

CBRE

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

Generations of Returns

Why Australia's most resilient asset class keeps delivering, decade after decade.

HAPPY LUNAR NEW YEAR



龙马精神
万事胜意

2026
Year of the Horse

We wish you good health and lasting prosperity

CBRE

Welcome

Jamie Perlinger
Senior Director
Capital Markets – Private Wealth

 JAMIE.PERLINGER



Welcome to the March/April edition of Portfolio Magazine.

Our first Portfolio auction event of the year delivered standout results. Records were set across the country, competition under the hammer was fierce, and investor appetite for quality, well-leased commercial assets remains forever strong.

The event saw \$60.25 million transacted, with more than \$23 million exchanging hands across the fast food sector alone and record yields achieved throughout.

In Devonport, Tasmania, the Hungry Jack's sold on a 3.38 per cent return, the sharpest yield ever recorded for a fast food outlet in Tasmania, while the Nando's in Munno Para, South Australia sold for \$6.2 million on a 5.16 per cent yield, a record for the brand and a historic moment as the first ever drive-thru format Nando's to be offered for sale in Australia.

In this edition, we put convenience retail in the spotlight, exploring the forces driving its growing momentum and what that means for investors.

We also investigate the automotive market, examine the impressive growth story attracting attention to Murray Bridge in South Australia, and we sit down with Rhyce Scott from our Adelaide office who shares his read on the South Australian market and the story behind a rare deal done and settled in just 24 hours.

Our next Portfolio auction event promises to build on this strong foundation, with another exceptional line-up of assets set to go under the hammer.

CBRE

Portfolio Team

EDITOR Olwyn Conrau
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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.



Generations of Returns

How Australia's most resilient asset class keeps delivering, decade after decade.

Premium locations, world-class fitouts and a tenant roster that reads like a who's who of Australian retail. Convenience retail has not just kept pace with the evolution of commercial property, it has largely driven it, and the investors who understood this earliest have been rewarded not once, but across generations.



Nearly half a billion dollars traded hands in Australian convenience retail in 2025, across 81 sales. But the volume is only part of the story. This is an asset class that has quietly compounded returns through recessions, rate cycles and retail disruption, outlasting trends that were supposed to render it obsolete.

For decades, the petrol station was a grudge purchase, a place Australians stopped at because they had to. That era is over. Today's convenience retail sites are sophisticated, multi-revenue environments anchored by premium fuel brands and supported by cafe-style fitouts, fresh food programs, grab-and-go meal options and technology-led customer engagement. Each generation of investor has inherited a stronger asset than the last.

The sector's major players are spending accordingly. BP is investing \$15 billion globally into convenience and EV charging infrastructure. Viva Energy, whose 1,300-plus Australian sites generated billions of dollars in revenue each year, made its intentions clear with the acquisition of OTR Group, explicitly positioning itself as Australia's leading convenience retailer.

Ampol's network of more than 1,800 stores generates approximately \$35 billion in annual revenue. And

7-Eleven, with approximately 750 Australian locations and an estimated 33 per cent share of the domestic convenience market, is pushing hard into fresh food, drawing inspiration from its spectacularly successful Japanese parent model.

This is not a story about fuel retailers chasing the next trend. This is a story about businesses with enormous distribution networks, deeply embedded into the daily routines of Australian consumers across generations, pivoting toward something much more valuable: habitual foot traffic.

What has made convenience retail one of the most discussed asset classes in investment circles is a deceptively simple proposition: strong tenants, long leases, and a physical product that cannot be replicated online. In a market rattled by vacancy risk and e-commerce disruption, that proposition has proven almost impossible to find elsewhere in retail property. It is also one that has held true for thirty years.

CBRE sales analysis shows a clear investor preference for assets with lease expiries exceeding ten years, which commanded lower average cap rates and higher average annual rents than their shorter-term counterparts.

Premium tenants with investment-grade covenants attracted the keenest pricing, with BP recording the tightest average cap rate despite not commanding the highest rents. Investors, the numbers suggest, are paying for certainty above yield. They are buying the covenant, not the coupon. They always have.

Convenience retail cap rates maintained a spread of 175 basis points above government bond rates in 2025, with premium tenants such as 7-Eleven and BP carrying A-minus credit ratings, a quality of income stream that has underpinned portfolio construction across multiple investment cycles.

Metropolitan assets are trading at approximately a 6.0 per cent cap rate, while regional assets hover around 7.0 per cent. Both metrics have stabilised considerably after the volatility of 2022 and 2023, when rising inflation and interest rates pushed cap rates to cycle highs.

Those who held through that period are now, once again, sitting on assets that have proven their durability.

On a land rate basis, convenience retail sits at approximately \$2,000 per square metre, a figure

that has remained stable through one of the most disruptive economic periods in recent memory.

The relative affordability of convenience retail land, combined with its high-visibility arterial positioning and its ability to generate strong rental income from modest floor areas, presents a land utilisation argument that few other commercial sectors can match and that successive generations of investors have come to rely on.

Australia is urbanising rapidly. Its population is time-poor and increasingly unwilling to trade convenience for cost. EV adoption is creating an entirely new reason for motorists to dwell on a forecourt.

The operators who own these networks understand all of this, which is why they are investing billions to make the experience worth stopping for.

For property investors, the thesis remains what it has always been. An asset class anchored by essential services, occupied by tenants with investment-grade balance sheets, situated on high-traffic arterial roads, delivering stable and growing income. Generation after generation, that story continues.



7-Eleven

Burdell QLD Page 43



Shell

Ourimbah NSW Page 33



OTR/Viva Energy

Perth WA Page 67



BP

Seaford VIC Page 56



United

Ottoway SA Page 49



Chevron/Caltex

Park Holme SA Page 50

Miles Ahead

How Automotive Assets are Outpacing Expectations for Commercial Investors.



Australia's Automotive Property Sector Is Built for the Long Haul.

Australia's love affair with the car shows no sign of slowing, and for commercial property investors, this enduring relationship is translating into a highly resilient and sought-after asset class.

Automotive properties encompassing dealerships, service centres, tyre and mechanical outlets, and fuel and convenience retail continue to attract strong investor appetite, underpinned by record vehicle sales, long-term lease structures, and the sector's proven ability to weather economic headwinds.

The scale of Australia's automotive market is difficult to ignore. According to IBISWorld, the Australian automotive industry generated \$183.4 billion in revenue in 2025, supported by 63,582 businesses operating across the sector, a figure that has grown at a compound annual rate of 2.7 per cent between 2020 and 2025. Within that, the motor vehicle dealership segment alone accounts for an estimated \$103.6 billion in annual revenue, reflecting a compound annual growth rate of 4.1 per cent over the past five years.

Underpinning that scale is sustained consumer demand. The Federal Chamber of Automotive Industries (FCAI) confirmed that Australia recorded its third consecutive year of new vehicle sales growth in 2025, with 1,209,808 new vehicles delivered nationally. The market closed the year on a positive note, with December 2025 delivering 98,744 new vehicle sales, a 3.0 per cent increase on the same month in 2024.

CBRE data shows the automotive sector has consistently delivered median yields of around 5.6 per cent over the past two years, making it one of the more reliable asset classes in the commercial property market.

Recent results demonstrate the sharp yields and sale prices are being achieved across the sector. A Bridgestone asset in Chuwar achieved a yield of 3.99 per cent, while an Auto Masters service centre at Burpengary, Queensland sold for \$2.11 million reflecting a yield of 4.5 per cent, underpinned by annual rent of \$95,000.

The appeal of automotive property as an investment asset lies in several structural advantages. Leases are typically long-term and net in nature, with outgoings paid by the tenant and income anchored by national or multinational operators with genuine covenant strength.

IBISWorld further notes that the motor vehicle parts retailing segment, encompassing brands such as Supercheap Auto, Repco, and Bapcor, generated an estimated \$7.1 billion in annual revenue in 2025, with the segment expected to grow over the next five years as rising household wealth drives spending on vehicle components and accessories. This underpins strong tenant covenants across a broad spectrum of automotive retail and service properties.

Australia's geography remains a fundamental tailwind. With one of the highest rates of car ownership per capita in the world and a vast landmass dependent on road transport, the network of automotive properties servicing the country is not discretionary infrastructure but essential. Properties in growth corridors, regional centres, and metropolitan fringe locations benefit from captive demand and limited competition for prime sites, creating strong conditions for rental growth over time.

For investors seeking defensive, income-driven commercial property with genuine long-term demand fundamentals, Australia's automotive sector remains a compelling proposition. The tenant base is strong, the lease structures are favourable, and the underlying industry continues to grow.

The motor vehicle dealership industry is expected to continue its growth trajectory over the next five years, a structural backdrop that supports investor confidence across dealerships, service centres, parts retail, and fuel and convenience assets alike.



Jax Tyres & Auto
Munno Para SA Page 51



Pit Stop Car Wash
Gawler East SA Page 26



Auto Masters
Garbutt QLD Page 47

Murray Bridge

South Australia's emerging commercial property hotspot

South Australia's next satellite city is taking shape roughly 80 kilometres from Adelaide, and commercial property investors are taking notice. With a transformative 30-year growth plan and strategic government backing, Murray Bridge is positioning itself as a highly appealing commercial investment opportunity.

The announcement in July 2024 of the Gifford Hill precinct development represents the largest residential project in South Australia in nearly 70 years. The joint venture between Grange Development and Costa Property Group acquired 909 hectares of the 1,860-hectare site, with plans to deliver 17,100 homes for 44,000 residents over a 30-to-40-year period.

This \$7.5 billion development will deliver a new town centre and mixed-use high street, six neighbourhood activity centres, seven new schools, and 119 hectares of active public open space alongside an additional 285 hectares of conservation land, translating to substantial demand for retail, office, medical, and service-based commercial space.

Under the South Australian Government's Greater Adelaide regional plan, the city is designated for major expansion. The recently finalised Murray Bridge Structure Plan projects the population will surge from 23,000 to as many as 39,000 residents within the next two decades, requiring an additional 7,300 homes to meet demand.

The State Government has already initiated the rezoning of three significant land parcels on the city's western edge, unlocking capacity for approximately 1,000 new homes in the immediate term. Rezoning approvals that previously took years are now being fast-tracked to approximately 11 months.

