the right capital through precision placement, strategic positioning and targeted campaigns.

We examine the key drivers behind last year's solid performance and identify where the prime opportunities lie in 2026. We also profile regional powerhouse Warrnambool, a coastal city emerging as a standout destination with strong economic fundamentals and attractive returns for investors.

Lastly, we sit down with Craig Chapman, our new Head of Private Wealth in Queensland, to discuss the state's commercial property landscape and where smart money is moving.

As 2026 unfolds with opportunities across multiple sectors, we're excited to continue partnering with our clients to achieve another year of success.

CBRE

Portfolio Team

EDITOR Olwyn Conrau
PRODUCTION MANAGER Alexis Omwela
DESIGN Bryan Karman, Ty Layton, Ethen Curtis
PHOTOGRAPHY Various

CBREPRIVATEWEALTH.COM

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, 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.



Precision Placement

Four Specialised Pathways for Investment Excellence

Introducing the CBRE Private Wealth Series

For more than 50 years, our highly successful Portfolio auctions have been the gold standard in Australian commercial property investment. Generation after generation of investors has discovered their first tenanted building, expanded their holdings, or divested legacy assets through these campaigns. The methodology works. The results speak for themselves. The trust in this platform runs deep.

The market has evolved, as have the expectations of our clients. The CBRE Private Wealth Series is our considered response, bringing greater precision to the way capital is placed.

A \$2 million suburban retail investment and a \$35 million Collins Street office tower both deserve excellence, but they don't require identical treatment. A residential development site appeals to an entirely different buyer than a cash-flowing industrial asset. And some vendors prize discretion above all else, while others thrive on competitive auction tension.

The CBRE Private Wealth Series represents our response to this reality: four distinct campaign types, each engineered for a specific property profile and vendor objective.

This isn't reinvention for its own sake. It's the natural evolution of expertise, shaped by thousands of transactions and decades of data and market observation.

Portfolio continues as the benchmark platform for premium tenanted commercial investments, running eight times annually with the same competitive energy and transparent outcomes you've always known.

SELECT emerges as our prestige Expression of Interest channel, serving trophy assets between \$10 million and \$35 million with the discretion and sophistication they command.

District launches in February as Australia's first developer-focused campaign, speaking directly to the site acquirers who move fastest and understand development potential.

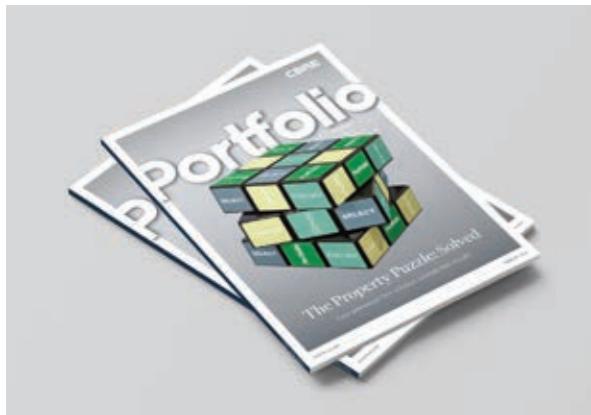
Elevate, launching this month, proves that professional campaign excellence doesn't require premium investment, bringing streamlined efficiency to quality assets under \$5 million.

Same commitment to your success.
Four pathways to achieve it.



Portfolio

The benchmark for tenanted investments



Portfolio didn't become synonymous with investment property auctions by accident. Eight campaigns annually. Hundreds of qualified investors scrutinising every listing. Competitive bidding and expressions of interest that reveal true market value rather than assuming it. This methodology has survived and thrived for five decades because it delivers what investors need: transparent price discovery and competitive outcomes.

The answer lies in transparency and competition. When multiple qualified buyers pursue the same asset simultaneously, price discovery becomes organic rather than negotiated. Vendors see exactly what their property is worth today, not what it might fetch in a private treaty that drags across months. Buyers gain confidence knowing they've competed fairly for the opportunity.

Portfolio serves income-producing assets: the multi-tenanted buildings, blue-chip precincts, and reliable cash-flow generators that form the foundation of commercial wealth creation. From first-time investors acquiring their inaugural tenanted property to institutional players repositioning portfolios, Portfolio's buyer audience spans the entire investment spectrum.

The database behind these campaigns represents decades of relationship building. Over 50,000 qualified investors who've enquired, registered, attended, bid, or purchased through previous campaigns. They're not passive observers. They're active capital with proven capacity ready to transact.

Every Portfolio campaign follows a consistent rhythm that vendors and buyers have come to rely upon. Eight opportunities annually to launch with clarity around timing, compete for attention within curated groups, and reach conclusion on fixed auction or EOI closing dates. It's methodology refined through thousands of transactions, and it remains as relevant today as it was at its inception.

SELECT

Where prestige meets precision



Some properties announce themselves differently. The landmark address. The architectural trophy. The building whose tenant roster reads like a who's who of corporate Australia. These assets don't need to shout for attention. They command it simply by existing.

SELECT recognises that prestige properties often require prestige processes. Four carefully curated campaigns annually, exclusively via expression of interest, designed for commercial assets between \$10 million and \$35 million where discretion matters as much as results.

This isn't Portfolio with a higher price tag. It's a fundamentally different approach, built around ultra-high-net-worth individuals, family offices, and institutional capital that values considered evaluation over competitive frenzy. Marketing materials befitting the asset class. Targeted outreach rather than broad exposure. A sales process that respects both the property's significance and the vendor's privacy.

The quarterly timing (March, June, September, December) runs offset from Portfolio, ensuring SELECT properties receive undivided attention from the buyer audience they're designed to attract.

These aren't investors browsing for opportunities. They're sophisticated capital allocators evaluating specific acquisition strategies, and they expect presentation that matches their expectations.

District

Built for developers, by development experts



Development sites have always featured in Portfolio campaigns, but the reality is, developers operate differently than passive investors. They move faster. They assess risk through different frameworks. They're evaluating feasibility and potential rather than current income. And they're an incredibly active buyer group that deserves campaigns engineered specifically for how they operate.

District launches in February 2026 as Australia's first developer-focused investment property campaign. Premium residential development sites and land banking opportunities, marketed exclusively to active site acquirers with capital, experience, and appetite.

Six campaigns annually, timed deliberately to development funding cycles rather than arbitrary quarters. Marketing that speaks the language of density studies, planning overlays, and feasibility rather than capitalisation rates and rental yields. A buyer database built specifically for residential developers, project managers, and land bankers who are actually transacting today.

This specialisation matters because developers waste no time on assets that don't fit their acquisition criteria. They need to see envelope potential immediately, understand the planning context clearly, and evaluate opportunity costs efficiently. District delivers exactly that: properties presented with the information developers actually need, distributed to the buyers who move fastest.

The February launch represents months of consultation with Australia's most active residential developers, understanding not just what they buy but how they evaluate, how they compete, and what drives their acquisition decisions. District isn't a theoretical construct. It's market-driven response to a clearly articulated need.

Elevate

Premium marketing, smart economics



Online auctions have transformed how buyers transact. Elevate harnesses that shift.

Launching this month, Elevate is our digital auction platform—delivering the same professional service, qualified buyer access, and competitive methodology that defines all CBRE Private Wealth campaigns, executed through online auction capability.

Eight campaigns annually, running in parallel with Portfolio timing. Professional photography. Targeted marketing. Access to our full buyer database. The same expert agent guidance on timing, reserve strategy, and campaign approach.

Online auction methodology offers distinct advantages. Bidders participate from anywhere in Australia, or the world, expanding your buyer pool beyond those who can attend in person.

Competition plays out with complete transparency. Geographic barriers disappear. And for buyers increasingly comfortable with digital transactions, online platforms remove friction while maintaining competitive tension.

Elevate isn't about property quality or value—it's about auction methodology. Some assets achieve optimal results through digital platforms. Others benefit from traditional in-room environments.

Our agents assess which approach maximises your outcome.

The expansion of our series to include Elevate means one thing: whatever your property, whatever its characteristics, we have the proven pathway to sell it well.

Stellar Year

Positions the Market for the Next Wave of Opportunity

After a standout year driven by strengthening investor demand, our essential service asset sales delivered a whopping \$3.3 billion combined over 2025.

The numbers tell the story with a total of 698 transactions supported by 943 registered bidders and over 41,000 enquiries.

Early education led with 81 sales totalling \$435.2 million followed by healthcare with 46 sales representing \$231.9 million, convenience retail with 44 sales at \$252.1 million and fast food with 35 sales totalling \$198.7 million.

The results reflect sustained investor confidence in income-generating assets. Private investors, including family offices, acquired premium properties across a wide range of asset classes, with transactions spanning from entry level price points to over \$20 million and yields between 2.92% and 7.05%. The breadth of activity demonstrates sophisticated buyers seeking defensive, long-term investments anchored by established operators and proven business models.

