

CBRE

Portfolio

MAGAZINE

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- + LEADERSHIP
- + NEW PROPERTIES

Where Capital Meets Country

How Regional Investment is Redefining Private Wealth.

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Welcome

Yosh Mendis
Senior Director
Capital Markets – Private Wealth

 YOSH.MENDIS



Welcome to the May edition of Portfolio magazine.

The current economic environment is certainly sharpening investor focus. With higher interest rates, ongoing cost pressures and more cautious lending conditions, attention has increasingly shifted towards defensive commercial assets that offer secure income and long-term resilience.

Properties anchored by essential services, everyday retail and non-discretionary spending are firmly in favour, as investors prioritise certainty and durability.

This shift was clearly reflected in our most recent Portfolio auction event, which delivered outstanding results. More than \$130 million in transactions were completed, with a 91% success rate, highlighting the depth of buyer demand.

Convenience retail, fast food and entry-level investment assets dominated the event, reinforcing their position as cornerstone assets in the current market.

In this edition, we examine what is driving Australia's regional property revolution as investors increasingly look beyond the capital cities. Strong population growth, tight supply and sustained household spending are underpinning rising demand across booming country towns nationwide.

In some markets, record yields are being achieved, particularly in South Australia, where the absence of stamp duty for commercial investors continues to enhance returns and attract capital.

We also shine a spotlight on growth areas across Western Australia, where regional and fringe-metro locations are drawing serious investor interest and delivering strong outcomes. In addition, we take a closer look at the childcare sector, an industry supported by long-term demographic trends and valued for its defensive characteristics.

Portfolio 184 brings together the trends, insights and opportunities shaping the commercial property market today.

CBRE

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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.



Where Capital Meets Country

How Regional Investment is Redefining Private Wealth.

Walk into any regional town of consequence and the story tells itself. A new drive-thru on the highway, a medical centre anchored by three GPs, a Bunnings on the edge of the CBD. What was once considered secondary is now squarely in the sights of investors who have increasingly been repricing regional Australia.



The assets drawing attention share a common thread. Fast food, convenience retail, medical centres and large format retail all provide essential services that people rely on regardless of broader economic conditions. They refuel their cars, see their doctor, pick up a Weber on a Saturday morning. That consistency of demand is precisely what investors are paying for, and increasingly they are finding it outside the capital cities.

Regional Australia is growing. Centres such as Geelong, Ballarat, Bendigo, the Sunshine Coast, Toowoomba, key hubs across South Australia, New South Wales and Western Australia are attracting residents in numbers that are reshaping local economies.

Affordability pressures are pushing households outward from capital cities, and with them comes real, sustained demand for the everyday retail and services that underpin necessity-based commercial property. In many of these markets, new supply remains limited. The fundamentals are sound.

That demand is showing up most visibly in quick service restaurants. Regional drive-thru assets have traded at an average yield of around 4.77% over the past 12 months, a remarkable outcome for markets that not long ago would have been considered

peripheral. The gap to metropolitan benchmarks has narrowed to just 46 basis points, reflecting the depth of investor conviction in regional trade fundamentals and the quality of operators now committing to these locations.

The sale of a brand new drive-thru Nando's in Munno Para, north of Adelaide, made the point plainly. The property transacted in February 2026 for \$6.2 million, a national record for the brand. It was a result underpinned by a high-growth corridor, a strong operator covenant and the advantage of transacting in a state where commercial property is exempt from stamp duty. The outcome would have turned heads anywhere in the country.

Medical assets are following a similar trajectory. Regional and outer metropolitan centres are at the front of the demographic wave, with an ageing and growing population driving structural demand for healthcare that capital city infrastructure alone cannot meet. Purpose-built medical centres anchored by GPs, allied health operators and pharmacies are attracting investors for their long leases, stable occupancy and income security that has very little to do with the interest rate cycle.

Large format retail tells the same story. In regional centres with strong catchment dominance and limited



IGA
Kanwal NSW Page 38



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Benalla VIC Page 22



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Viva Energy
Orana WA Page 52



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Jillyby NSW Page 36



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Monkland QLD Page 41



competition, assets anchored by Bunnings, Harvey Norman and Super Retail Group continue to perform.