The State Government's commitment extends beyond planning approvals. A \$1.5 billion statewide water infrastructure investment includes critical upgrades to connect new housing developments to mains water, with costs capped at \$10,000 per allotment (down from up to \$100,000), dramatically improving development feasibility.

Additional infrastructure milestones include the \$34 million Riverfront Redevelopment Plan, the \$46 million Old Murray Bridge refurbishment completed in 2024, and the \$40 million Monarto Safari Resort which recently opened.

CBRE South Australia has recorded Murray Bridge as one of their top-performing suburbs over the past 24 months. Long-term, CBRE expects cap rates to tighten by 60 to 100 basis points depending on asset class. Early investors in emerging regional markets like Murray Bridge stand to benefit from both rental growth and capital value appreciation as the market matures.

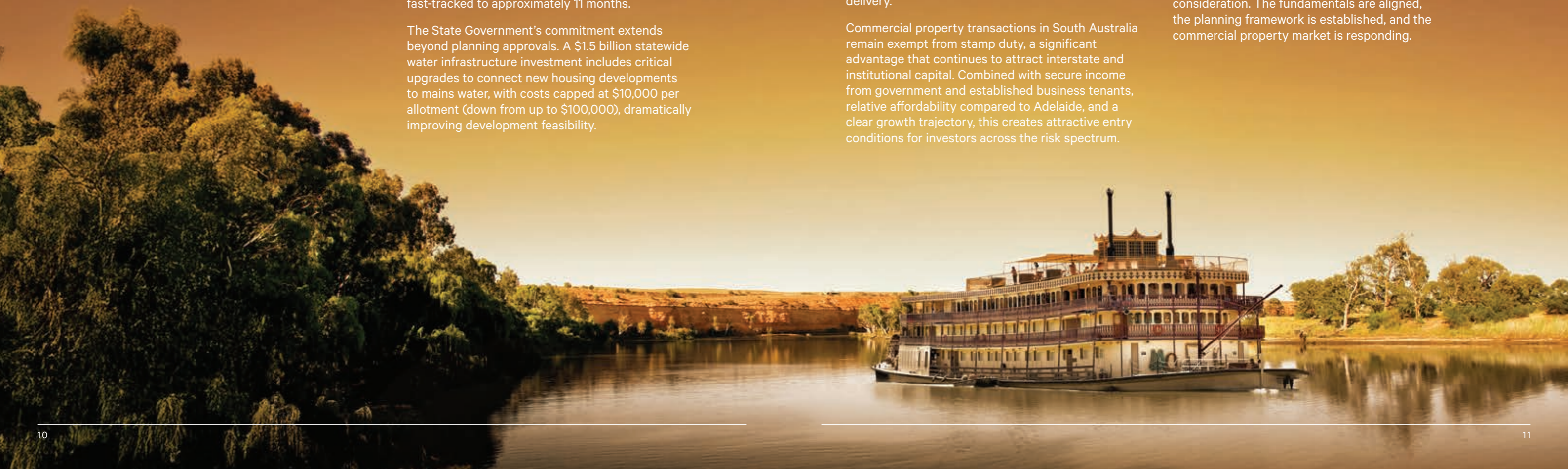
With Murray Bridge expecting to nearly double its population, commercial property investors can anticipate proportional demand growth across professional services, medical and allied health, education and childcare, retail services, plus expanded government and not-for-profit service delivery.

Commercial property transactions in South Australia remain exempt from stamp duty, a significant advantage that continues to attract interstate and institutional capital. Combined with secure income from government and established business tenants, relative affordability compared to Adelaide, and a clear growth trajectory, this creates attractive entry conditions for investors across the risk spectrum.

Murray Bridge's geographical advantages are significant. Positioned at the intersection of the Princes Highway with passenger rail connectivity to both Adelaide and Melbourne, the city functions as a strategic freight and logistics node. The recently refurbished Old Murray Bridge ensures continued connectivity across the Murray River, while Monarto Safari Park contributes to the growing visitor economy.

Commercial property investment opportunities in emerging markets typically present the most attractive risk-adjusted returns in the early phases of transformation. With development approvals accelerating, infrastructure investment flowing, and major residential projects launching in 2025, Murray Bridge is entering this window now.

For commercial property investors seeking exposure to one of South Australia's highest-conviction growth stories, Murray Bridge warrants serious consideration. The fundamentals are aligned, the planning framework is established, and the commercial property market is responding.



The Capital Connection

The team redefining how Asian capital moves through Australian property.

When it comes to connecting Asian capital with Australian commercial property, nobody does it at the scale or depth of CBRE's Asian Services Desk.

The numbers reflect it. In the past twelve months alone, the team facilitated \$445 million in sales across 80 transactions, with 54 purchases secured by Chinese buyers and 20 by Vietnamese investors. It is a volume that speaks to something well beyond opportunistic one-off transactions. This is a market that has matured into something structural and sustained, and CBRE is at the centre of it.

Behind those results is a team with more than 50 years of combined experience spanning healthcare, childcare and aged care, retail, large format retail, development sites and office assets.

Led nationally by Zomart He, the desk brings together some of the most active operators in Australian commercial property, including Jimmy Tat, one of the country's leading specialists in healthcare and social infrastructure, JJ Heng across retail and development sites, Katherine Shi managing the team's Asian marketing platform, and Paul Tran heading Vietnamese translation and database management. It is a team built for depth, not just reach.

Australian commercial property has long been a destination of choice for Asian investors, family offices and high-net-worth individuals managing multigenerational wealth, and it is not difficult to understand why.

Stable governance, transparent markets, strong population growth and a resilient economy make it one of the most reliable wealth-building environments in the world.

The asset classes that dominate Australian commercial property, essential services like healthcare and childcare, convenience retail, metropolitan office and large format retail, offer exactly the kind of long-term, income-secure holdings that anchor a diversified portfolio. For serious investors, Australian commercial property is not a speculative play. It is a cornerstone.

Vietnamese buyer engagement in particular has grown rapidly, now accounting for more than a quarter of Asian investor registrations across recent campaigns nationally, a reflection of Vietnam's expanding economic strength and a maturing investor class seeking stable offshore assets.

That expertise, combined with end-to-end language capability in Mandarin, Cantonese and Vietnamese, is a competitive edge that no domestic rival can fully replicate. The desk does not just market to Asian buyers. It operates within the same cultural frameworks, communicates in language, and understands the investment priorities that drive decision-making at the highest levels.

Looking ahead, the desk is expanding its footprint across all states, a recognition that Asian capital is no longer concentrated in Melbourne and Sydney but flowing into regional centres, emerging markets and alternative asset classes with increasing confidence.

For vendors and investors alike, the message is straightforward. The buyers are here, they are active, and they are being serviced by a team that understands them better than anyone else in the market.

An evening of cultural celebration

As part of CBRE's Asian Service Desk's ongoing commitment to celebrating and servicing their clients, more than 130 valued guests gathered at the stunning Olinda Tea House, nestled in the Dandenong Ranges approximately one hour from Melbourne's CBD, to celebrate the Lunar New Year.

The evening was a vibrant showcase of culture and community, featuring a traditional lion dance and a captivating Bian Lian performance, alongside festive gifts and raffles that kept the atmosphere buzzing throughout the night.

The breathtaking setting provided the perfect backdrop for strengthening client relationships in a warm and celebratory environment.



Your Asian Services Desk Team



Zomart He
Director Capital Markets Private Wealth

Leading CBRE's Private Wealth Asian Services Desk nationally, Zomart brings 12 years of commercial property experience and a deep understanding of the investment priorities of Asian buyers across Australia.

Under his leadership the desk has become the country's most active conduit for Asian capital into commercial property, facilitating hundreds of millions in transactions annually across every major asset class.



Katherine Shi
Marketing Manager Asian Investments Services

Katherine brings a distinctive combination of marketing expertise and Asian market knowledge to CBRE's Asian services desk, where she plays a central role in expanding the firm's reach across Asian investor networks.

At CBRE, Katherine leads the firm's Asian marketing initiatives, encompassing WeChat content, Chinese-language property videos, email marketing campaigns, and the coordination of cultural events and Asian Seminars. Katherine has grown the firm's WeChat subscriber base to over 1000 and continues to build and optimise the Asian desk database to better serve this important investor segment.



Kai Wang
Negotiator Australian Healthcare & Social Infrastructure

Now a Negotiator within CBRE's Australian Healthcare and Social Infrastructure team, Kai focuses on the end-to-end lifecycle of medical and wellness properties.

His expertise is two-fold: advising investors looking to secure healthcare opportunities, while simultaneously handling major project leasing campaigns to anchor developments with premier tenants.



Jimmy Tat
Senior Director Australian Healthcare & Social Infrastructure

With 17 years real estate experience and a specialist expertise across healthcare, childcare and aged care assets, Jimmy leads and defines CBRE's Asian Services platform within the Alternative and Healthcare & Social Infrastructure division.

As the strategic head of the team, he sets the national agenda for cross-border investment in essential service assets and operates at the forefront of international capital markets.

Under his leadership, the team has become a dominant force in mobilising offshore Asian capital into Australia's most tightly held and sought-after assets, consistently shaping market outcomes and connecting global capital with best-in-class opportunities nationwide.



JJ Heng
Director Capital Markets Private Wealth

Bringing 12 years of commercial real estate experience with a specialist focus on retail and development sites, JJ's transactional depth and market knowledge have underpinned some of the team's most significant recent results.



Paul Tran
Associate Executive Capital Markets Private Wealth

Paul's expertise lies in Portfolio Investment and Vietnamese Client Services.

With a background in hospitality and a Masters of Property, Paul brings a people-first approach to portfolio investment campaigns, building strong client relationships through clear communication and an innate understanding of his clients' needs and motivations.