The diversity of transactions, from metropolitan locations to regional centres, reflects the maturity of Australia's commercial property investment market and growing recognition that quality assets in established locations deliver consistent returns regardless of geography.

As we enter 2026, momentum and investor confidence remain stronger than ever.

Australia's inflation trajectory is finally moving in the right direction, creating a more favourable environment for commercial property investment. The latest ABS data shows annual inflation easing to 3.4% in November 2025, down from 3.8% in October.

The Reserve Bank has held the cash rate steady at 3.60% since August 2025. While debate continues about the direction of future rate movements, the improving inflation picture signals we're operating in a more stable monetary policy environment than recent times.

For commercial property investors, this creates a window of opportunity. Borrowing costs have stabilised and rental growth across the essential services sector remains healthy, supported by population growth, constrained supply, and the defensive nature of these businesses.

But perhaps more significantly, construction costs are also beginning to stabilise after years of volatility, opening new possibilities for investors willing to think beyond traditional income plays.

Medical and healthcare assets continue commanding premium pricing, driven by Australia's ageing population and the essential nature of these services. Early education centres, quick-service restaurants, and convenience retail all benefit from non-discretionary spending patterns that provide recession-resistant income streams. Yet as the year unfolds, some of the most appealing opportunities may lie in assets that require vision rather than simply income collection.

Development sites, conversion opportunities, and value-add propositions are attracting renewed interest from investors who recognise that stabilising construction costs and improving economic conditions create fertile ground for repositioning plays.

Investors who can identify sites with planning upside, underutilised assets in growth corridors, or properties suited to alternative uses are finding opportunities that income-focused buyers may overlook.

What makes 2026 particularly appealing is the convergence of several factors including moderating inflation, stable interest rates and sustained population growth across the nation.

Our most recent campaigns indicate buyer demand continues to outstrip supply of quality assets, particularly in essential services categories. Yet for those with vision, the market is presenting genuine value-creation opportunities backed by improving fundamentals.

Top Sales by Asset Class

Large Format Retail



ALDI & Cheap as Chips

Bell Park VIC

(\$ 20,580,000 % 5.81% Yield)

Fast Food



McDonald's & 7-Eleven

Greystanes NSW

(\$ 18,400,000 % 3.97% Yield)

Medical & Healthcare



PRP Imaging

Blacktown NSW

(\$ 19,550,000 % 4.97% Yield)

Early Education



Young Academics

Elderslie NSW

(\$ 11,500,000 % 5.26% Yield)

Convenience Retail



Viva Energy

Moonee Ponds VIC

(\$ 11,001,000 % 4.38% Yield)

Mixed-Use Retail



Bayside Centre

Warners Bay NSW

(\$ 19,386,160 % 5.99% Yield)



Coastal Credentials

Warrnambool: A Regional Hot Spot on the Move

Victoria's coastal city of Warrnambool is experiencing significant economic rejuvenation. While the Southern Right Whales draw tourists each winter, it's the city's diversified economy and strong fundamentals creating opportunities for commercial property investors.

Warrnambool drives the Great South Coast economy, generating a Gross Regional Product of just over \$3 billion, 27 per cent of the region's \$11.4 billion total. Total economic output, including all goods and services, is estimated at \$5.9 billion, with construction, manufacturing and healthcare/social assistance among the city's key contributors. This concentration of economic activity indicates substantial productivity and regional influence that extends far beyond the city limits.

As the centre for healthcare, education, sport, culture and professional services for the greater region's population of approximately 126,000 people, Warrnambool's role

as a regional service centre creates consistent demand for commercial property across multiple sectors, from medical consulting spaces, hospitality venues & essential services.

Demographic trends support long-term investment confidence. The population has experienced a steady growth of residents between 2018 and 2023, and projections suggest the town itself will reach about 41,000 residents over the next two decades.

Perhaps most significant, Warrnambool is experiencing an unprecedented wave of infrastructure development. The Victorian Government is investing \$396.1 million to deliver a major Warrnambool Base Hospital redevelopment, featuring a new multi-storey clinical services building with a bigger emergency department, more operating theatres, inpatient beds and a dedicated paediatric unit.



The project, due for completion late 2027, has created approximately 800 construction jobs and will significantly enhance the city's role as a regional healthcare hub, driving demand for medical consulting spaces, pharmacies, and allied health facilities.

The infrastructure investment extends well beyond healthcare. Council's 2024-2025 Budget includes a \$27.9 million capital works program covering major road upgrades, childcare centre expansions, and asset renewal across a portfolio worth more than \$800 million.

The city's economic diversity provides insulation against sector-specific downturns. Food processing and agribusiness represent core strengths, supported by Warrnambool's position within a rich agricultural region.

Tourism adds another substantial layer to the economy, with more than 700,000 people visiting annually, drawn by the Great Ocean Road, pristine beaches, and natural attractions including southern right whale watching at Logan's Beach. This visitor economy supports retail, accommodation, food service, and recreational businesses throughout the year.

The city's strategic location provides competitive advantages that enhance its investment appeal. As the western terminus of the Great Ocean Road, Warrnambool captures consistent tourism traffic while maintaining

connection to Princes Highway for freight movement and rail connectivity to Melbourne.

For investors seeking exposure to well-located regional markets with strong fundamentals, diverse economic drivers, and major infrastructure catalysts, Warrnambool presents a compelling opportunity.

This growth trajectory is underpinned by employment opportunities, coastal lifestyle appeal, and the presence of tertiary education providers, including Deakin University and South West TAFE, which bring students and help retain young professionals in the region.

Combined with population growth, infrastructure investment, and the city's role as a service hub for the wider Great South Coast, these fundamentals have strengthened Warrnambool's economic resilience and appeal to investors.

Reflecting these factors, the commercial property market in Warrnambool gained significant momentum back in 2023 with a 50 per cent increase in non-residential investment year over year. Activity was strong across medical, retail, hospitality, and professional service spaces reaching record levels.

The surge highlights the convergence of investment, industry and infrastructure, reinforcing Warrnambool's influence and appeal.



February Portfolio Campaign

SYDNEY 10:30AM AEDT TUESDAY 24 FEBRUARY	MELBOURNE 10:30AM AEDT WEDNESDAY 25 FEBRUARY	BRISBANE 10:30AM AEST THURSDAY 26 FEBRUARY
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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.

Portfolio 182 New Properties For Sale

Fast Food					
Tenant	Location	State	Income pa	Page	
Guzman y Gomez	Clayton (Melbourne)	VIC	\$329,000	24	
Nando's	Munno Para (Adelaide)	SA	\$320,000	26	
Nando's	Cranbourne (Melbourne)	VIC	\$314,025	50	
KFC	Clayton (Melbourne)	VIC	\$276,000	24	
KFC	Kadina	SA	\$250,000	44	
Red Rooster	Rockhampton	QLD	\$225,332	30	
Zarraffa's	Munno Para (Adelaide)	SA	\$126,000	26	
Hungry Jack's	Devonport	TAS	\$121,002	45	

Convenience Retail					
Tenant	Location	State	Income pa	Page	
7-Eleven	Everton Hills (Brisbane)	QLD	\$548,205	39	
7-Eleven	Flinders View (Brisbane)	QLD	\$363,414	41	
United Petroleum & Pie Face	Anketell (Perth)	WA	\$343,187	22	
EG Fuel	Patterson Lakes (Melbourne)	VIC	\$275,925	51	

Automotive					
Tenant	Location	State	Income pa	Page	
AMA Group	Shepparton	VIC	\$74,668	53	

Portfolio 182

New Properties For Sale



Early Education

Tenant	Location	State	Income pa	Page
G8 Education	Kelso (Bathurst)	NSW	\$693,147	35
Child's Play	Mambourin (Melbourne)	VIC	\$540,700	46
Pebbles Early Learning	Kingswood (Sydney)	NSW	\$535,975	18
Expeditions Early Learning Journey	Officer (Melbourne)	VIC	\$501,095	47
G8 Education	Tarragindi (Brisbane)	QLD	\$433,646	20
G8 Education	Craigieburn (Melbourne)	VIC	\$394,822	48
Imagine Childcare	Andergrove (Mackay)	QLD	\$373,455	40
Avenues Early Learning Centre	McDowall (Brisbane)	QLD	\$253,354	42
G8 Education	Cowra	NSW	\$210,883	36



Food Retail

Tenant	Location	State	Income pa	Page
Sweet India	Clyde (Melbourne)	VIC	\$129,220	52
Boba Vibes	Clyde (Melbourne)	VIC	\$38,925	55
Farmgate Cafe	Clyde (Melbourne)	VIC	\$37,050	56