Replacement cost pressures and planning constraints mean new supply is genuinely hard to deliver, which only strengthens the hand of well-located existing assets. Demand for home improvement, automotive and lifestyle retail across regional Australia has proven more durable than many expected.

Regional Victoria offers a sharp illustration of how quickly sentiment can shift when transaction costs fall. The introduction of the state's 50% stamp duty concession brought a new wave of capital into the market.

Average yields on convenience retail assets tightened from around 6.80% to approximately 5.94%, a compression of 86 basis points. More investors, more competition, tighter pricing. The yield advantage over Melbourne remains, but the gap is closing.

The fuel sector has seen the same dynamic play out nationally. Regional fuel assets have moved from an average yield of 7.20% in 2023 to considerably sharper levels since 2025, with the spread to metropolitan locations narrowing from 170 basis points to around 120.

Growing confidence in regional traffic volumes, improving site quality and stronger operator covenants have all contributed. Investors who were once cautious about regional exposure are increasingly comfortable.

Western Australia stands out as the market where the regional story has perhaps advanced furthest. Tight supply, strong population growth and sustained household spending have driven fast food and large format retail assets to some of the sharpest yields nationally.

A new dual-lane drive-thru KFC at Dalyellup, in Bunbury, sold prior to auction through CBRE for \$5.45 million on a 4.18% yield, secured by a 10-year net lease to Collins Foods and positioned within an established fast food precinct alongside McDonald's and Hungry Jack's.

What connects all of it is a simple shift in perception. Regional Australia is no longer a concession investors make in search of yield. It is where the population is going, where the spending is happening and where the supply constraints are most acute. For well-leased assets supporting everyday consumer needs, that is a powerful combination. The repricing is well underway, and there is plenty of road left to run.

Growing up

How childcare has come of age.



G8 Education

Berwick VIC Page 26



Goodstart

Boronia Heights QLD Page 45



Meadow Lane

Buderim QLD Page 43

The buildings going up in Australia’s fastest growing suburbs are not just bricks and mortar. They are the places where the next generation of Australians will take their first steps, ask their first questions and begin to make sense of the world. That they are also among the most sought-after investment assets in the country says something important about where capital is flowing and why.

These are not small suburban centres. They are large-format, purpose-built facilities with 100 or more licensed places, anchored by national operators on long leases, and they are attracting a calibre of investor that would once have looked straight past them.

The sector has matured rapidly. In 2025, several childcare centres transacted above \$10 million, the highest reaching \$16 million, while the national record of \$20.5 million set in Armadale, Victoria in 2023 remains the benchmark to beat.

The most recent example is the Montessori Academy in St Marys, Sydney, which sold for \$10.28 million on a 5.25% yield after attracting 135 enquiries. The 108-place centre is leased to Australia’s largest privately owned childcare operator on a 15-year net lease generating \$540,000 per annum. It is a result that speaks to the depth of demand now present at the premium end of the market.

Well located, large-format early education centres with strong operators and long leases are simply not coming to market often enough to meet demand.

Overall childcare transaction volumes tell their own story. In the first quarter of 2026 alone, about \$150 million has been transacted, underlining how firmly the sector has established itself as a mainstream commercial property asset class.

As competition for quality stock intensifies, yields are sharpening and generally range between 4.0 and 6.0%. CBRE analysis shows that the average yields have sharpened by 34 basis points dropping from 5.62% in the first quarter of 2025 to a current rate of 5.28%.

The fundamentals underpin it all. There are now more than 14,700 government-approved childcare services nationally, with attendance by children aged zero to five reaching 50.4% in 2024, up from 42% in 2015.

The 2025-26 federal budget committed over \$21 billion to early learning, providing the long-term income security investors are increasingly seeking. According to IBISWorld, sector revenue is forecast to reach \$20.3 billion, growing at an annualised rate of 3.3% over the next five years, driven by population growth, rising female workforce participation and sustained government support.