March/April Portfolio Campaign

SYDNEY
10:30AM AEDT
TUESDAY
31 MARCH

MELBOURNE
10:30AM AEDT
WEDNESDAY
1 APRIL

BRISBANE
10:30AM AEST
THURSDAY
2 APRIL

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 183 New Properties For Sale



Convenience Retail

Tenant	Location	State	Income pa	Page
7-Eleven & Hungry Jack's	Burdell (Townsville)	QLD	\$547,421	43
Shell	Ourimbah (Central Coast)	NSW	\$482,997	33
OTR/VIVA Energy	Perth	WA	\$476,622	67
BP	Seaford (Mornington)	VIC	\$462,371	56
United Petroleum	Tomingley (Orana Region)	NSW	\$424,360	34
7-Eleven	Southside (Gympie)	QLD	\$376,991	45
United Petroleum	Ottoway (Adelaide)	SA	\$376,651	49
Chevron/Caltex	Park Holme (Adelaide)	SA	\$358,440	50
X Convenience	Gawler East (Adelaide)	SA	\$324,596	26
7-Eleven	Richmond (Melbourne)	VIC	\$179,400	61



Fast Food

Tenant	Location	State	Income pa	Page
El Jannah	Belmont (Geelong)	VIC	\$356,212	58
Hungry Jack's	Kempsey	NSW	\$320,000	28
KFC	Dalyellup (Bunbury)	WA	\$228,093	68
Nando's	Cranbourne (Melbourne)	VIC	\$214,025	60
El Jannah	Bayswater Nth (Melbourne)	VIC	\$159,559	65
Red Rooster	Albany	WA	\$142,897	69
Pizza Hut	Merrylands	NSW	\$70,022	38

Portfolio 183

New Properties For Sale



Early Education

Tenant	Location	State	Income pa	Page
Little Learners ELC	South Morang (Melbourne)	VIC	\$1,170,300	54
Greenwood Hunters Hill	Hunters Hill (Sydney)	NSW	\$735,956	20
Peak	Morayfield (Brisbane)	QLD	\$604,350	22
The Hive Academy	Jilliby (Central Coast)	NSW	\$554,000	32
Wonder Garden ELC	Chippendale (Sydney)	NSW	\$514,800	20
Little Creek ELC	Loganlea (Brisbane)	QLD	\$512,940	44
Nido Early School	Elizabeth Vale (Adelaide)	SA	\$397,554	48
Kids Club	Springwood (Sydney)	NSW	\$264,000	36
Aspire Early Learning	West Wyalong	NSW	\$251,433	37
Affinity Education	Werribee (Melbourne)	VIC	\$179,363	62
Goodstart	Pacific Paradise	QLD	\$175,592	46
Wonderland Academy	West Pennant Hills	NSW	\$164,500	40
Goodstart Early Learning	Pooraka (Adelaide)	SA	\$101,770	52



Healthcare

Tenant	Location	State	Income pa	Page
Lumus Imaging & Healius Pathology	Glenroy (Melbourne)	VIC	\$475,775	24
Simplicity Funerals	Pakenham (Melbourne)	VIC	\$171,193	63
NEST Family Clinic	Prahran (Melbourne)	VIC	\$167,325	64
Abano Healthcare	Leopold (Geelong)	VIC	\$90,248	66



Supermarket

Tenant	Location	State	Income pa	Page
IGA & Mitre 10	Latrobe (Hobart)	TAS	\$596,986	53
Ritchie's IGA	Sale (Traralgon)	VIC	\$411,519	57
IGA	Upwey (Melbourne)	VIC	\$241,945	59
IGA	Wollert (Melbourne)	VIC	\$77,625	30



Hotel & Liquor

Tenant	Location	State	Income pa	Page
Mantra	Traralgon	VIC	\$1,439,741	55
Royal English Hotel	Nundah (Brisbane)	QLD	\$714,912	42
BWS	Forbes (Central West)	NSW	\$166,466	39
Duncan's Liquor	Wollert (Melbourne)	VIC	\$35,844	30



Automotive

Tenant	Location	State	Income pa	Page
Jax Tyres & Auto	Munno Para (Adelaide)	SA	\$114,000	51
Pit Stop Car Wash	Gawler East (Adelaide)	SA	\$110,131	26
Auto Masters	Garbutt (Townsville)	QLD	\$85,000	47



Retail

Tenant	Location	State	Income pa	Page
Mix Retail	Dubbo	NSW	\$291,338	35
Snap Fitness	Merrylands	NSW	\$169,425	38
Commonwealth Bank	Bega (Sapphire Coast)	NSW	\$133,693	41
Lucky Tasty Food	Wollert (Melbourne)	VIC	\$42,616	30



Two Trophy Sydney Childcare Investments

Long Term 15-Year Net Leases Plus Options
Premium Tightly Held Blue Chip Locations

Hunters Hill (Sydney) NSW 22 & 22a Joubert Street

- Long 15-year net lease to 2033 plus further 10-year option to 2043
- G8 Education (ASX:GEM): largest ASX-listed early education provider with 400+ centres
- Fixed 3% annual rent increases
- Significant 1,808sqm* corner landholding within a tightly held North Shore precinct, underpinned by high underlying land value
- Hunters Hill: sought after affluent suburb with a median house price of \$4,460,000¹
- **Net Income: \$735,956 pa* + GST**

Chippendale (Sydney) NSW Level 1, 87 O'Connor Street

- New 15-year net lease to 2039 plus two further 10-year options to 2059
- Wonder Education: A premier multi-centre operator, backed by international provider Etonkids with 60 centres globally
- Fixed 4% annual rent increases
- Prime CBD location within a 750m walk from Central Station, UTS & University of Sydney
- Strategically positioned within 'Tech Central' - Australia's largest innovation hub with a dense 66,000+ workers within a 1km²
- **Net Income: \$514,800 pa* + GST**



Contact
Adam Thomas 0418 998 971
Yosh Mendis 0434 413 188
Michael Vanstone 0403 580 528
John Ingui 0486 011 406

For Sale by EOI
To be sold Individually
Closing 3pm AEDT
Wednesday 15 April 2026

*Approx
¹yourinvestmentpropertymag.com
²Gapmaps



New State-of-the-art Brisbane Childcare

Significant 3,130sqm* Brisbane Landholding
2026 Construction | Maximum Depreciation

One of Australia's Largest Growth Corridors
New 20 Year Net Lease + Options to 2066



Morayfield (Brisbane) QLD
16 Robbs Road

Brand new 20 yr net lease to 2046
plus 2 x 10 year options to 2066

Greater of CPI or 3.5% p.a rental
increases, guaranteeing growth

Tenant pays 100% outgoings incl
rates, insurances, land tax & Mgmt

Net Income: \$604,350 pa* + GST

- Peak: premium multi-centre operator, affiliated with Happy Hearts with a growing network of 13+ next generation centres
- 153 LDC place childcare amid 2 masterplanned communities with 1,100+ new homes
- High profile 3,130sqm* site with 92m* of frontage to Robbs Road and access to Morayfield Road with 150,000+ VPW¹
- Strategic location in large growth precinct with 4 major shopping centres within 3km*
- Moreton Bay Region: one of Australia's fastest growing regions, with population forecast to grow by over 95% by 2046

Contact

Yosh Mendis 0434 413 188
Josh Scapolan 0484 229 829

For Sale by Expressions of Interest

Closing 3pm AEST
Wednesday 15 April 2026

*Approx ¹Vehicles Passing Weekly



Rare Stamp-Duty Free Inner City Healthcare Significant \$3 Million+ Tenant Funded Fit-Out

Glenroy (Melbourne) VIC
737 Pascoe Vale Road

Strong 9.5 year WALE underpinned by two highly complementary tenants delivering essential, non-discretionary services to the community
State-of-the-art, fully refurbished medical facility offering depreciation benefits

Total Net Income:
\$475,775 pa* + GST¹

- High profile 1,813sqm* Commercial 1 Zone site with dual frontage and strong exposure to Pascoe Vale Road, benefiting from approximately 26,000 passing vehicles per day
- Lumus: a trusted operator in Glenroy for 15+ years, Lumus Imaging has relocated to a larger, upgraded facility to better meet increasing local demand
- Immaculate 1,060sqm* facility underpinned by an extensive tenant funded fit out exceeding \$3 million, complemented by a further \$3.5 million in state of the art diagnostic equipment, including MRI, CT, X Ray and Ultrasound suites
- Glenroy: Established inner-city location, only 12 km* from the Melbourne CBD, with population forecast to grow by 20% by 2036



- New 10 year lease to 2035 plus 3 further 5 year options to 2050
- Lumus Imaging: one of Australia's most trusted diagnostic imaging providers, operating over 150 clinics nationally and employing 2,000+ staff
- Desirable fixed 3.5% annual rent increases ensuring compounding income growth
- Tenants pays all outgoings, including land tax and management fees
- Net Income \$408,825 pa* + GST¹



- New 6 year lease to 2031 plus 3 further 4 year options to 2043
- Healius Pathology (ASX: HLS): est. 1985, one of Australia's leading pathology providers with 1,982 patient collection centres & more than 8,000 staff
- Attractive fixed 3% annual rent increases ensuring compounding income growth
- Tenants pays all outgoings, including land tax and management fees
- Net Income \$66,950 pa* + GST

Contact
Natalie Couper 0413 856 983
Sam Mercuri 0413 830 709
Justin Kramersh 0460 349 605

Investment Portfolio Auction
10:30am AEDT
Wednesday 1 April
Crown Casino, Melbourne

*Approx ¹As at July 2026



Two Freehold's Leased to \$137B* Global Giant BP

**Gawler East (Adelaide) SA
129B Calton Road**



- 15 year lease to Dec 2035 plus 2 x 10 year options to 2055 with corporate guarantee
- X Convenience: wholly owned subsidiary of British Petroleum (BP) with 49 locations
- Fixed 3% annual rent increases
- Tenant pays all usual outgoings including management fees (capped)
- High profile 2,353sqm* site with dual access
- Immaculate freehold BP X Convenience plus canopy constructed 2020 with 10 car spaces
- **Net Income: \$324,596 pa* + GST**

**Gawler East (Adelaide) SA
129A Calton Road**



- 15 year lease to Dec 2035 plus 2 x 10 year options to 2055 with corporate guarantee
- Pitstop Car Wash: wholly owned subsidiary of British Petroleum (BP) with 7 locations
- Fixed 3% annual rent increases
- Tenant pays all usual outgoings including management fees (capped)
- Prime 1,721sqm* freehold landholding
- Freestanding car wash with 4 hand wash bays, 2 automatic bays plus vacuum bays
- **Net Income: \$110,131 pa* + GST**