Retail

Tenant	Location	State	Income pa	Page
Retail Complex	Dandenong (Melbourne)	VIC	\$344,993	49
Lucas Quality Meats	Bronte (Sydney)	NSW	\$229,600	28
Milton Gateway Centre	Milton (South Coast)	NSW	\$154,766	37
Australia Post & Accomodation	Narrabeen (Sydney)	NSW	\$148,690	38
G.J. Gardener Homes	Pakenham (Melbourne)	VIC	\$40,225	54



Healthcare

Tenant	Location	State	Income pa	Page
NSW Health & Westpac	Orange	NSW	\$846,534	34
Marion Specialist Centre	Seacombe Gardens (Adelaide)	SA	\$453,434	43
Apiam Animal Health	Warrnambool	VIC	\$186,000	32
Apiam Animal Health	Port Fairy (Warrnambool)	VIC	\$50,100	32



Development Site

Tenant	Location	State	Page
Development Site	Warrnambool	VIC	57



New Trophy Western Sydney Childcare Centre

New High Specification Purpose Built Facility
Completed 2024, Substantial Depreciation Benefits

Long 10 Year Net Lease + Opts to 2054
Key Western Sydney Growth Corridor

**Kingswood (Sydney) NSW
31-32 Park Avenue**

10 year net lease to 2034 plus
2 x 10 year options to 2054

Compounding fixed 3% annual rent
increases offering strong growth
Tenant responsible for all payable
outgoings incl rates & insurances

Net Income: \$535,975 pa*+GST¹

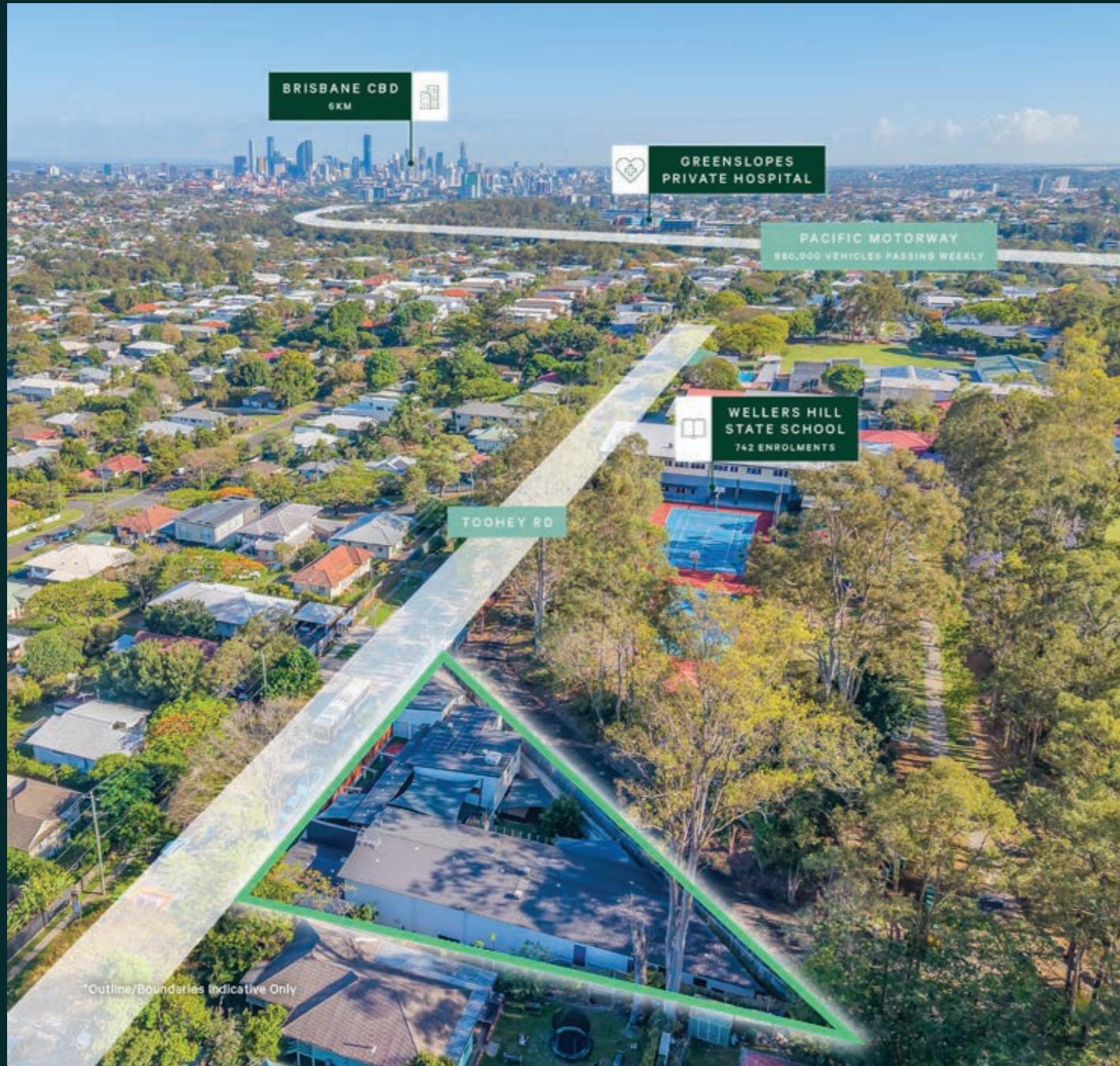
- Pebbles Early Learning: established Western Sydney early education provider with 30+ years combined experience
- High Specification recently constructed 108 LDC place childcare with 28 basement car spaces on a large 1,467sqm* landholding
- Lease secured by 6 months Bank Guarantee
- Ideal education catchment with 14 schools and 7,050 full time school aged enrolments within a 5 minute drive
- Kingswood: key growth precinct in Penrith LGA, the heart of Western Sydney's population expansion



Contact
Yosh Mendis 0434 413 188
Michael Vanstone 0403 580 528
Sam Mulcahy 0499 558 968

For Sale by
Expressions of Interest
Closing 3pm AEDT
Thursday 5 March 2026

*Approx 1As at March 2026 2Gapmaps



Inner City Childcare Only 6km* to CBD

High Value Tightly Held Metropolitan Location
Education Rich Precinct - 25 Schools in 3kms



Long Term Lease - Largest ASX Provider Strategic Inner City Brisbane Childcare

Tarragindi (Brisbane) QLD 200 Toohey Road

Long 15 year net lease to 2035
plus 2 x 10 yr opts through to 2055

Rare CPI + 1% annual rent
increases offering strong growth
Attractive lease structure - tenant
pays rates, R & M's and insurances

Net Income: \$433,646 pa* + GST

- G8 Education: Australia's largest ASX-listed childcare provider, educating more than 40,000 children daily across 400+ locations
- Landmark 95 LDC place childcare on a high value 1,363sqm* site in a tightly held metropolitan suburb only 6km* from the CBD
- Built 2020, offering significant depreciation
- Adjacent to Wellers Hill State School in an education rich precinct with 25 schools and 12,849 students within a 3km* radius
- Tarragindi: highly sought after inner-city suburb with a median house 44% higher than the Brisbane average



G8 Education[™]

Contact

Yosh Mendis 0434 413 188
Josh Scapolan 0484 229 829
Adam Thomas 0418 998 971

For Sale by

Expressions of Interest

Closing 3pm AEST
Thursday 12 March 2026

*Approx



Premium Convenience Retail & Fast Food Investment

High Exposure 4,248sqm* Corner Freehold Site

15 Year 'Head Office' Lease to 2037 Booming Residential Growth Precinct

Anketell (Perth) WA 5 Albina Avenue

15 year lease to 2037 plus 4
further 5 year options to 2057

Fixed 3% annual rent increases

Near new build, offering significant
depreciation benefits

Net Income: \$343,187 pa* +GST

– United Petroleum: top tier tenant, one of
Australia's fastest growing convenience retailers,
with 500+ sites nationally¹

– High Profile 4,248sqm* freehold site, with
134m² dual frontage and exposure to Albina
Avenue and Anketell Road, servicing 6,200+
vehicles passing daily²

– Metres from on and off ramps of Kwinana
Freeway, major WA arterial servicing over
42,000 vehicles passing daily²

– City of Kwinana: the second fastest growing
area in Western Australia, with population
forecast to surge over 46% to 80,000 by 2031³

United

Contact

Jamie Perlinger 0413 860 315
David Napoleone 0417 308 067

Investment Portfolio Auction

10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx ¹United Petroleum ²Gapmaps
³Kwinana Investment Prospectus



Melbourne's Most High Profile Fast Food Offering Two AAA Rated Freeholds: GYG & KFC