“Bigger, better-resourced facilities are commanding stronger rents, longer leases and record sale prices, a structural shift toward scale that is reshaping how investors assess the sector. It is a trend reinforced by the federal government’s \$1 billion Building Early Education Fund, which is explicitly targeting the expansion and establishment of new centres, particularly in underserved outer suburban and regional areas.

The institutional quality of these assets is no longer in question, and the investor base has responded accordingly, with private wealth, family office capital and increasingly offshore buyers all competing for the same shrinking pool of premium stock.

What was once considered a niche corner of commercial property has become a core allocation for a sophisticated and growing investor audience.

The sector has matured. The capital has followed.

Big Sky, Bigger Ambitions

What is driving Western Australia's commercial property upswing?

Sun, space, relative affordability and a quality of life that remains difficult to replicate are drawing renewed attention to Western Australia.

Supported by a strong jobs market, people are relocating to the state in numbers not seen in recent years. At the same time, investors and visitors are taking notice, with rising housing demand and a resurgent tourism sector reinforcing confidence in the state's broader economic momentum.

Underpinning this is an economy operating at genuine scale. Western Australia remains the world's largest producer of iron ore and lithium, home to globally significant resource projects, while steadily

expanding into defence, healthcare and professional services. The commercial property market is benefitting directly from this breadth of activity.

The WA Government's 2025–26 Budget highlights the state's out-performance. Western Australia's domestic economy has grown by almost 26% above pre-pandemic levels, well ahead of the national average of 16%.

Around 340,000 jobs have been created since 2017, unemployment has remained below 4% for more than three years, and the state is forecasting its seventh consecutive budget surplus, with net debt still the lowest of any state as a share of the economy.

That growth is being driven by a broadening economic base. Mining and critical minerals remain central, but defence, construction, healthcare and professional services are expanding rapidly, drawing workers and families into the state and supporting demand across all categories of commercial property.

Nowhere is this structural shift more evident than in the Kwinana and City of Rockingham corridor. The AUKUS submarine program has positioned this stretch of outer metropolitan Perth at the centre of a generational infrastructure investment, with more than \$20 billion committed and up to 13,000 jobs forecast over the coming decade.

HMAS Stirling on Garden Island anchors the precinct, with flow-on effects already evident across construction, manufacturing, technology services and workforce housing. For a region long overshadowed by Perth's more established growth corridors, AUKUS represents a lasting re-rating that is expected to reshape both the commercial and residential property markets.

Population growth is amplifying these trends. According to the ABS, Western Australia recorded population growth of 2.2% in a year to September 2025, the fastest rate of any state or territory, lifting the state's population beyond three million people. That influx is translating directly into demand for essential services assets. Fast food, childcare, medical and convenience retail are among the first assets required as communities form and in Western Australia those communities are emerging quickly.

New suburbs continue to expand across Perth's outer corridors, families are arriving in volume, and the infrastructure of daily life is racing to keep pace.

Investor appetite for these assets remains intense. In Golden Bay late last year, the sale of the KFC for \$6.3 million at a 3.89% yield and the Hungry Jack's at 3.86% underscore how aggressively the market is pricing long-leased, brand-backed income streams.

Industrial property tells a similar story. Perth's vacancy rate remains among the lowest nationally, with population-driven consumption absorbing stock faster than new supply can be delivered. Persistently high construction costs are slowing new development, reinforcing the scarcity and value of existing, well-located assets.

The office market rounds out the picture. Rents have begun to push higher, leasing momentum has strengthened, and the outlook points to a sustained period of rental growth rather than a short-term rebound.

Across all sectors, the narrative is consistent. An economy outperforming the national benchmark, a population growing faster than any other state on a proportional basis, and a supply pipeline outstripping demand.

For investors seeking durable income and genuine structural tailwinds, Western Australia continues to stand apart.

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Years of History

Geelong Saleyards to Unlock Large-Scale Regional Precinct.

For generations, the Geelong Saleyards stood as a reminder of the city's agricultural roots, a working site that long pre-dated the urban and economic growth now shaping Geelong.