Contact

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

**Investment Portfolio Auction
To be sold Individually**

10:30am AEDT
Wednesday 1 April
Crown Casino, Melbourne

*Approx



Brand New 15 Year Lease Freehold Hungry Jack's

Prime CBD Location Opposite Woolworths & Big W
2026 Refurbishment - Significant Depreciation Benefits

High Profile 2,169sqm* Corner Site Valuable Triple Street Access & Frontage



Kempsey NSW
76 Smith St (Macleay Valley Way)

Brand new 15 year net lease to 2041 plus 4 x 5 year opts to 2061

Compounding fixed 3% annual rent increases offering strong growth

Net lease - tenant pays all outs incl rates, insurances, land tax & mgmt

Net Income: \$320,000 pa* + GST

- Hungry Jack's: national fast food giant with over 460 stores and over 25,000 employees servicing over 88 million customers annually
- Strategic CBD location amongst an array of national & global brands including Woolworths, Big W, McDonald's, KFC, EGAmpol and Coles anchored Kempsey Central
- High performing location, strong trading figures
- High exposure 2,169sqm* corner site with 143+ metres of rare triple street frontage & access improved by integral drive thru facility
- Brand new 2026 refurbishment offering significant depreciation benefits

Contact

Yosh Mendis 0434 413 188
Matthew Wright 0458 290 588
Sam Mulcahy 0499 558 968
Hamish Grant 0476 272 985

Investment Portfolio Auction

10:30am AEDT
Tuesday 31 March
Sydney Opera House

*Approx



Brand New Retail Offerings in Thriving Growth Location

Wollert (Melbourne) VIC 40, 42 & 46 Steen Avenue (Cnr Macedon Parade)

Landlord friendly, attractive net lease structures

Surrounded by important social infrastructure including 6 schools servicing a combined 4,630 full-time students

Wollert (Epping North): Major Northern growth corridor with an estimated population growth of 183% by 2041

To be sold individually

Wollert (Melbourne) VIC IGA - 40 Steen Avenue

- New five (5) year net lease to March 2030 plus two further options to 2040
- IGA: National supermarket brand with over 1,400 stores across Australia
- Immaculate estate, recently completed AAA 245sqm* offering to the tenant latest fit-out
- Fixed, annual compounding 3.5% rent reviews ensuring continued income growth
- Well-presented modern supermarket underpinning the surrounding operators including Duncan's Liquor & Lucky Tasty Food
- **Net Income: \$77,625 pa* + GST**

Wollert (Melbourne) VIC Duncan's Liquor - 42 Steen Avenue

- New five (5) year net lease to Jan 2030 plus two further options to 2040
- Duncan's Liquor: Duncan's Liquor operates as a network of independent liquor stores that includes a network of 2,900 locations
- Fixed, annual compounding 3% rent reviews ensuring continued income growth
- Significant 80sqm* bottle shop designed to Duncan's latest corporate fit out and design
- New construction providing maximum tax saving depreciation benefits
- **Net Income: \$35,844 pa* + GST**

Wollert (Melbourne) VIC Lucky Tasty Food - 46 Steen Avenue

- Leased through to December 2027 plus further options
- Lucky Tasty Food: Locally owned offering authentic Indian Restaurant and Sri Lankan cuisine
- Recently delivered premium commercial fit-out
- Well presented 98sqm* tenancy with exposure to Steen Street
- Fixed 3% rent increases annually, ensuring compounding rental growth
- **Net Income: \$42,616 pa* + GST**

Contact
Adam Thomas 0418 998 971
George Wilkinson 0439 173 049
Mark Foster 0475 454 431

**Investment Portfolio Auction
To be sold Individually**

10:30am AEDT
Wednesday 1 April
Crown Casino, Melbourne

*Approx



Rent Paid Annually In Advance¹

Brand New Central Coast Childcare 20 Year Lease | NSW Fastest-Growing Area



Jilliby (Central Coast) NSW 8a Triandra Drive

- The Hive Academy – Established boutique childcare operator with 30+ years' experience & rapidly expanding network of 4 centres
- Brand-new purpose-built 132-place LDC facility offering maximum tax depreciation with significant first-year deductions for investors
- Gateway to Australia's fastest-growing population corridor – direct M1 access midway between Sydney & Newcastle
- High-demand catchment: Warnervale, Woongarah & Hamlyn Terrace, amongst Central Coast's fastest-growing suburbs, population set to soar by over 19% to 415,355 by 2036¹

Contact

Michael Vanstone 0403 580 528
John Ingui 0486 011 406
Darren Beehag 0411 226 923

For Sale by

Expressions of Interest

Closing 3pm AEDT
Tuesday 7 April 2026

^{*}Approx
¹Profile.ID

New 20-year net lease to 2045 plus four x 5-year options to 2065

Fixed 3% annual rent increases

Tenant responsible for usual outgoings - Directors Guarantees

Net Income: \$554,000 pa* + GST

Renewed 10 Year Net Lease - ASX Giant High Performer - Major Highway Site



Ourimbah (Central Coast) NSW 78-80 Pacific Highway

- Viva Energy Group Limited (ASX: VEA): \$2.8B ASX200 company with 1,500+ sites nationally
- High exposure 2,210sqm* corner highway site, 92m* of dual street frontage and access
- Convenience retail landmark which is set to benefit from future upgrades & refurbishments
- Strategic Pacific Highway location, first convenience retail site just off the M1 Pacific Motorway, a vital arterial that links Sydney & Newcastle with 600,000* cars passing weekly
- Central Coast: boasts a population of 348,930, forecast to soar by over 19% to 415,355 by 2036 with a Gross Regional Product of \$21B

10 year net lease to 2034 plus 4 x 5 year options to 2054

High performer with longstanding occupancy history, 25+ yrs on site

Tenant pays all usual outgoings incl all rates, insurances & land tax

Net Income: \$482,997 pa* + GST²

Contact

Yosh Mendis 0434 413 188
Tom Lawrence 0428 626 117
Sam Mulcahy 0499 558 968

For Sale by

Expressions of Interest

Closing 3pm AEDT
Wednesday 15 April 2026

^{*}Approx ¹First 5 years of lease
²As at 1 July 2026 (Accounting for 3% CPI increase)



Premium 7,259sqm* United Truck Stop High Exposure Highway Location



Tomingley (Orana Region) NSW
7 Merilba St (Newell Hwy)

- United Petroleum: blue ribbon tenant, one of Australia's largest and fastest growing convenience retailers, 500+ sites nationally
- High specification 7,259sqm* site recently constructed in 2023 offering significant tax depreciation benefits
- Strategically located directly across from truck parking & designated rest area
- High exposure position on Newell Highway, NSW's longest Highway and the primary inland route connecting Melbourne and Brisbane
- Tomingley: major gold mining region of NSW undergoing a \$30 million+ project expansion

Landlord friendly 12 year lease to 2035 plus 4x5 year options to 2055

Compounding fixed 3% annual rent increases offering strong growth

Tenant pays all usual outgoings incl council rates, water rates & charges

Net Income: \$424,360 pa* + GST

Contact

Andre Taouil 0433 764 860
Geoff Sinclair 0451 462 759
Sam Mulcahy 0499 558 968

Investment Portfolio Auction

10:30am AEDT
Tuesday 31 March
Sydney Opera House

*Approx

'Urban Village Dubbo' Fast Food Hub Strategic Highway Corner Landholding



Dubbo NSW
33-43 Wylandra St

Substantial 3,442sqm* freehold offering 45 on-site car spaces

Ideal corner position on Newell Highway with triple street frontage

CPI & fixed annual increases to 4%

Net Income: \$291,338 pa* + GST
Fully Leased Net Income: \$433,778 pa* + GST

- High performing commercial centre including and excellent mix of fast food operators underpinned by landlord favourable net leases
- Value add and income enhancement potential through 100% occupancy via additional leasing
- Strategically positioned on the Newell Highway, one of regional NSW's key interstate arterial routes supporting locals, visitors and freight transport operators
- Dubbo: NSW regional city forming an integral part of the Central West with a growing catchment population of 212,000+

Contact

Darren Beehag 0411 226 223
Flynn McFall 0481 187 191

For Sale by Expressions of Interest
Closing 3pm AEDT
Thursday 2 April 2026

*Approx



Strong Trading Purpose-Built Childcare 15 Year Net Lease Plus Option to 2052



West Wyalong NSW
206 Neeld Street

- High-quality, purpose-built 79-place childcare facility offering strong depreciation benefits
- Large 2,656sqm* freehold site with surplus land for value add opportunities (STCA)
- West Wyalong: booming agricultural & mining economy and part of the prosperous Riverina region, with a growing population of 175,103
- Ideal childcare location close to West Wyalong High School, West Wyalong Public School and St Mary's War Memorial Catholic School
- Aspire EL: expanding multi-state operator with 4 centres plus two more set to open across NSW & VIC throughout 2026

15 year net lease to 2037 plus one further 15 year option to 2052

Greater of 3% or CPI annual rent increases

Tenant pays usual outgoings

Net Income: \$251,433 pa* + GST

Contact

Darren Beehag 0411 226 223
Michael Vanstone 0403 580 528
John Ingui 0486 011 406

Investment Portfolio Auction

10:30am AEDT
Tuesday 31 March
Sydney Opera House

*Approx

Premium Childcare Fully Rebuilt in 2025 New 15-Year Net Lease to 2040 + Options



Springwood (Sydney) NSW
10 Springwood Avenue

- High-end 2025 rebuild, this 48-place centre offers significant tax depreciation benefits
- Kids Club: premium multi-site operator with an expanding network along Eastern Seaboard
- Springwood: Popular Sydney commuter hub at the foothills of the Blue Mountains, offering affordable family living and enviable lifestyle
- Unrivalled school catchment: 14 schools with 6,850* school aged enrolments within a 10min drive¹
- 700m* to newly approved \$30m Woolworths development, boosting local shopping

New 15 year net lease to 2040 plus options to 2060

Fixed 3.25% pa. rental increases delivering 56% income growth over the initial term