Clayton (Melbourne) VIC Cnr Wellington & Blackburn Rd

Brand new 20 and 15 year leases to Guzman y Gomez and KFC

Attractive net leases, tenants pay all usual outgoings excluding land tax

Fixed 3% annual rent increases

To be sold individually

- Perfectly positioned within the Monash Technology Precinct, the largest employment hub outside the CBD, with 20,000 businesses, 115,000 jobs adding \$11.5 billion to the Victorian economy, plus over 50,000 students and staff at Monash University
- Brand new construction to the tenants latest corporate fitout and design offering maximum depreciation benefits
- Prime corner with significant 122m* dual frontage and exposure to Blackburn Rd & Wellington Rd with 80,000+ vehicles passing daily
- Clayton: 25km* from Melbourne's CBD, population forecast to grow 16% by 2041 and part of one the most populous municipalities in Victoria, the City of Monash



Maximum Depreciation Benefits

Clayton (Melbourne) VIC 96-98 Wellington Road (GYG)

- Brand new 20 year lease to 2045 plus two further 10 year options to 2065
- Guzman y Gomez (ASX:GYG): One of Australia's fastest growing fast food operators, with over 250 restaurants nationwide
- Fixed 3% annual rent increases ensuring compounding income growth
- 23% year-on-year sales increase, generating 1.18 billion in revenue in FY25
- High exposure 2,040sqm* corner location with drive thru and 21 on-site car spaces
- **Net Income: \$329,000 pa* + GST**

Clayton (Melbourne) VIC 826 Blackburn Road (KFC)

- Brand new 15 year lease to 2040 plus a further 15 year option to 2055
- Southern Restaurants Group (KFC): Australia's largest privately owned KFC franchisee, 108+ restaurants and growing
- Fixed 3% annual rent increases ensuring compounding income growth
- One of the world's most iconic brands, serving 84m+ customers weekly worldwide
- Strategic 1,370sqm* site with drive thru and important 12 on-site parking spaces
- **Net Income: \$276,000 pa* + GST**



Contact

Matthew Wright 0458 290 588
Zomart He 何梓轩 0488 220 830
Beau Coulter 0413 839 898
George Wilkinson 0439 173 049

KFC: Portfolio Auction

10:30am AEDT
Wednesday 25 February 2026

GyG: For Sale by EOI

Closing 3pm AEDT
Wednesday 4 March 2026

*Approx



No Stamp Duty Payable

Two Metro Adelaide Fast-Food Assets

Immaculate 2025 Construction Completion
Providing Significant Depreciation Benefits

Munno Para SA
Lot 203/2 Curtis Road



- New 15 year head office lease to November 2040 plus options 2050
- Nandos: global fast-food giant with 1,200 restaurants in over 30 countries
- Fixed 3% annual rent increases
- Tenant pays all usual outgoings including insurance and management fees
- Brand new 277sqm* restaurant with capital intensive tenant fit-out and dual lane drive-thru on 1,378sqm* site
- **Net Income: \$320,000 pa* + GST**

Munno Para SA
Lot 2041/2 Curtis Road



- New 10 year lease to September 2035 plus options to 2055 with corporate guarantee
- Zarraffa's: specialty coffee chain established 1996 with 75+ locations
- Annual CPI rent reviews
- Tenant pays all usual outgoings including insurance and management fees
- Brand new 100sqm* building plus drive-thru on high profile 1,019sqm* site
- **Net Income: \$126,000 pa* + GST**

Contact
Beau Coulter 0413 839 898
Justin Kramersh 0460 349 605
Shaun Venables 0411 860 865
RLA 208125

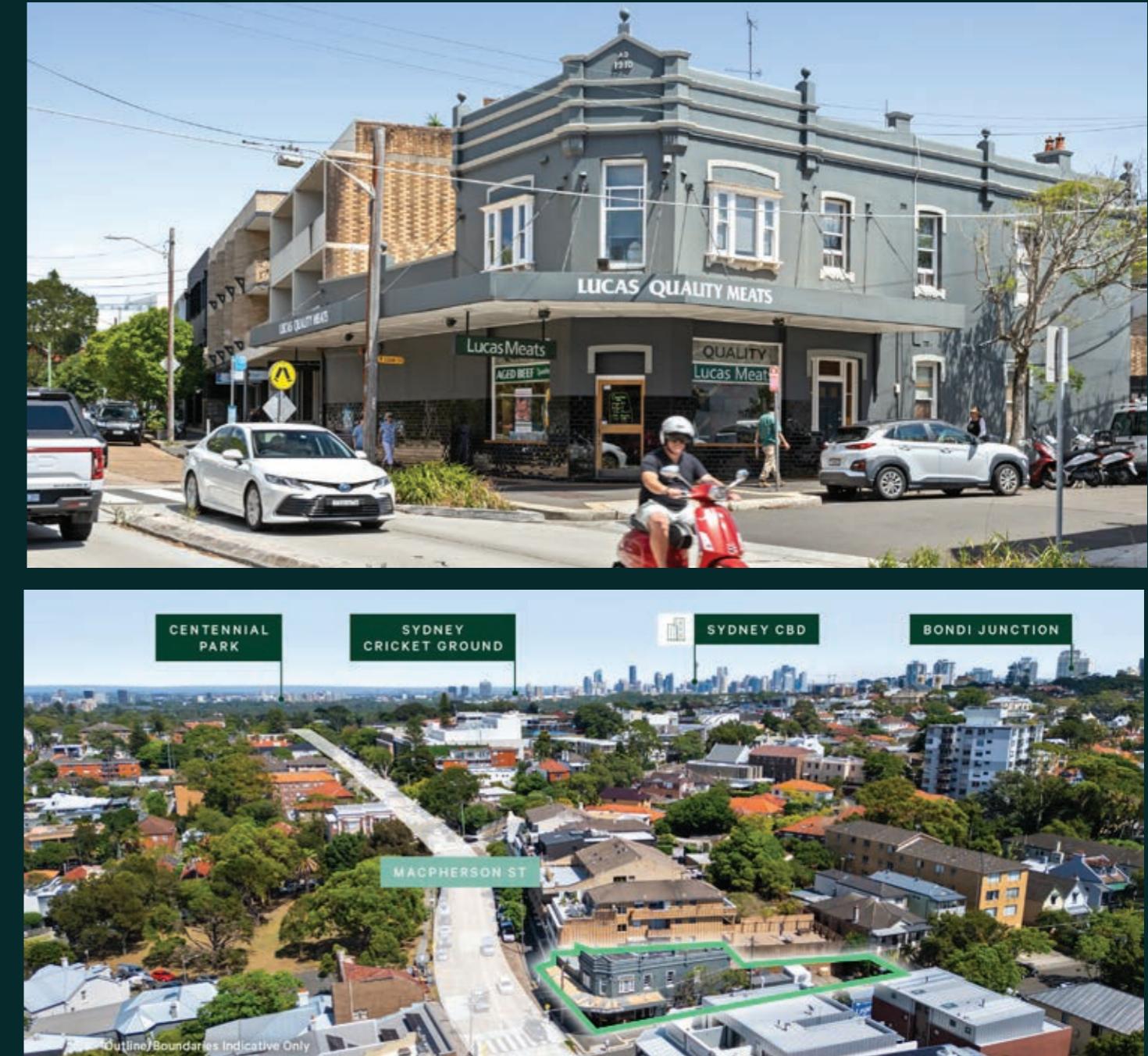
Investment Portfolio Auction
To be sold individually
10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx



Iconic Bronte Freehold Affluent Eastern Suburbs

Multi-Generational Land Bank & Value-Add Site
Minutes to World Renowned Bronte Beach



First Time Offered to Market in 48+ Years
One of Sydney's Most Prestigious Locations

**Bronte (Sydney) NSW
46-48 Macpherson Street**

Bronte: trophy Sydney Eastern suburbs location with a median house price of \$5.9 million*

Exceptional future growth potential with strong underlying land value and value-add opportunities (STCA)

Net Income: \$229,600 pa* + GST

- Lucas Quality Meats: highly established iconic family owned butcher with 48+ years on-site
- Prime 398sqm* corner commercial & residential freehold in tightly held precinct
- Rarely brought to market Bronte freehold on coveted corner position of Macpherson St & Lugar St, minutes walk to Bronte Beach
- Two-level 298sqm* highly versatile building with courtyard & 4 rare on-site parking spaces
- Sydney's Eastern Suburbs: home to 3 of Australia's top 5 highest-earning postcodes with an economic output of \$15B*+ pa¹