That history is giving way to the next phase of the city's evolution following the acquisition of the former North Geelong saleyards on Weddell Road, by a joint venture between property developer Leaf Corporation and Square Peg Capital executive Justin Liberman.

Spanning 4.3 hectares, the former saleyards site represents the final piece in a substantial inner-urban land assembly. Combined with adjoining landholdings along Thompson Road, the acquisition brings together a contiguous precinct of approximately 10 hectares, creating one of the largest undeveloped inner-city sites in regional Victoria. The saleyards operated until mid-2017 and were offered to the market earlier this year for the first time in 150 years.

Rezoned in 2021, the land is supported by an approved precinct structure plan that provides a clear pathway for higher-density residential development alongside community infrastructure.

The acquisition builds on earlier purchases in the immediate surrounds, bringing together adjoining sites along Thompson Road with the former saleyards to form a strategically located and continuous inner-urban holding of rare scale.

At full capacity, the precinct could accommodate more than 1,000 residents within an established inner-city setting.

With the final parcel now secured, the assembled site has the capacity to unlock more than \$1 billion in residential development over the long term. Its scale, planning framework and proximity to Geelong's CBD position it as a defining redevelopment opportunity within the city's urban footprint.

The transaction, through CBRE's District platform, comes as Geelong's broader growth story continues to strengthen. The city has emerged as one of Australia's fastest-growing regional centres, recording population growth of around 2.3 per cent in recent years.

Relative affordability compared with Melbourne, improving transport connections, and sustained investment across health, education and employment precincts have driven rising housing demand, particularly within established areas close to services and infrastructure.

Geelong's economic base has expanded in parallel, with strong employment growth across healthcare, professional services, education and advanced manufacturing. Gross Regional Product has now surpassed \$20 billion, reflecting the scale and resilience of the local economy and reinforcing the fundamentals underpinning long-term residential demand.

As population growth and housing pressure continue to reshape Geelong's urban landscape, the former saleyards site stands as a pivotal piece of the city's next chapter.

“Geelong’s growth is driving strong demand for large, well-located sites that can deliver housing at scale close to established infrastructure and the CBD.”

Nathan Mufale, CBRE Senior Director





May Portfolio Campaign

SYDNEY
10:30AM AEST
TUESDAY
12 MAY

MELBOURNE
10:30AM AEST
WEDNESDAY
13 MAY

BRISBANE
10:30AM AEST
THURSDAY
14 MAY

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 184 New Properties For Sale



Convenience Retail

Tenant	Location	State	Income pa	Page
United	Deer Park (Melbourne)	VIC	\$528,846	20
Viva Energy	Orana (Albany)	WA	\$460,000	52
EG Group/Ampol	Turrumurra (Sydney)	NSW	\$414,599	37
Caltex	Yokine (Perth)	WA	\$379,686	53
Viva Energy	Bacchus Marsh	VIC	\$338,544	28
Ampol	Campbell Town	TAS	\$330,000	30
Ampol	Epping Forest	TAS	\$250,000	30
EG Group/Ampol	Corrimal (South Coast)	NSW	\$233,040	39
Ampol	Campbell Town	TAS	\$78,000	30



Large Format Retail

Tenant	Location	State	Income pa	Page
Mitre 10	Benalla	VIC	\$523,313	22
Petstock	Monkland (Gympie)	QLD	\$375,839	41



Supermarket & Liquor

Tenant	Location	State	Income pa	Page
IGA & BYO Cellars	Kanwal (Central Coast)	NSW	\$249,753	38

Portfolio 184

New Properties For Sale



Early Education

Tenant	Location	State	Income pa	Page
Fast and Curious	Kingswood (Sydney)	NSW	\$572,400	18
Howrah Sunrise ELC	Howrah (Hobart)	TAS	\$518,193	24
Nature's Academy	Jiliby (Central Coast)	NSW	\$504,000	36
Nido Early Learning	Paradise (Adelaide)	SA	\$393,477	46
G8 Education	Berwick (Melbourne)	VIC	\$391,891	26
Lenah Valley CC	Lenah Valley (Hobart)	TAS	\$357,822	24
Cottage Academy	Calliope (Gladstone)	QLD	\$352,000	42
Meadow Lane ELC	Buderim (Sunshine Coast)	QLD	\$348,000	43
Brighton CC	Brighton (Hobart)	TAS	\$305,292	24
Goodstart Early Learning	Boronia Heights (Brisbane)	QLD	\$256,160	45
G8 Education	Rosebud (Melbourne)	VIC	\$200,528	26
Journey Early Learning	Templestowe Lower (Melbourne)	VIC	\$194,576	48
Goodstart Early Learning	Riddle Creek (Macedon Ranges)	VIC	\$161,642	50