Net Income: \$264,000 pa* + GST

Contact

Michael Vanstone 0403 580 528
Kieran Bourke 0417 418 007
John Ingui 0486 011 406

Investment Portfolio Auction

10:30am AEDT
Tuesday 31 March
Sydney Opera House

*Approx ¹Gapmaps



Pizza Hut & Snap Fitness Investments Booming Western Sydney Growth Hub



Merrylands (Sydney) NSW
1 & 2/280 Merrylands Road

- Pizza Hut: recently renewed 5 year lease to 2031 plus one further option to 2036
- Snap Fitness: 10 year lease to 2028 plus two further 5 year options to 2038
- Established operators both with 4 locations across Sydney
- Longstanding tenure history with both tenants trading from location 7+ years since 2018
- Merrylands: part of the Cumberland City LGA supporting over 260,000 residents and set to grow to 340,122 (30.54%) by 2046¹

Two affordable national brand investments to be sold individually

Pizza Hut Net Income:
\$70,022 pa* + GST

Snap Fitness Net Income:
\$169,425 pa* + GST

Contact

Flynn McFall 0481 187 191
Kieran Bourke 0417 418 007
Ben Parsonage 0455 331 841

Investment Portfolio Auction To be sold individually

10:30am AEDT
Tuesday 31 March
Sydney Opera House

^{*}Approx ¹forecast.id.com.au

National Liquor Retailer - 2025 Build Leased to ASX Giant Endeavour Group



Forbes NSW (Central West)
11 Camp Street

New ten (10) year lease to 2035 plus four (4) further five (5) year options to 2055

Annual increases to the lesser of 4% or CPI

Net Income: \$166,466 pa* + GST

- BWS: leading liquor brand of ASX giant Endeavour Group, boasting 1,450+ stores across Australia¹
- Large 1,509sqm* freehold improved by a brand new BWS drive thru plus surplus land
- Endeavour Group (ASX: EDV) is Australia's leading retail drinks and hospitality company with a market capitalisation of \$6.87 billion²
- Built in 2025, providing maximum depreciation benefits
- Forbes: part of the Central West region, with a population exceeding 183,000 residents and over 86,000 local jobs³

Contact

Kieran Bourke 0417 418 007
Flynn McFall 0481 187 191
Ben Parsonage 0455 331 841

Investment Portfolio Auction

10:30am AEDT
Tuesday 31 March
Sydney Opera House

^{*}Approx ¹Endeavour Group ²ASX as of 17/02/2026 ³RDA Central West



Wonderland Academy Early Learning 2025 Purpose-Built Childcare Centre



West Pennant Hills NSW
1 Cameron Avenue

- New 35 approved place centre, catering to local family demand within a tightly held affluent residential market
- Landlord friendly net lease, tenant responsible for all usual outgoings including rates, land tax and insurance
- Land rich 754sqm* freehold site includes 11 secure basement car spaces
- Built 2025 offering generous depreciation
- West Pennant Hills: within the Hills Shire LGA servicing a population of 223,903 residents and set to grow by over 100,000 (46%) residents by 2046

10-year lease to 2035 plus options to 2055 to multi-centre operator

Attractive annual reviews to the greater of 3% or CPI

Net Income: \$164,500 pa* + GST

Contact

Kieran Bourke 0417 418 007
 Flynn McFall 0481 187 191

Investment Portfolio Auction

10:30am AEDT
 Tuesday 31 March
 Sydney Opera House

*Approx

Entry Level ASX Listed Freehold Longstanding CBA Occupancy

Bega (Sapphire Coast) NSW
192-194 Carp Street

- Commonwealth Bank: #1 ASX listed banking powerhouse, with a Market Cap. of \$298B, serving 16 million customers annually
- Prime CBD position next to Woolworths, Dan Murphy's, KFC, Kmart & Big W anchored Bega Village Shopping Centre
- Versatile mixed use E2: Commercial Centre zoning, allowing for a variety of uses
- Recently upgraded two-level 567sqm* building with rear lane access and loading bay
- Bega: commercial and economic heart of the NSW Sapphire Coast and capital of Bega Valley Shire, GRP of \$2.24B*

Recently renewed net lease to 2029 plus options to 2039

CBA pay outgoings incl. land tax & prop management as per lease

Affordable essential service asset

Net Income: \$134,628 pa* + GST



Contact

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

Investment Portfolio Auction

10:30am AEDT
 Tuesday 31 March
 Sydney Opera House

*Approx



Brisbane Icon - Royal Hotel Nundah Head Lease to Leading Aus Operator



Nundah (Brisbane) QLD
1259 Sandgate Road

- Australian Venue Co (AVC): Australia's second largest hotel group with 245+ venues
- Royal Hotel: famous Brisbane hotel established in 1888 including bistro, public bar, function & gaming rooms
- Located in an ideal catchment with \$70+ million spent p.a on liquor within a 5 minute drive¹
- High value 2,025sqm* metro Brisbane corner landholding with long term development potential of 12 storeys under current code
- Nundah: inner city Brisbane suburb, with easy access to M1 Gateway Mwy and intersected by major Brisbane arterial Sandgate Rd

Contact

Jack Morrison 0431 246 846
Yosh Mendis 0434 413 188
Paul Fraser 0401 100 350

Investment Portfolio Auction

10:30am AEDT
Tuesday 31 March
Sydney Opera House

¹Approx ¹Gapmaps

Landlord friendly net lease to 2028 plus 5 x 10 year options to 2078
Net lease - tenant pays all outgoings incl rates, insurances & land tax
Recent \$1.1 million renovation showcasing tenant commitment
Net Income: \$685,340 pa* + GST

Trophy Fast Food & Convenience Centre 8.25* Year WALE | First-Class Operators



Burdell (Townsville) QLD
4 Market Street

- 7-Eleven: Australia's #1 convenience retailer with 760+ sites nationally*
- Hungry Jack's: Wholly owned subsidiary of competitive Foods Australia Pty Ltd, annual revenue of AU\$2 billion*, up 12% from 2022
- Constructed in 2022, offering significant depreciation benefits
- Dominant 4,193sqm* corner landmark site boasting 129m* of combined frontage and valuable dual access entry
- Located in the heart of a high performing retail epicentre, adjoining Bunnings, ALDI, Woolworths, McDonald's & KFC

Contact

Neville Smith 0400 068 205
Tom Lawrence 0428 626 117

Investment Portfolio Auction

10:30am AEST
Thursday 2 April
Level 3, 1 Eagle St, Brisbane

¹Approx ¹As at June 2026

12 year leases to 2034 plus 4 further 5 year options to 2054
Fixed 3% annual rent increases
Tenants pays all usual outgoings as per the lease incl management
Net Income: \$547,421 pa* + GST¹



New Childcare in Major Growth Corridor High Exposure 3,852sqm* Main Road Site



Loganlea (Brisbane) QLD
649 Kingston Road

- Premium schooling catchment, with ten (10) schools within a 3km* radius, supporting 10,000+ full time students
- New 2024 construction, offering maximum tax saving depreciation benefits
- Expansive 135 place LDC centre across 988sqm* of NLA and 35 on-site car spaces
- National tenants Coles, ALDI, McDonald's, Hungry Jack's, KFC, IGA and Supercheap auto all within a 1km* radius
- Logan City: population forecast to increase 47% by 2041 to over 500,000 residents

Contact

Josh Scapolan 0484 229 829
Ben Lyons 0400 718 488

Investment Portfolio Auction

10:30am AEST
Thursday 2 April
Level 3, 1 Eagle St, Brisbane

*Approx

20 year lease to 2045 plus
2 further 10 year options
3,852sqm* corner freehold site
Fixed 3% annual rent increases
Tenant pays all outgoings including
land tax
Net Income: \$512,940 pa* + GST

As New 7-Eleven Opposite Woolworths SC 12 Year Lease to 2035 Plus Options to 2055



Southside (Gympie) QLD
48 Exhibition Road

- 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
- High exposure 1,832sqm* freehold site with dual street access via important signalised intersection providing access from all directions
- Strategic location within Gympie's Local Development Area (LDA), supporting the booming population growth
- Gympie: Located 35km* Nth of the Sunshine Coast within the Wide Bay Burnett region with population exceeding 330,000* residents

Contact

Neville Smith 0400 068 205
Tom Lawrence 0428 626 117

Investment Portfolio Auction

10:30am AEST
Thursday 2 April
Level 3, 1 Eagle St, Brisbane

*Approx ¹As at June 2026

State-of-the-art construction delivered in 2023 providing significant depreciation benefits
Fixed 3% annual rent increases
Tenant pays all usual outgoings
Net Income: \$376,991 pa* + GST¹



Well-presented Childcare on Short-term Lease Perfect for Owner Occupier or New Tenant



Pacific Paradise QLD
42 Kowonga Street

- Goodstart: Australia's largest early education provider with over 660 centres nationally
- Large 1,730sqm* site located 475m* from Pacific Paradise State School and 700m* from the Coles-anchored North Shore Village SC
- Well-maintained 74 LDC place centre
- Strategically positioned with direct access to Sunshine Motorway, with over 55,000 vehicles passing daily and close proximity to Sunshine Coast Airport (1.8m+ annual passengers)
- Sunshine Coast: one of Australia's fastest growing LGA's and forecast to grow 33% (to over 500,000 residents) by 2041

Contact

Adam Thomas 0418 998 971
Natalie Couper 0413 856 983
Yosh Mendis 0434 413 188

Investment Portfolio Auction

10:30am AEDT
Tuesday 31 March
Sydney Opera House

*Approx

Triple Net lease to November 2028, with no further options

Min 2.5% annual rent increases

Tenant pays all outgoings, including land tax, and all repairs and maintenance (incl structural)

Net Income: \$175,592 pa* + GST



Entry Level Investment

Brand-New Tyre & Auto Freehold Asset 10-Year Lease Plus Options to 2045



Garbutt (Townsville) QLD
298 Woolcock Street

- Auto Masters: Proven operator with 95+ locations nationally and strong growth pipeline
- Tenant pays all usual outgoings as per lease including land tax
- Modern 329sqm* warehouse comprising 3 high-clearance bays with electric shutters
- Flanked by two major collector roads carrying over 427,000 vehicles weekly*
- Located within Townsville's key industrial & retail corridor - 8km* from the CBD
- Townsville: population forecast to grow 52% to 306,053 residents* by 2046