**Lucas
Meats**

Contact

Geoff Sinclair 0451 462 759
Yosh Mendis 0434 413 188
Luke Easton 0472 546 001

Investment Portfolio Auction

10:30am AEDT
Tuesday 24 February
Sydney Opera House

*Approx ¹Australian Tax Office



Established 1,912sqm* Highway Site
Red Rooster on Site for 33+ Years

**Rockhampton City QLD
102 George Street (Bruce Hwy)**

Absolute proven performer
33+ years in same location

Annual CPI reviews & attractive
percentage rent clause

Tenant pays all usual outs incl
rates, insurances, R & M & mgmt

Net Income: \$225,332 pa* + GST

- Red Rooster: iconic Australian fast food brand with 325+ stores nationally
- High performing Red Rooster with 110,000+ vehicles directly passing weekly*
- Strong income growth potential with tenant close to reaching turnover threshold
- Ideal fast food position with valuable Bruce Highway frontage and integral triple street ingress and egress
- Rockhampton: capital of central QLD with population forecast to grow 16%+ by 2041

Contact
Yosh Mendis 0434 413 188
Josh Scapolan 0484 229 829

Investment Portfolio Auction
10:30am AEST
Thursday 26 February
Level 3, 1 Eagle St, Brisbane



National Drive-thru Fast Food Epicentre

Longstanding Lease to 2033 Plus Opt to 2038
Rare Turnover Provisions Offering Future Upside



Two Freehold Veterinary Clinics Leased to ASX-Listed Apiam Animal Health

Apiam Animal Health (ASX:AHX) is Australia's largest rural and regional veterinary group, boasting an impressive \$160M market cap and an expansive footprint of 78 locations nationwide

Brand new Ten (10) year leases to November 2035 (plus option to 2040) to proven and successful veterinary businesses with outstanding long-term trading history (Warrnambool 1978 & Port Fairy 1985)

Fixed 3% annual rent increases, ensuring long term income growth and property appreciation

Landlord favourable net leases, with Apiam Animal Health responsible for all outgoings including rates, insurance premiums and single holding land tax

Potential 50% stamp duty savings



Warrnambool



Port Fairy

Warrnambool VIC 510-514 Raglan Parade

- Immaculate 670sqm* purpose-built veterinary clinic with x-ray, surgical, pharmaceutical and hospital infrastructure
- Prime 1,734sqm* freehold landholding with important 76.8m* dual frontage and exposure to 28,000+ vehicles passing daily¹
- Access to 25 on-title car parking spaces
- Coles, Woolworths, ALDI all within 715m*
- Warrnambool: home to 36,150 people, supporting 18,518 jobs and with an annual economic output of \$6.013 billion²
- **Net Income: \$186,000 pa* + GST**

Port Fairy VIC 92 Princes Highway

- Well-maintained 180sqm* clinic with reception, pathology and surgery facilities
- Gateway 835sqm* Princes Hwy landholding with 20.8m* frontage
- High-demand veterinary catchment with 3,700+ registered pets in Moyne Shire³
- Port Fairy: charming, affluent seaside location, median house price of \$857,500⁴
- Moyne Shire: a thriving tourism destination, generating \$63 million annually from more than 370,000 visitors³
- **Net Income: \$50,100 pa* + GST**



Contact
Sam Mercuri 0413 830 709
Rick Jacobson 0413 830 083

Investment Portfolio Auction
To be sold individually
10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx ¹Gap Maps. ²REMLan
³Moyne Shire ⁴realestate.com.au



100% Leased Multi-Level CBD Centre ASX Listed & National Tenants

Orange (Central West) NSW 60-62 McNamara Street

Longstanding occupancy history with complimentary tenancy mix

Mix of 4%, 3% & CPI annual rent reviews, ensuring income growth
Substantial CBD business centre

Net Income: \$846,534 pa* + GST¹

- Anchored by ASX listed and nationally recognised essential service tenants, NSW Government Health, Westpac & Rabobank
- Western NSW Local Health District: NSW Gov Health, largest Local Health District in NSW, 9+ facilities in the Central West region
- 1,111sqm* freehold improved by a 2,458sqm* multi-level centre with basement parking
- Zoned E2 Commercial Centre allowing a variety of uses, 1.5 star NABERS rating
- Orange: population set to increase to 325,000 individuals by 2041²



Contact

Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759
Luke Easton 0472 546 001
Sam Mulcahy 0499 558 968

For Sale by Auction

10:30am AEDT
Tuesday 24 February
Sydney Opera House

*Approx 1Net Income As at 1 April 2026
2profile.id



15 Year Net Lease To ASX Listed Childcare High-Performing Centre In Growth Corridor

Kelso (Bathurst) NSW 1 Jacks Close (cnr Gilmour St)

15 year net lease to 2034 plus a further 10 year option to 2044
Fixed 3% annual rent increases
Easily managed net lease - tenant pays 100% of all usual outgoings

Net Income: \$693,147 pa* + GST

- G8 Education: Australia's largest ASX-listed childcare provider with 400+ centres educating 40,000+ children daily
- Growth corridor location - 1.3km* from 'Laffing Waters' a key urban release delivering 3,000+ new residential homes and 6000+ residents¹
- Kelso: Thriving commercial precinct driving the Bathurst LGA 23% population growth by 2041³
- Modern 129 LDC place childcare positioned on prominent 2,560sqm* corner site
- High occupancy centre located within a 2km catchment of 1,600* school-aged enrolments and just 750m from Holy Family Primary School²

Contact
Michael Vanstone 0403 580 528
Marcello Caspani-Muto 0417 065 777

For Sale by
Expressions of Interest
Closing 3pm AEDT
Tuesday 10 March 2026

*Approx 1Bathurst Regional Council
2Gapmaps 3Forecast.id





Long-Established Childcare Investment 20 Year Triple Net Lease + Options to 2056



Cowra NSW 51 Comerford Street

20-year triple net lease to 2036
plus two 10-year options to 2056

Greater of CPI or 3% rent increases

Tenant pays all outgoings, incl. land tax, management fees and all repairs and maintenance (incl structural)

Net Income: \$210,883 pa* + GST

- G8 Education (ASX: GEM): Australia's largest ASX-listed childcare provider with 400+ centres educating 40,000+ children daily
- Modern 75 LDC place purpose built childcare centre, situated on large 2,218sqm landholding
- Current rental below market with an uncapped market review in July 2026
- Strategic educational position, within 3km of 6 schools and 1,712 school aged enrolments
- Cowra: pivotal juncture in central NSW, connecting major transport routes to Sydney, Canberra and Orange

Contact

Adam Thomas 0418 998 971
Yosh Mendis 0434 413 188
Michael Vanstone 0403 580 528

Investment Portfolio Auction

10:30am AEDT
Tuesday 24 February
Sydney Opera House

*Approx



The 'Milton Gateway Centre' - 100% Leased Dominant South Coast Healthcare & Retail



Milton (South Coast) NSW 65 Princes Highway

10 x commercial shops to be sold in-one-line with effective control (89.1% unit entitlements)

Immaculate newly renovated healthcare & retail centre with exclusive on-site parking

Net Income: \$154,766 pa* + GST

- High performing retail centre including Wholefoods Market, Milton Osteopathic Clinic, General Practitioner, South Coast Lymphatic Clinic & Baar Baar restaurant and bar
- Ideal corner position on Princes Highway, Milton's main affluent trade catchment
- Extensive capital improvements providing substantial depreciation benefits
- Future proof investment with the ability to 'sell-down' individual shops
- Milton: sought-after NSW South Coast suburb, minutes to Mollymook & Ulladulla

Contact

Geoff Sinclair 0451 462 759
Flynn McFall 0481 187 191
Luke Easton 0472 546 001

Investment Portfolio Auction

10:30am AEDT
Tuesday 24 February
Sydney Opera House

*Approx



Prized Northern Beaches Freehold Brand New 10 Year Lease to 2036



Narraweena (Sydney) NSW 103 Alfred Street

New 10 year lease to Australia Post to 2036 plus 10 year opt to 2046

Fixed 4% annual rent increases, ensuring compounding growth

Versatile E1 Local Centre zoning

Net Income: \$148,690 pa* + GST

– Australia Post: Commonwealth Government business enterprise that provides postal services in Australia with over 64,000 workers spanning 4,310 sites nationwide*

– Centrally located 254sqm* Northern Beaches freehold improved by a two-level commercial and residential building with on-site parking

– Strategic Australia Post location with 5 schools within a 1km* radius, next to The Friendly Grocer, Liquorland & Chemist Max

– Narraweena: Idyllic Sydney suburb part of the Northern Beaches, which has a population of over 274,000 & GRP of \$21B annually*

Contact

Zomart He 何梓轩 0488 220 830
Geoff Sinclair 0451 462 759
Luke Easton 0472 546 001
Katherine Shi 史卓玉 0447 288 323