Healthcare

Tenant	Location	State	Income pa	Page
MyHealth Medical	Mentone (Melbourne)	VIC	\$181,654	32
AAA SDA	Shepparton	VIC	\$177,534	49
MyHealth Medical	Engadine (Sydney)	NSW	\$128,006	32
Genea	Deakin (Canberra)	ACT	\$112,267	35



Food Retail

Tenant	Location	State	Income pa	Page
Rustic Cafe	Wollert (Melbourne)	VIC	\$48,855	51
Pizza	Woolert (Melbourne)	VIC	\$25,644	51



Office & Government

Tenant	Location	State	Income pa	Page
VIC Government	Preston (Melbourne)	VIC	\$422,189	47
Rural Funds Management	Deakin (Canberra)	ACT	\$292,231	34



Retail

Tenant	Location	State	Income pa	Page
Multi-Tenanted	Noosa Heads (Sunshine Coast)	QLD	\$327,654	44
Inspirations Paints	Cremorne	NSW	\$163,401	40



Modern Purpose-Built Sydney Childcare

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

New 15 Year Net Lease + Opts to 2061 Key Western Sydney Growth Corridor

Kingswood (Sydney) NSW
31-32 Park Avenue

Brand new 15 year net lease to 2041 plus 2 x 10 year options to 2061

Compounding fixed 3% annual rent increases offering strong growth

Tenant responsible 100% of all payable outgoings as per lease.

Net Income: \$572,400 pa* + GST

- Fast & Curious: established early education provider with a growing network of centres across New South Wales
- High Specification recently constructed 108 LDC place childcare with 28 basement car spaces on a large 1,467sqm* landholding
- Lease secured by 4.5 month 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
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 Michael Vanstone 0403 580 528
 Sam Mulcahy 0499 558 968

For Sale by Expressions of Interest
 Closing 3pm AEST
 Wednesday 27 May 2026

*Approx ²Gapmaps



Trophy Convenience Retail Metro Centre

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

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

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

Long 15 year triple net lease to 2033 plus 4 x 5 year options through to 2053

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

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

- United Petroleum: blue ribbon tenant, one of Australia's largest & fastest growing convenience retailers, 500+ sites nationally¹
- Compounding 3% annual rent increases guaranteeing strong rental growth
- Gateway site with 180m* of triple street frontage, positioned in Melbourne's rapidly expanding western growth corridor
- Strategically located in a key commercial & logistics precinct, including a brand new \$118 million Costco development
- City of Brimbank: population forecast to grow 19.47% by 2046³



Contact

Yosh Mendis 0434 413 188
 Jamie Perlinger 0413 860 315
 Rick Jacobson 0413 830 083
 David Napoleone 0417 308 067

Investment Portfolio Auction

10:30am AEST
 Wednesday 13 May
 Crown Casino, Melbourne

*Approx ¹United Petroleum ²gapmaps ³Profile ID



Potential 50% Stamp Duty Savings

Benalla Mitre 10 - ASX Listed Metcash Guarantee

Dominant 9,000sqm* Freehold Site

8 Year Lease to 2032 Plus Options
 Tenant Pays all Outgoings Inc Land Tax

Benalla VIC
 45 Sydney Road

8 year lease to 2032 plus 8 further 5 year options to 2072

Successful location Benalla Mitre 10 operating on-site since 1993

Tenant pays all outgoings including single holding land tax

Net Income: \$523,313 pa* + GST

- 100% leased to Mitre 10, a subsidiary of ASX listed 'Metcash Limited' with \$3.27B market cap
- Substantial 9,000sqm* freehold with 60m* frontage, 52 on-site car spaces.
- Modern 4,023sqm* recently refurbished building, incl modern retail showroom, drive-thru trade centre, garden centre & dedicated Bi-Rite Electrical Department
- Prime location within Benalla's large format retail precinct adjoining Benalla Homemaker Centre (122 additional car parks)
- Benalla: important regional city, population forecast to boom 40% over the next 20 years