Contact

Michael Hooper 0488 332 682
Neville Smith 0400 068 205

Investment Portfolio Auction

10:30am AEST
Thursday 2 April
Level 3, 1 Eagle St, Brisbane

*Approx

10 year net lease to 2035 plus 2 further 5 year options to 2045

Annual fixed 3% rent increases

Newly constructed in 2025 offering outstanding depreciation benefits

Net Income: \$85,000 pa* + GST



Stamp Duty Free Investment



No Stamp Duty Payable

20 Year Net Lease to ASX Listed Provider Booming Northern Adelaide Growth Corridor



**Elizabeth Vale (Adelaide) SA |
36-40 John Rice Avenue**

- Nido Early School: Premium early education provider with a network of 102+ centres nationally and a market cap of \$105+ million²
- High exposure 2,439sqm* site with over 93m* of combined frontage to 166,000* vehicles weekly
- Strategically located adjacent to IGA and in close proximity to an array of national brands including, Bunnings, Petbarn, Repco, Autobarn, Beacon Lighting, KFC, Hungry Jack's, Starbucks and more
- Prime position in a high demand location with the ratio 104% higher than the state average
- City of Playford: Population forecast to surge by over 58% by 2046³

Contact

Yosh Mendis 0434 413 188
Natalie Couper 0413 856 983
Oliver Grivell 0478 069 579
RLA 208125

Investment Portfolio Auction

10:30am AEDT
Tuesday 31 March
Sydney Opera House

*Approx ²As at 27/2/26 ³Profile.ID
¹Assuming 3% increase at 19/3/2026

20 year net lease to 2041 plus
2 further 10 year options to 2061
Greater of 3% or CPI+1% increases
Tenant pays 100% of outgoings incl.
rates, taxes, insurances, repairs &
maintenance and management
Net Income: \$397,554 pa* + GST¹

12 Year 'Head Office' Lease to 2035 to One of Aus Fastest Growing Retailers



**Ottoway (Adelaide) SA
207 Grand Junction Road**

- United Petroleum: top tier tenant, one of Australia's fastest growing convenience retailers, with 500+ sites nationally²
- Prime 2,678sqm* corner freehold site, with 130m* combined dual frontage to Eastern Parade and Grand Junction Road, servicing 39,800+ vehicles passing daily³
- As new construction (2023), offering significant depreciation benefits
- Fast Food offering with single lane wrap-around Pie Face drive thru and dual canopy's covering 12 undercover fuel bowsers

12 year lease to 2035 plus
6 further 5 year options to 2065
Fixed 2.5% annual rent increases
Tenant pays usual outgoings as
per the lease

Net Income: \$376,651 pa* + GST¹

Contact

Rhyce Scott 0422 960 585
Ned Looker 0448 689 573
RLA 208125
Jamie Perlinger 0413 860 315
David Napoleone 0417 308 067

Investment Portfolio Auction

10:30am AEDT
Wednesday 1 April
Crown Casino, Melbourne

*Approx ¹As at May 2026
²United ³Gapmaps



Rent Paid Annually In Advance



Stamp Duty Free Investment



No Stamp Duty Payable

10 Year Lease to Global Energy Giant Chevron - Market Cap US\$366 Billion²



Park Holme (Adelaide) SA
606-610 Marion Road

- Chevron Australia is a subsidiary of Chevron Corporation (NYSE: CVX): the worlds 29th largest company by revenue
- Caltex Australia: a subsidiary of Chevron corporation operating 360+ sites nationally
- High exposure 2,015sqm* corner site in established metro location 7km* from the CBD & 87m* frontage to 303,000 vehicles passing wkly
- Strategically located around critical social infrastructure including Adelaide Airport, Morphettville Racecourse & Westfield Marion
- City of Marion: South-west of Adelaide CBD with a population of 99,821 and GRP of \$9.34B³

Contact

Yosh Mendis 0434 413 188
Raoul Holderhead 0413 860 304
Ned Looker 0448 689 573
RLA 208125

Investment Portfolio Auction

10:30am AEDT
Tuesday 31 March
Sydney Opera House

¹Approx ²As at 12/5/26 ³As at 24/2/26
³Profile.ID

New 10 year lease to 2035 plus
2 x 5 year options through to 2045

Fixed 3% annual rent increases

Landlord favourable lease terms
with tenant paying outs incl rates,
general R&M & land tax as per lease

Net Income: \$358,440 pa* + GST¹

Leased to Global Automotive Giant Brand New Freehold Constructed 2025



Munno Para (Adelaide) SA
Lot 2011/2 Curtis Road

- Jax Tyres & Auto: subsidiary of listed global automotive giant Hankook Tire & Technology Co Ltd with 96 locations across Australia
- Immaculate 378sqm* freestanding tyre & auto service centre incl showroom & warehouse with significant depreciation benefits
- Prime 1,403sqm* 'Torrens Title' (freehold) site with 21 important on-title car spaces
- Within new LFR centre incl BCF, Sydney Tools, RSEA, Petbarn, Nando's, Zarraffa's and more
- Munno Para: booming metro growth suburb with population forecast to surge by 146%

10 year lease to September 2035
plus options to 2045

Fixed 3.5% annual rent increases

Tenant pays council rates, water
rates, insurance & managment fees

Net Income: \$114,000 pa* + GST

Contact

Beau Coulter 0413 839 898
Justin Kramersh 0460 349 605
RLA 208125

Investment Portfolio Auction

10:30am AEDT
Wednesday 1 April
Crown Casino, Melbourne

*Approx



Adelaide Metro Childcare Investment Triple Net Lease to 2030 - Huge Rental Uplift



Pooraka (Adelaide) SA
124 Henderson Avenue

- Goodstart: Australia's largest early education provider with over 660 centres nationally
- Longstanding 55 place LDC centre rated 'Exceeding', situated on a 1,592sqm* metro site & positioned within a prime education catchment - 13 schools within a 3km* radius
- Imminent future rental upside with current rental well under market (\$1,850/ place)
- Strategically located just off Montague Road, carrying over 198,000* vehicles passing weekly
- Pooraka: a well-established inner-metropolitan suburb, located only 12km* from Adelaide CBD

Contact

Yosh Mendis 0434 413 188
Natalie Couper 0413 856 983
Oliver Grivell 0478 069 579
RLA 208125

Investment Portfolio Auction

10:30am AEDT
Tuesday 31 March
Sydney Opera House

*Approx

Rare triple net lease: tenant pays 100% of outgoings including all capital expenditure, insurances and management fees

Compounding fixed 3% annual rent increases, ensuring rental growth

Net Income: \$101,770 pa* + GST

Generational Supermarket Offering to Tassie's Largest Independent Grocer



Latrobe (Devonport) TAS
108-114 Gilbert Street

- Hill Street Grocer: Tasmanian's largest independent grocer est. 2001, 11 stores, employing over 800 people statewide
- Mitre 10: Wholly owned subsidiary of Metcash (ASX: MTS) current market cap of \$3.64B*
- Strategic Main Street site of 11,592sqm* zoned 'general business' with a total building area of 3,754sqm*
- Latrobe: Home to major northwest regional hospital, excellent highway access and short 10 minute drive to Devonport - 450,000* passengers annually via the Spirit of Tasmania

Hill Street Grocer: 10 year lease to 2035 plus options to 2085*

Mitre 10: 5 year lease to 2029

Long WALE of 7.3* years¹

Investor preferred net lease terms with Land Tax Recoverable

Net Income: \$596,986 pa* + GST

Contact

Matthew Wright 0458 290 588
George Wilkinson 0439 173 049

Investment Portfolio Auction

10:30am AEDT
Wednesday 1 April
Crown Casino, Melbourne

*Approx ¹By Income as at 23 Feb 2026



Thriving Hotel - 86% Occupancy

New 15-Year Net Lease to 2041 + Opts Dominant Childcare in Growth Corridor



South Morang (Melbourne) VIC
205 Gordons Road

- Little Learners: successful family-owned boutique early education provider
- Substantial 5,025sqm* landholding with high underlying land value
- Strategically located within a prominent school catchment, only 200m* from The Lakes South Morang College and with a further five schools within a 2km* radius
- City of Whittlesea: one of Melbourne's largest LGA's with population forecast to surge by 43%, to 382,896 residents by 2041

Greater of CPI or 3% rent increases
Tenant pays outgoings including land tax and management fees

Impressive purpose-built childcare facility, licensed for 282 LDC places

Net Income: \$1,170,300 pa* + GST

Contact

Adam Thomas 0418 998 971
Natalie Couper 0413 856 983

For Sale by Expressions of Interest

Closing 3pm AEDT
Wednesday 8 April 2026

*Approx

15 Year Lease To Global Powerhouse High Growth Gippsland Location



Traralgon VIC
192 Franklin Street

- Modern 4-star freehold apartment hotel in Traralgon's CBD offering 50 rooms
- Mantra: Globally recognised operator forming part of the largest hotel network in Australia
- Recently completed complex opening in 2019, offering minimal capital expenditure and maximum tax saving depreciation benefits
- Multiple income streams featuring an on-site cinema, bowling alley, and restaurant & bar providing a one-stop hub for guests
- Traralgon: Retail & commercial capital of the Latrobe Valley servicing a 125,000+ people

15 year lease to 2041
Fixed 3% annual rent increases
Tenant pays usual outgoings
2,411sqm* corner landholding
100m* of street exposure
Net Income: \$1,439,741 pa*

Contact

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

For Sale by Expressions of Interest

Closing 3pm AEDT
Wednesday 15 April 2026

*Approx



Potential 50% Stamp Duty Saving

Income, Land & Guaranteed Rental Growth Booming Mornington Peninsula Corner



Seaford (Melbourne) VIC
298 Frankston-Dandenong Rd

- Jasbe Petroleum: Established in 1988 with 50+ locations across VIC and NSW and employing over 600 staff
- Improvements comprise convenience store of 240sqm, fibreglass tanks, separate 4 island canopy, two bay car wash and a dedicated drive-up coffee window with a wide turning circle for easy vehicle egress, ensuring convenience for "grab-and-go" customers
- Seaford: a well-established bayside suburb 36km* south-east of the Melbourne CBD, forming part of the established City of Frankston, acting as a key gateway to the Mornington Peninsula

Contact

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

For Sale by Expressions of Interest

Closing 2pm AEDT
Thursday 9 April 2026

*Approx ¹As at July 2026

Leased to June 2029 with two further 6 year options, potentially extending the commitment to 2041