Investment Portfolio Auction

10:30am AEDT
Tuesday 24 February
Sydney Opera House

*Approx

Metro Brisbane 7-Eleven + Fast Food Investment High Exposure 2,378sqm Landholding



Everton Hills (Brisbane) QLD 1001-1003 South Pine Road

Anchored by long 15-year net lease to 2032 plus options to 2049

Fixed, compounding 3% & 4% annual rent increases

Both tenants pay all usual outgoings incl. management fees

Net Income: \$548,205 pa* + GST

– 7-Eleven: Aus #1 convenience retailer with 760+ stores, purchased for \$1.7B* by 7-Eleven International LLC, 46,000+ sites worldwide and growing

– Attractive diversified income, being supported by additional standalone drive-thru 'Hammerichs Coffee'

– 81,467* motor vehicles and a \$135.9 million spending on fuel pa* within 5km* radius

– Brisbane: home of the 2032 Olympics and with a population forecast to increase by 28% to 3.2 million by 2035

Contact

Josh Scapolan 0484 229 829
Yosh Mendis 0434 413 188
Tom Lawrence 0428 626 117

Investment Portfolio Auction

10:30am AEST
Thursday 26 February
Level 3, 1 Eagle St, Brisbane

*Approx



Brand New Childcare Adjoining ALDI 15 Year Net Lease to 2040 + Opts to 2060



Andergrove (Mackay) QLD 6 Cutler Drive

2 further 10 year options to 2060

Fixed 3% annual rent increases

Significant 2,749sqm* freehold site

Tenant pays 100% of outgoings
including land tax

Net Income: \$373,455 pa* + GST

- Imagine Childcare & Kindergarten: one of Australia's largest early education providers, with 50+ centres nationwide
- Premium schooling catchment - 200m* from the renowned Whitsunday's Anglican School (1060+ students) & a further 16 schools within a 3km* radius (8500+ students)
- Brand new 100 LDC place centre, offering significant depreciation benefits
- Strategic location between the Beaconsfield Heights & Somerset Park master-planned communities, delivering 390+ lots upon completion

Contact

Josh Scapolan 0484 229 829
Fin Hume 0488 008 975
Tom Lawrence 0428 626 117

Investment Portfolio Auction

10:30am AEST
Thursday 26 February
Level 3, 1 Eagle St, Brisbane

*Approx - as at March 2026

Expansive 3,243sqm Site Adjoining Shopping Centre | QLD's #1 Fastest Growing Region



Flinders View (Brisbane) QLD 130 Ash Street

10 year net lease to 2030 plus
4x5 year options to 2050

Fixed 3% annual rent increases

Tenant pays usual outgoings

Net Income: \$363,414 pa* + GST

- 7-Eleven: Australia's #1 convenience retailer with 760+ sites nationally, purchased by 7-Eleven International LLC for \$1.71 billion* with 46,000 stores globally

- Strategic retail location adjoining Winston Glades Shopping Centre & brand new 129 townhouse development

- 110m* dual street frontage on busy roundabout with important triple street access
- Located 32km South-West of the Brisbane CBD with population forecast to increase 167%* to 670,000* residents by 2046

Contact

Jamie Perlinger 0413 860 315
Tom Lawrence 0428 626 117

For Sale by Expressions of Interest

Closing 4pm AEST
Wednesday 4 March 2026

*Approx



Metro Brisbane Childcare Investment Long 20 Year Triple Net Lease to 2038



McDowall (Brisbane) QLD 51 Landis Street

Two further 10-year options to 2058

Compounding 3% annual rent increases, guaranteeing rent growth

Triple net lease: tenant pays 100% of outs incl multi holding land tax and all R & M's incl structural repairs

Net Income: \$253,354 pa* + GST¹

- Avenues: long-established childcare provider with 16 centres and over 23 years in operation
- Current rental below market with attractive uncapped market review in March 2028 offering significant rental upside

- High performing 75 LDC place centre rated 'EXCEEDING' and only 10km* from the CBD
- Lease secured by 6 months Bank Guarantee
- Prime education rich catchment with 7 schools and 4,896* students within 3km*
- Brisbane: third largest city in Australia, with a population forecast to grow by 28.04% by 2035

Contact

Yosh Mendis 0434 413 188
Josh Scapolan 0484 229 829
Adam Thomas 0418 998 971

Investment Portfolio Auction

10:30am AEDT
Tuesday 24 February
Sydney Opera House

*Approx 1As at 1 March 2026



No Stamp Duty Payable

Fully Leased Medical Complex Directly Opposite SA's Largest Shopping Centre

Seacombe Gardens (Adelaide) SA 199 Sturt Road

100% leased freehold investment with 4.3 year WALE

Attractive annual rent reviews

Extensively refurbished in 2021/22 offering depreciation benefits

Net Income: \$453,434 pa* + GST¹

- Marion Specialist Centre: anchored by Radiology SA plus chiro, podiatry, dental, hearing, dental, physio and pathology
- Modern 978sqm* two level medical complex incorporating lift

- Significant 1,763sqm* freehold site with 41 metre* frontage and 34 car spaces
- High profile position on busy Sturt Road, opposite Westfield SC with 19,170 VPD¹
- Seacombe Gardens: metro suburb only 10km* south of Adelaide CBD

Contact

Ned Looker 0448 689 573
Beau Coulter 0413 839 898
RLA 208125

Investment Portfolio Auction

10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx 1GapMaps



Stamp Duty Free Fast Food Investment New 15 Year Net Lease to 2040 + Options



Kadina SA 12 Frances Terrace

Brand new 15 year lease to 2040 plus options to 2065

Fixed 3% annual rent increases

Tenant pays outgoings including land tax and management fees

Net Income: \$250,000 pa* + GST

- Collins Foods: ASX listed fast food giant with 280+ stores nationally and a current market cap of \$1.3 billion*
- Construction completed in November 2025, providing maximum depreciation benefits
- Dominant 1,414sqm* corner site with important dual lane drive thru, adjoining Supercheap Auto, BCF and opposite Woolworths and ALDI
- Strategically positioned over 120km* from the nearest KFC in Port Pirie
- Kadina: the largest township within the Yorke Peninsula, with a 28.2% growth in the median house price in past 12 months

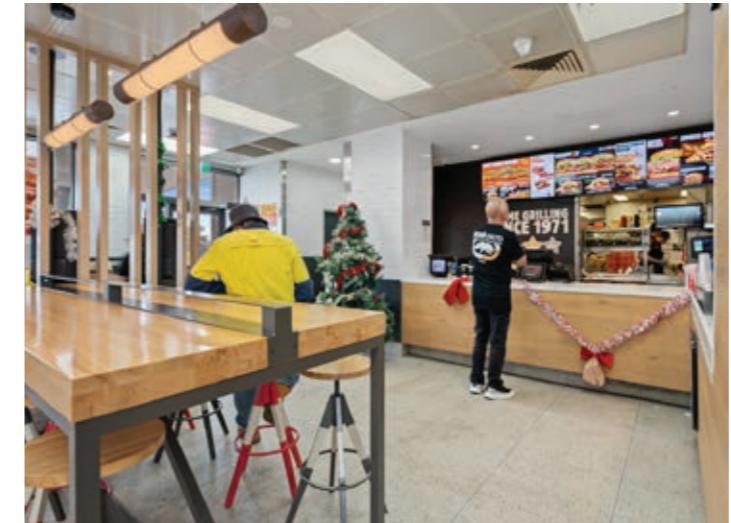
Contact

Adam Thomas 0418 998 971
Yosh Mendis 0434 413 188
Rhyc Scott 0422 960 585
RLA 208125

Investment Portfolio Auction

10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx



Ultra Rare Hungry Jack's Ground Lease Tasmania's First Fast Food Offering of 2026



Devonport TAS 112 William Street

New 10 year ground lease to 2034 plus option to 2039

Annual CPI Increases with market review at option

Net Income: \$121,002 pa* + GST

- Hungry Jack's: national fast food giant operating over 440 stores with 19,000+ employees, on site since 2004

- Irreplaceable 1,979sqm* corner site boasting 86m* of combined frontage

- Substantial tenanted funded site and branding upgrade to Hungry Jack's latest corporate fit-out in 2023

- Devonport: 450,000* passengers arrive annually via the Spirit of Tasmania into Devonport

Contact

Matthew Wright 0458 290 588
George Wilkinson 0439 173 049
Shaun Venables 0411 860 865
Mark Foster 0475 454 431