MITRE 10

Contact
 Jamie Perlinger 0413 860 315
 David Napoleone 0417 308 067

Investment Portfolio Auction
 10:30am AEST
 Wednesday 13 May
 Crown Casino, Melbourne

*Approx



Howrah



Howrah



Lenah Valley



Brighton

Three Rare Freehold Metro Hobart Childcare Investments

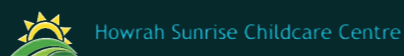
Experienced, privately owned multi state childcare operator with three established centres across Tasmania

Investor preferred net lease structure, with the tenant responsible for all usual outgoings, including single holding land tax and management fees

Highly attractive annual rent increases to the greater of 3% or CPI, supported by market reviews with ratchet provisions, ensuring consistent rental growth and certainty that rent cannot decrease

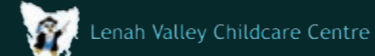
Highly scarce offering, with just two other childcare centre transactions brought to market in this tightly held market over the last decade

To be sold individually or in one line



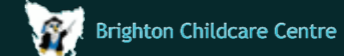
Howrah (Hobart) TAS 10 Ploughman Road

- 10 year lease to June 2034 plus 3 x 10 year options to June 2064
- Impressive purpose-built 129 LDC place childcare centre with expansive rooms and playscapes
- Significant 3,895sqm* freehold site with triple street frontage opposite Coles anchored Glebe Hill Village Shopping Centre
- Howrah: Premiere suburb of Hobart's Eastern Shore, with 12% annual house price growth*
- **Net Income: \$518,193 pa* + GST**



Lenah Valley (Hobart) TAS 1 Wilks Road

- 10 year lease to June 2039 plus 2 x 10 year options to June 2059
- Established 96 LDC place childcare centre with high occupancy plus extensive waitlist
- 3,217sqm* freehold site directly adjoining Lenah Valley Primary School (550+ students)
- Lenah Valley: Established inner metro suburb of Hobart with 45% of households having children
- **Net Income: \$357,822 pa* + GST**



Brighton (Hobart) TAS 31 Jubilee Avenue

- 10 year lease to February 2035 plus 2 x 10 year options to February 2055
- Modern 76 LDC place childcare centre with strong occupancy plus extensive waitlist
- Expansive 2,228sqm* freehold site adjoining Brighton Primary School (600+ students)
- Brighton: Fast Growing suburb with 21% growth since 2016, attracting young families and first home buyers
- **Net Income: \$305,292 pa* + GST**

Contact
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Matthew Wright 0458 290 588
Beau Coulter 0413 839 898

For Sale by Expressions of Interest To be sold individually

Closing 3pm AEST
Wednesday 20 May 2026

*Approx



Strong-trading Childcare Centre for 20+ Years Renewed Net Leased to National Operator



G8 Education^{ltd}

Berwick (Melbourne) VIC
38 Parkhill Drive

- G8 Education: Australia's largest ASX-listed early education provider with 400+ locations
- Proven and well maintained 120 LDC place centre in operation since 2006
- Prominent 2,874sqm* corner site, 480 metres* from the Princes Freeway, providing seamless connectivity to Monash Freeway & immediate access to Fountain Gate Shopping Centre
- Berwick: established south-east suburb, located 45km* from the CBD

Contact

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Adam Thomas 0418 998 971
Paul Tran 0413 860 317