Fixed 3% annual rent increases

Tenant pays usual outgoings

Net Income: \$450,367 pa* + GST¹

Dominant Freehold IGA Supermarket Plus Liquor, Paying Turnover Rent



Sale VIC
177-197 York Street

Long 10-year net lease to Ritchie's IGA until September 2032 with further 10-year option to 2042

High performing IGA supermarket paying turn over rent for the past six (6) years consecutively

Net Income: \$411,519 pa* + GST

- Ritchies IGA: one of AUS largest independent supermarket chains with \$1.396B* revenue in 2025 and 29.9% owned by ASX listed Metcash
- Commanding 2,823sqm* freehold building anchored by 2,346sqm* full line IGA supermarket plus drive-thru liquor
- Significant 3,566sqm* freehold Commercial 1 Zone landholding with 93m* highway frontage
- High profile Princes Highway location with exposure to 15,400* vehicles passing daily
- Sale: major regional hub and capital of shire with 19,000+ trade catchment

Contact

Jamie Hess 0401 356 754
Sam Guest 0458 467 482
Beau Coulter 0413 839 898

Investment Portfolio Auction

10:30am AEDT
Wednesday 1 April
Crown Casino, Melbourne

*Approx



Freehold Fast Food Investment 20 Year Net Lease | Tenant Pays Land Tax



Belmont (Geelong) VIC
85 High Street

- El Jannah: a market-leading fast food business with 50+ stores. Backed by New York based private equity firm General Atlantic – a global heavyweight with \$123 billion* in assets under management ensuring El Jannah continue to thrive and expand their national network
- State-of-the-art restaurant with drive-thru facility and ample on-title car parking
- 1,184sqm* Commercial 1 Zone landholding with excellent exposure to over 20,000* vehicles passing daily
- Geelong: the largest regional city in Victoria and Belmont is just 2.5km* from the CBD

Contact

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Scott Hawthorne 0400 861 048
JJ Heng 0411 059 116
David Napoleone 0417 308 067

Investment Portfolio Auction

10:30am AEDT
Wednesday 1 April
Crown Casino, Melbourne

*Approx ¹As at April 2026

20 year lease to 2045 plus two further 20 year options to 2085
Fixed 3.25% annual rent increases
Tenant pays usual outgoings including single holding land tax

Net Income: \$356,212 pa* + GST¹

Prized Metro Freehold On-Site 25+ Years Renewed IGA Lease Plus Opts to 2056



Upwey (Melbourne) VIC
62-64 Main Street

- IGA: largest independent national supermarket brand with over 1,400¹ stores across Australia. IGA Upwey has traded on-site since 2001, open 7 days a week
- The property features two additional tenancies on the first floor to not-for-profit 'Foothills Community Care' and 'Tuplin Taxation'
- High profile 883sqm* triple fronted corner freehold with Commercial 1 Zoning and direct access to 128 car spaces
- Upwey: metropolitan suburb 33km* east of Melbourne CBD with a median house price of \$895,000²

Contact

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Sam Mercuri 0413 830 709

Investment Portfolio Auction

10:30am AEDT
Wednesday 1 April
Crown Casino, Melbourne

*Approx ¹iga.com.au ²realestate.com.au

Renewed 5 year lease to September 2031 plus 5 further 5 year options to September 2056
Fixed 3% & 3.5% annual rent increases, ensuring growth
Tenants pay usual outgoings
Net Income: \$241,945 pa* + GST



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

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 George Wilkinson 0439 173 049
 Beau Coulter 0413 839 898
 Paul Tran 0413 860 317

Investment Portfolio Auction

10:30am AEDT
 Wednesday 1 April
 Crown Casino, Melbourne

*Approx



Proven Location, On-Site 27 Years

Prized Richmond Convenience Retail Leased to Global Giant



Richmond (Melbourne) VIC
86 Church Street

5 year lease to 2029 plus 1 further 5 year option to 2034

Fixed 3.5% annual rent increases

Tenant pays all usual outgoings as per the lease

Net Income: \$179,400 pa* + GST

- Rare 807sqm* metro freehold site, with 22m* frontage and exposure to Church Street, servicing 13,500+ vehicles passing daily¹
- 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 globally²
- Approximately 1,250 residents living in Government funded social housing with direct access to the site
- Richmond: 3km* east of Melbourne's CBD with a population forecast to grow over 35% to 47,912 residents by 2046³

Contact

Jamie Perlinger 0413 860 315
 David Napoleone 0417 308 067

Investment Portfolio Auction

10:30am AEDT
 Wednesday 1 April
 Crown Casino, Melbourne

*Approx ¹Gapmaps ²7-Eleven ³.id



Established Childcare Leased to National Tenant Triple Net Lease to 2036 + Options to 2046



Affinity Education Group

Werribee (Melbourne) VIC
81 Ballan Road

- Affinity Education: leading early education provider with over 250 centres nationally
- Established 75 LDC place centre with current rental below market with opportunity for significant rental uplift at market review
- Strategic 1,744sqm* corner site in a sting schooling catchment, centrally positioned within 850m* from three primary schools and a further 10 schools within a 3km* radius
- Werribee: located 26km* from the Melbourne CBD and one of Victoria's fastest-growing suburbs with resident population forecast to grow by over 50% by 2041

Contact

Adam Thomas 0418 998 971
Natalie Couper 0413 856 983

Investment Portfolio Auction

10:30am AEDT
Tuesday 31 March
Sydney Opera House

*Approx

Min 2.5% annual rent increases plus ratchet provision at market review

Tenant pays 100% of outgoings, including land tax (multiple holding), management fees & capital works

Net Income: \$179,363 pa* + GST

Metro InvoCare Funeral Home Freehold Renewed 5 Year Lease to 2030 – No Option



Pakenham (Melbourne) VIC
222 Princes Highway

- Invocare: Australia's largest funeral company, acquired by US private equity firm TPG for \$1.8b. Brands incl White Lady, Le Pine, Tobin Bros, Blackwell, Guardian, George Hartnett
- 1,242sqm* Hwy freehold site, with 26 metre* frontage to 37,000* vehicles passing daily
- Impressive 668sqm* LFR building, incl 90 seat Chapel plus 9 on site car spaces
- Pakenham: metro growth corridor, population estimated to increase 59.9% by 2041¹
- City of Casey: One of Victoria's fastest growing LGA's with a population forecast to increase 48.4% to a significant 614,075 by 2046²

Contact

Rick Jacobson 0413 830 083
Raoul Holderhead 0413 860 304
Zomart He 何梓轩 0488 220 830

Investment Portfolio Auction

10:30am AEDT
Wednesday 1 April
Crown Casino, Melbourne

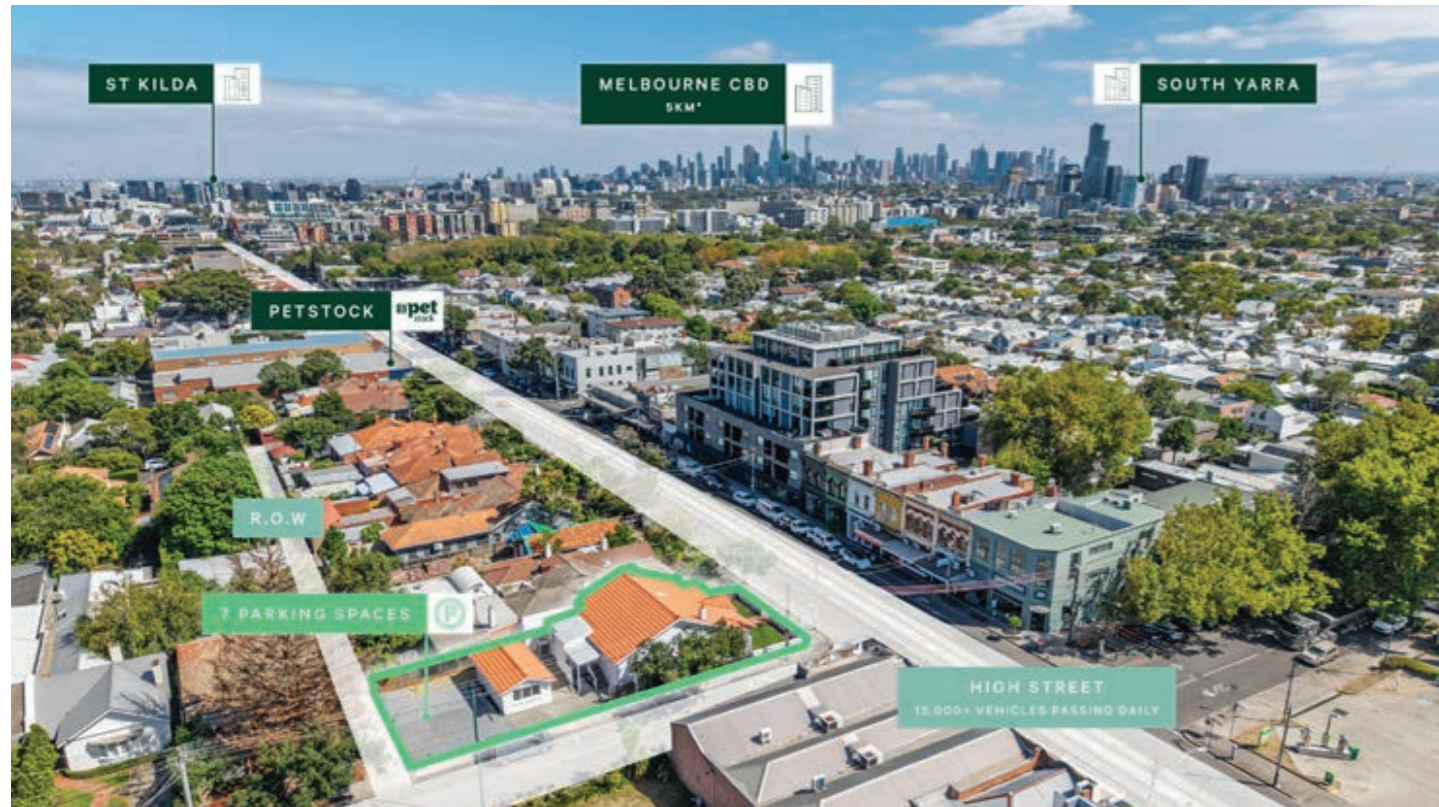
*Approx ¹Gapmaps ²Forecast.lid

Net lease to 2030 – No further option

Tenant pays all usual outgoings including Land Tax

Immaculate as new (2022) fit-out

Net Income: \$171,193 pa* + GST



Immaculate Freehold Medical Investment New 8 Year Lease Plus Options to 2054



**Prahran (Melbourne) VIC
520 High Street**

- NEST Family Clinic: multi-disciplinary health provider, 2 locations in Elsternwick & Prahran
- Fully refurbished 204sqm* medical clinic offering GP, nursing, psychiatry, psychology, paediatrics, physiotherapy services and more
- Ultra prime 445sqm* corner landholding with 48m* dual street frontage and exposure to 15,000+ vehicles passing daily
- Located along High Street precinct, one of Melbourne's most prestigious retail strips
- Prahran: affluent inner-city suburb, 7km* from Melbourne CBD, median house price \$1.85M