Investment Portfolio Auction

10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx



New Construction In Major Growth Suburb

Triple Frontage Education Investment Net Lease to 2040 + Options to 2060



Mambourin VIC 121 Callaway Street

State-of-the-art centre approved for 134 places

Fixed 3% annual rent increases

Tenant pays usual outgoings, excluding land tax

Net Income: \$540,700 pa* + GST

- Newly constructed facility in 2025 providing maximum depreciation benefits
- Enormous 3,080sqm* site with 3 street frontages and car parking for 29 vehicles
- Benefit from surrounding master planned residential precincts by major developers Stockland, Frasers and Oreana
- Nearby housing estates delivering important public infrastructure, the new Mambourin train station, Good News Lutheran College (1,500+ students) and Coles anchored 'Mambourin Marketplace'

Contact

Jing Jun Heng 0411 059 116
Scott Hawthorne 0400 861 048
Nathan Mufale 0421 224 354

For Sale by Expressions of Interest

Closing 3pm AEDT
Thursday 5 March 2026

*Approx



Strategic Childcare Investment within One of Australia's Fastest Growing Corridors



Officer (Melbourne) VIC 45 Dodson Road

10 year net lease to 2034 plus further options to 2054

Desirable 3% annual rent increases plus market reviews at the commencement of each option

Tenant pays all usual outgoings

Net Income: \$501,095 pa* + GST

- Expeditions Early Learning Journey: a national operator with an established and growing network across VIC & QLD
- Substantial 2,930sqm* site positioned within a strong education precinct, located 650m* from Kurmille Primary School and within close proximity to five additional schools*
- Near new purpose-built facility (2024), licensed for 132 LDC places, offering significant depreciation benefits
- Officer: ranked among one of Melbourne's fastest-growing suburbs, with population set to soar by 61% within the next decade

Contact

Marcello Caspani-Muto
0417 065 777
Natalie Couper 0413 856 983
Jimmy Tat 0439 399 118

Investment Portfolio Auction

10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx



Long Established & Successful Centre ASX Listed Tenant - G8 Education

Craigieburn (Melbourne) VIC 19-25 Princes Circuit

Renewed 10 year lease to 2032
plus options to 2042

Desirable 4% annual rent increases

Tenant pays all usual outgoings inc
management fees and land tax

Net Income: \$394,822 pa* + GST

- G8 Education Ltd: largest ASX listed childcare provider with over 400 centres across Australia and Singapore
- Modern 798sqm* childcare facility, licensed for 121 places
- Large 2,628sqm* corner freehold site in the heart of Melbourne's northern growth corridor, 150 metres* from Craigieburn Primary School
- Craigieburn: booming metro Melbourne suburb with a population of 71,297 and forecast to increase to 80,078 by 2046¹



Contact

Zomart He 何梓轩 0488 220 830
Natalie Couper 0413 856 983
Jimmy Tat 0439 399 118
Paul Tran 0413 860 317

For Sale by Expressions of Interest

Closing 3pm AEDT
Friday 6 March 2026

*Approx ¹Forecast ID



6.5% Yield Anticipated

Rare, High Yielding Metro Freehold Booming Dandenong CBD Retail Precinct

Dandenong VIC, 102-112 Foster St & 86-98 Thomas St

1,185sqm* corner landholding

Prime 1,197sqm* two level building
with 16 on site car spaces

Strong tenancy mix, mostly
secured by 4% annual rent reviews

Net Income: \$344,993 pa* + GST

- Diversified income stream underpinned by 12 proven tenancies across the education, corporate office, and hospitality sectors

- Dominant 70.2m* triple street frontage situated at a high-traffic intersection

- Premier CBD location with Dandenong Square (Coles, Woolworths, ALDI) & Dandenong Market all within 600m*

- City of Greater Dandenong: home to 164,484 residents, expected to grow by 15.4% to 189,891 by 2036

Contact

Zomart He 何梓轩 0488 220 830
Rick Jacobson 0413 830 083
Scott Hawthorne 0400 861 048

Investment Portfolio Auction

10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx



Brand New Freestanding Nando's Long 15 Year 'Head Office' Lease

**Cranbourne North VIC
1B/1587 Thompsons Road**

15 year lease to 2040 plus two further 10 year options to 2060

Fixed 3% annual rent increases

Tenant pays usual outgoings

Net Income: \$314,025 pa* + GST

- Nando's: global fast food giant with over 1,150 locations in 35 countries and growing
- Brand new 2025 construction, fitted out to Nando's latest corporate layout with important dual lane drive thru and on-site parking
- Directly opposite to MAB & Galileo Group's future 18HA, \$800 million industrial precinct
- Thompsons Road exposure with 13,800 VPD
- City of Casey: One of Victoria's fastest growing LGA's with population forecast to increase 48.4% to a significant 614,075 by 2046



Contact

Shaun Venables 0411 860 865
George Wilkinson 0439 173 049
Beau Coulter 0413 839 898
Paul Tran 0413 860 317

Investment Portfolio Auction

10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx



Prized Retail Convenience Freehold Renewed 10 Year Lease to Global Giant



**Patterson Lakes VIC, 2-14
Thompson Rd, cnr McLeod Rd**

10 year net lease to Oct-2034 plus options through to 2054

Tenant pays all usual outgoings

Fixed 3.5% annual rent increases

Strong underlying land value

Net Income: \$275,925 pa* + GST

– EG Group: global fuel giant with 6,600+ locations, including 500+ sites in Australia

– Position perfect since 1987, being the first & only homebound fuel outlet off both the Eastlink & Mornington Peninsula Freeways

– Major \$780,000* refurbishment completed in 2025, offering modern infrastructure and significant depreciation benefits

– 2,234sqm* metro freehold corner within established area, 16,000 vehicles passing daily

– Patterson Lakes: spectacular canal community 35km* from Melb CBD, median house price of \$1,272,000

Contact

Raoul Holderhead 0413 860 304
Rick Jacobson 0413 830 083
Sam Mercuri 0413 830 709

Investment Portfolio Auction

10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx



7 Year Lease to 2032 Plus Options Leading Indian Sweets/Dessert Chain

Clyde (Melbourne) VIC
5/5 Riverland Road

7 year lease to 2032 plus two further 5 year options to 2042

Fixed 4% annual rent increases

Tenant pays usual outgoings

Net Income: \$129,220 pa* + GST

- Sweet India: Est. 2010, Australia and New Zealand's leading manufacturer, retailer and caterer (inc Coles and Costco) of Indian sweets and desserts with 8 locations and growing
- Newly constructed (2025) 196sqm* premises with impressive fit-out to Sweet India's latest corporate layout and design
- Clyde: growth suburb within the City of Casey with immediate population forecast to grow to 78,264 by 2045



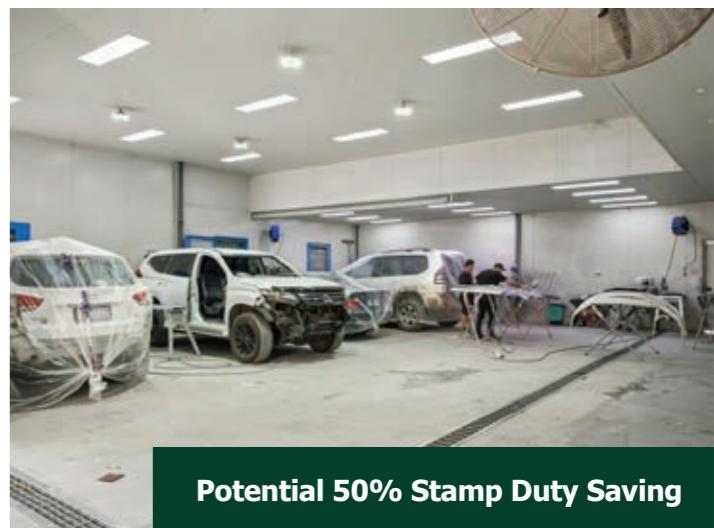
Contact

Shaun Venables 0411 860 865
George Wilkinson 0439 173 049
Paul Tran 0413 860 317

Investment Portfolio Auction

10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Saving

Subsidiary of ASX Listed AMA Group Proven Business in Operation 77+ Years



Shepparton VIC
25-29 Watson Street

Renewed 5 year lease to November 2029 plus option to 2034

Annual CPI rent reviews

Tenant pays all usual outgoings including land tax and insurance

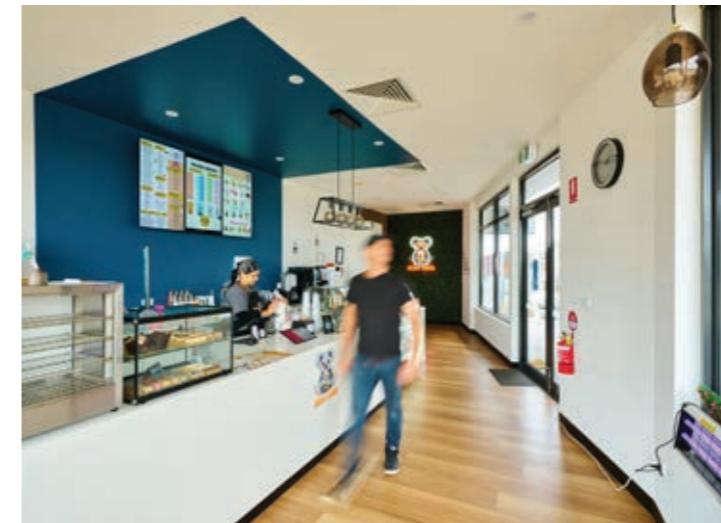
Net Income: \$74,668 pa* + GST

- AMA Group: ASX listed collision repairer with 3,400 employees globally and repairing over 240,000 vehicles annually*
- Substantial 1,645sqm* freestanding building incorporating large workshop, offices, 2 spray bays and car detailing bay
- Significant 3,896sqm* ACZ1 freehold landholding with 50 metre* frontage
- Low 42% site coverage
- Shepparton: major regional city with 70,000+ trade catchment

Contact
Beau Coulter 0413 839 898
David Napoleone 0417 308 067

Investment Portfolio Auction
10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx



New 5 Year Lease - G.J. Gardner Homes Melbourne's Fast Growing South East

G.J. Gardner
HOMES

Pakenham (Melbourne) VIC Shop 7, 1 Hunt Way

New 5 year lease to November 2035 plus 1 x 5 year option

Fixed 3.5% annual rent increases

Tenant pays usual outgoings

Net Income: \$40,225 pa* + GST

- G.J. Gardner Homes: Established in 1983 and operating across Australia, New Zealand and the United States
- Modern 103sqm* showroom/office with recently completed tenant fit-out
- Rapidly expanding residential precinct amongst supporting retailers including supermarket, liquor, medical and fast-food
- Pakenham: central within Melbourne's major eastern growth corridor, population estimated to increase 59.9% by 2041*

Contact

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George Wilkinson 0439 173 049
Paul Tran 0413 860 317

Investment Portfolio Auction

10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx

Entry Level Retail Flanked by Brand Retailers New 7 Year Net Lease to 2032 + Opts

Clyde (Cranbourne) VIC 6/5 Riverland Road

7 year lease to October 2032 plus one 7 year option to 2039

Fixed 4% annual rent increases

Tenant pays usual outgoings

Net Income: \$38,925 pa* + GST

- Boba Vibes: modern bubble tea and beverage operator neighbouring Domino's Pizza and Sweet India
- Brand new premises with impressive new fit out and triple frontage and exposure
- Single tenant minimum management
- Strategic central location between major future residential developments in Riverfield Estate (2,300 future homes) and Stockland Evergreen (3,000 future homes), serving over 15,000 future residents*

Contact

Shaun Venables 0411 860 865
George Wilkinson 0439 173 049
Paul Tran 0413 860 317

Investment Portfolio Auction

10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx



Att: \$600K Plus Buyers | Brand New Cafe Long 10 Year Net Lease to 2035

Clyde (Melbourne) VIC 12/ 5 Riverland Road

10 year lease to 2035 plus two further 5 year options to 2040

Fixed 4% annual rent increases

Tenant pays usual outgoings

Net Income: \$37,050 pa* + GST

- Farmgate Café & Co: All day eatery and coffee house with indoor and alfresco seating
- Brand new 2025 construction providing tax saving depreciation benefits
- Farm Gate Local: central within Oreana's neighbourhood shopping precinct complemented by supermarket, Thirsty Camel, Domino's, Sweet India, laundromat, childcare...
- Clyde: a booming growth corridor in Melbourne southeast, forecasted to grow by 221.9% to 78,264 residents by 2046

Contact

Shaun Venables 0411 860 865
George Wilkinson 0439 173 049
Paul Tran 0413 860 317

Investment Portfolio Auction

10:30am AEDT
Wednesday 25 February
Crown Casino, Melbourne

*Approx



First Time Ever Offered For Sale

Once In A Generation Corner Site 14,634sqm* Fronting Botanic Gardens

Warrnambool VIC 42 Canterbury Road

Huge, 14,634sqm* corner site with 360m* combined frontage

Irreplaceable frontage to the Warrnambool Botanic Gardens

General Residential Zone 1 allowing significant development and repurposing potential

- Possible mix of residential, aged care, childcare, education, leisure centre or place of worship STCA

– Convenient position 600m* from Warrnambool CBD which includes Coles, Woolworths, ALDI, McDonald's, KFC, Chemist Warehouse plus many more

– Existing improvements including various classrooms, halls, church and offices suitable for reposition or demolition

– Warrnambool: Victoria's largest coastal city with \$5.9B* output and 'year round' tourism

Contact

David Napoleone 0417 308 067
David Minty 0422 564 199

For Sale by

Expression of Interest

Closing 3pm (AEDT)
Wednesday 4 March 2026

*Approx

Q & A

with Craig Chapman

SENIOR DIRECTOR CAPITAL MARKETS QUEENSLAND

A respected powerhouse in Queensland's investment property market, Craig Chapman has orchestrated major commercial transactions spanning convenience retail, fast food, industrial and auto assets.

With deep networks across South East Queensland, regional areas and nationally, his expertise and proven ability to strengthen yields have made him the go-to advisor for private and institutional investors alike. Now leading CBRE's Metro team in Queensland, he takes the reins during a defining period of expansion, demand and opportunity sweeping the state and nation.

You've been in commercial real estate for eight years and are now heading Queensland metro for CBRE. What does this transition from Burgess Rawson mean for you personally, and what new opportunities does it unlock?

The transition has been seamless. What's exciting is that we can now offer clients a truly comprehensive service under the CBRE platform. We've always been leaders in private wealth and investment property, but now we can connect our clients with aligned expertise in development, property rejuvenation, and tenant opportunities that weren't available before. It's a powerful alliance that lets us enhance client portfolios in ways that go beyond traditional transactions.

As part of the global CBRE platform, what specific advantages can Queensland investors access that weren't available before?

The scale is transformative. We're talking about access to the best opportunities in industrial property, development sites, and institutional-grade assets through a global network. Our clients benefit from exposure to deals and expertise across the globe.

Whether an investor is looking to develop vacant land, upgrade existing assets, or access off-market opportunities, we can now facilitate connections that drive real growth.

Queensland's capital markets have been incredibly active. What's driving this sustained investor appetite?

Several forces are converging. The 2032 Olympics continue to generate momentum, but unlike other events, there won't be a hangover here. Queensland has caught up with its sister states and is reaping the benefits. The state recorded one of the highest population growth rates with strong net interstate migration bringing 24,000 new residents.

That population growth is translating directly into investor confidence. We're seeing particularly strong activity in convenience retail, fast food, early education and healthcare assets. Our Brisbane portfolio auctions have achieved 100% success rates recently, which speaks volumes about demand.

You mentioned growth and growth corridors, where specifically should investors be looking?

The Sunshine Coast is experiencing staggering growth. The region is adding 8,000-9,000 residents annually at a 2.5% growth rate, and developments like Aura are projected to house 50,000 people by 2050. Median house prices in suburbs like Baringa have jumped 64% over five years.

Brisbane and the Gold Coast remain strong, but we're also seeing solid opportunities in regional centres, Cairns, Mackay, and Ipswich are all benefitting from migration patterns and infrastructure investment. What's unique about Queensland is the connectivity: you have the Sunshine Coast, Brisbane, and Gold Coast all within close reach of each other, creating an interconnected market unlike anywhere else.

“The strength of Queensland's commercial sector is driven by real tenant demand, population growth and long-term fundamentals.”

The Wendy's launch seems symbolic of something larger happening in Queensland. What does it tell us?

When a global giant like Wendy's chooses Queensland for its entire Australian launch, opening first on the Gold Coast in January 2025, then a flagship Brisbane location validates what we already know.

Their Brisbane store set opening-day and opening-week sales records for the entire Wendy's chain globally. Flynn Group plans 200 locations across Queensland, Victoria, and New South Wales, with Queensland getting priority. That's a massive vote of confidence in the state's economic trajectory and consumer base.

Looking ahead to 2026, what trends will shape commercial property investment in Queensland and what should investors look for?

Interest rates will be a factor, but I'm optimistic and in Queensland we're heading toward a more stable environment. The fundamentals remain strong, population growth, interstate migration, infrastructure development, and the Olympics buildup create a multi-year runway for investment.

For experienced investors, this is a good time to diversify within Queensland. Migration and infrastructure trends are long term and provide a solid foundation. For newcomers, Queensland offers accessible entry points and strong fundamentals.

Focus on growth areas with genuine population momentum and work with advisors who understand the local market, assess tenant demand carefully and invest with a long term strategy.



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