Contact

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

Investment Portfolio Auction

10:30am AEDT
Wednesday 1 April
Crown Casino, Melbourne

*Approx

Long-term 8 year lease plus options to 2054

Fixed 3% annual rent increases

Tenant pays usual outgoings including rates & insurance

Net Income: \$167,325 pa* + GST

Premium Metro Melbourne Fast Food 10 Year Lease to 2033 Plus Options to 2053



**Bayswater North (Melbourne)
VIC, 597 Dorset Road**

- El Jannah: highly established fast food brand with 27+ years of experience and 50+ stores nationally with plans to expand to 200+ stores in the coming years
- El Jannah was recently acquired for \$1B by General Atlantic, a private equity firm established in 28 countries with \$123 billion in assets under management¹
- Valuable 'pad site' with 1,135sqm* of land and 32 car spaces on title plus advertising pylon to Dorset Road
- Bayswater North: metropolitan Melbourne suburb 29km* east from Melbourne CBD with median house price of \$926,000²

Contact

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Investment Portfolio Auction

10:30am AEDT
Wednesday 1 April
Crown Casino, Melbourne

*Approx
¹General Atlantic
²realestate.com.au

10 year lease from March 2023 to February 2033 plus 2 further 10 year options to February 2053

Fixed 3% annual rent increases

Tenant pays usual outgoings

Net Income: \$159,559 pa* + GST



Potential 50% Stamp Duty Savings



Renewed 5 Year Lease to Australasia's Largest Dental Support Provider



Leopold (Geelong) VIC
2 Ferguson Rd (Bellarine Hwy)

- Abano Healthcare: Australasia's largest dental support organisation (220+ locations), wholly owned by BGH Capital & OTPP
- Immaculate 291sqm* dental practice offering X-ray, emergency, implant services and more
- Longstanding clinic trading on-site 24+ years
- High profile 794sqm* highway corner landholding with 67m* dual frontage and exposure to 34,300+ vehicles passing daily
- Coles, ALDI, Bunnings, Kmart all within 775m*
- Greater Geelong: one of Australia's fastest-growing cities (306,000+ residents)¹

Renewed 5 year lease to 2030 plus 2 additional 5 year options to 2040

Annual CPI reviews

Tenant pays usual outgoings including rates and insurance

Net Income: \$90,248 pa* + GST

Contact

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

Investment Portfolio Auction

10:30am AEDT
 Wednesday 1 April
 Crown Casino, Melbourne

¹Approx ¹.id

New Perth OTR Freehold – 17 Year Triple Net Lease Incl. Multiple Holding Land Tax



Perth WA, 17 Brisbane Street
(corner Pier & Bulwar St)

- Viva Energy (ASX: VEA): blue chip \$2.8B* retail giant recently acquired Coles Express & OTR - now with 1,500 sites nationally¹
- Rare triple net lease structure with tenant paying all outgoings including rates, taxes, insurance & structural maintenance & repairs
- Opposite HBF Park, home of Western Force & Perth Glory (260,000 annual visitors) plus exposure to 82,000 vehicles passing weekly*
- City of Perth: WA's economic heart; home to 32,000 residents, 13,000 businesses, and 230,000 jobs, contributing \$91.1B* in GRP, greater Perth population 2.38 million*

17 year lease to 2041 plus options to 2076

Fixed 3.5% annual rent increases

Built 2024, offering significant depreciation benefits

Net Income: \$476,622 pa* + GST

Contact

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 Rick Jacobson 0413 830 083
 Chloe Mason 0466 610 729

Investment Portfolio Auction

10:30am AEDT
 Wednesday 1 April
 Crown Casino, Melbourne

¹Approx ¹Viva Energy



Leased to ASX Listed Collins Foods Trophy Freehold KFC Constructed 2023



Dalyellup (Bunbury) WA
17 Norton Promenade

- Collins Foods: ASX listed with 290+ KFC stores in Australia and current market cap of \$1.16B*
- As new 270sqm* freestanding KFC restaurant with dual lane drive-thru constructed 2023 providing tax saving depreciation benefits
- Significant 2,722sqm* freehold landholding with important 24 on-title car parks
- In heart of town centre amongst Woolworths, Coles, McDonald's, 7-Eleven & Hungry Jack's
- Bunbury: WA's second largest city and economic hub of entire south-west region

Contact

Beau Coulter 0413 839 898
Chloe Mason 0466 610 729
Lachlan Andrew 0426 890 080

Investment Portfolio Auction

10:30am AEDT
Wednesday 1 April
Crown Casino, Melbourne

*Approx

Long 10 year lease to December 2033 plus options to 2053

Fixed 3% annual rent increases

Tenant pays all outgoings incl land tax, insurance & mgt fees (capped)

Net Income: \$228,093 pa* + GST

National Corner Drive-Thru Fast Food Longstanding Occupancy | 30+ Yrs on Site



Albany WA
3/87 Lockyer Avenue

- Red Rooster: iconic Australian fast food brand with 325+ locations nationally
- Rare attractive compounding 3.5% fixed annual rental increases ensuring strong rental growth
- High performing Red Rooster, fully refurbished in 2025, with integral drive-thru capabilities and landlord favourable turnover provisions
- Superb fast food position situated on a corner landholding with dual street access & frontage in Albany's core commercial precinct
- Albany: booming economic centre of the Great Southern region of WA, with a population of 41,000+ and GRP of \$2.76b

Contact

Yosh Mendis 0434 413 188
Chloe Mason 0466 610 729

Investment Portfolio Auction

10:30am AEDT
Tuesday 31 March
Sydney Opera House

*Approx

Renewed 10 year net lease to 2032 plus 2 x 5 year options to 2042

Rare attractive turnover provisions

Tenant pays all usual outgoings including council rates, strata levies, water rates and land tax

Net Income: \$142,897 pa* + GST

Q & A

with Rhyce Scott

ASSOCIATE DIRECTOR CAPITAL MARKETS SOUTH AUSTRALIA

Interstate investors are flooding into South Australia's commercial property market, and CBRE Associate Director Rhyce Scott is seeing the impact firsthand. With record confidence in the SA economy, no stamp duty on commercial transactions, and yields compressing across the board, the state is becoming one of Australia's hottest investment destinations.

We caught up with Rhyce to discuss his recent 24-hour KFC deal, what's changed in the past 12 months, and why 2026 is shaping up to be a strong year for SA commercial property.

How long have you been in the commercial property industry, and what drew you to this sector initially?

I've been at CBRE for a decade now. I spent my first three years in property management before I "saw the light" and jumped at an opportunity in agency. It was actually the first job I applied for post-university. I was very green with no idea what I was getting into but was eager and keen to learn and grow.

You recently completed a KFC transaction with and Private Wealth Senior Managing Director, Ingrid Filmer, which sold and settled within 24 hours. Can you walk us through how that deal came together so quickly, and what it demonstrates about the power of CBRE's integrated platform and national network?

The transaction involved a very good client of mine and CBRE's who needed to sell and settle quickly. We managed to get it done within 24 hours, which is almost unheard of.

There was a small window to get the transaction done. I had a few buyers, but none that could commit to such a quick turnaround. This is where the power of the green machine truly came to life. I spoke to Ingrid and talked

her through the situation – she had the perfect client that trusted her advice, and together we secured the deal. Sold on a 3.85 per cent yield, so a great result all around.

What's your current assessment of the South Australian commercial property sector? What trends are you seeing heading into 2026?

Compared to 12 months ago, we're flying. We're seeing a stronger presence from interstate buyers, compressing yields. With this, we're anticipating higher transaction volumes and tighter returns as the year progresses.

Rents have also increased across all sectors, which has helped unlock a few developments, so stock numbers should remain high.

What would you consider your biggest professional achievement or most memorable deal to date, and why does it stand out?

Hard to go past the KFC deal at the end of last year. I also sold the Eden Childcare Centre in Glenelg East back in 2024 off-market for \$9 million reflecting a sharp yield of 5.57 per cent – at the time this was a market-leading result in a tough market.

How has the CBRE/BR integration helped delivery and outcomes for your clients?

The combined business, databases and agents mean we're clearly the market leader in the investment space. I've been able to call on experts inside our company in the childcare, fuel and fast food space and get fantastic advice which I've been able to pass on to my clients.

“South Australia's commercial property market is experiencing solid transaction volumes as competition from interstate buyers drives pricing to new benchmarks.”

South Australia has no stamp duty on commercial property transactions. How significant is this advantage when you're talking to interstate or international investors, and what impact is it having on the market?

It's something that always comes up when dealing with interstate investors and really makes our offerings stand out compared to interstate offerings.

Along with this is the fact that confidence in the South Australian economy is at record highs, which makes this state an increasingly attractive investment destination. This has led to increased interstate interest, increasing competition and maximising outcomes for our vendors.

What sectors or property types do you specialise in, and what do you enjoy most about working in those areas?

Here in South Australia, we're lucky enough to work on a variety of assets – development, investment and owner-occupier.

I really enjoy the journey you go on with each client. It's always different and hopefully at the end you celebrate the success. You're constantly meeting new and interesting people, which keeps the job stimulating and rewarding.

What advice would you give to someone starting out in commercial property or looking to invest in the SA sector for the first time?

For people starting out in the industry, just understand it's a long game. If you stick at it and keep providing clients with good advice and opportunities, the rewards will follow.

For people looking to invest in SA, my advice is to speak to our team.



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

CBRE

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