Investment Portfolio Auction

10:30am AEST
Wednesday 13 May
Crown Casino, Melbourne

*Approx

Renewed 10 year net lease to 2034 plus options to 2054

Tenant pays all outgoings including land tax

Annual CPI rent reviews

Net Income: \$391,891 pa* + GST

Entry Level Childcare + House Large 3,036sqm* Site Over Three Titles



G8 Education^{ltd}

Rosebud (Mornington Pen.) VIC
125-129 Boneo Road

- G8 Education: Australia's largest ASX-listed early education provider with 400+ locations
- Well-maintained 63 LDC place centre with tenant-funded playscape works currently underway
- Strategic 3,036sqm* site including a four bedroom residence delivering holding income and future redevelopment potential
- Rosebud: desirable and increasingly popular Mornington Peninsula location

Contact

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Paul Tran 0413 860 317

Investment Portfolio Auction

10:30am AEST
Wednesday 13 May
Crown Casino, Melbourne

*Approx

Renewed 10 year net lease to 2035 plus options to 2055

Tenant pays all outgoings including land tax

Annual CPI rent reviews

**Combined Net Income:
\$200,528 pa* + GST**



Trophy Convenience Retail Freehold

Potential 50% Stamp Duty Savings!
Massive Tax Depreciation Benefits!

Ultra Rare, Freestanding Pad Site with Tenant Paying Outgoings Incl Land Tax!



Bacchus Marsh VIC
20-22 Gell St (Cnr Bennett St)

Leased to July 2031 plus 15 + 10 year options to July 2056

Fixed 3.5% annual rent increases

Tenant pays usual outgoings incl rates, land tax and insurances

Net Income: \$338,544 pa* + GST¹

- Viva Energy (ASX:VEA): blue chip \$4.2B* retail giant recently acquired Coles Express & OTR - now with 1,500 sites nationally
- Built 2016 with double-walled fiberglass tanks!
- Massive depreciation - 96% (\$325,000) of current income potentially tax free!
- Trophy 1,503sqm* CBD site, positioned in between the 'The Village' SC (Coles, ALDI, Dan Murphy's) and Foodworks Supermarket
- Bacchus Marsh: booming satellite suburb only 11 km* from Metro Melbourne, with population forecast to grow 33%* by 2046²

Contact

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Raoul Holderhead 0413 860 304
Sam Mercuri 0413 830 709

Investment Portfolio Auction

10:30am AEST
Wednesday 13 May
Crown Casino, Melbourne

*Approx ¹As of July 2026 ²Forecast.id



Campbell Town, TAS



Campbell Town, TAS



Campbell Town, TAS



Epping Forest, TAS

Tasmania's Triple Net Convenience Retail Plays

Large, high exposure, irreplaceable highway landholdings

Fixed annual increased of 3.5% ensuring rental growth

Long 20 year lease terms plus options

Landlord-favourable triple net lease, with tenant responsible for all outgoings including rates, building insurance, structural maintenance and single holding land tax

Bonney Energy: Australian owned and operated fuel supplier operating 54 locations across Tasmania and Victoria. 50% owned by Ampol (ASX:ALD) 1800+ locations nationally and market cap \$7.1 billion*

Campbell Town TAS 85 High Street

- High profile 2,540sqm* landholding with important 45m* frontage to High Street
- Midland Highway main connection link between Hobart and Launceston. Exposure to 43,000 passing vehicles weekly*
- BWS, IGA, Commonwealth Bank, Liv Eat and Banjo's Bakery all within 2km*
- Campbell Town: The only major rest stop on the Midland Highway, the primary arterial corridor linking Hobart (133km south) and Launceston (68km north)*
- **Net Income: \$330,000 pa* + GST**

Campbell Town TAS 184 High Street (Truck Stop)

- Prominent 4,102sqm* corner site at the southern gateway to Campbell Town
- Strong and certain rental growth with fixed annual, compounding 3.5% increases
- Highly sought-after 24-hour operator-free truck stop secured by a brand-new triple net lease—the most landlord-friendly structure available
- Campbell Town: Strategically positioned at the midway point between Hobart and Launceston, welcoming over 2 million travelers annually
- **Net Income: \$78,000 pa* + GST**

Epping Forrest TAS 13490 Midland Hwy

- Expansive 8,429sqm* landholding with potential future upside (STCA)
- Midland Highway currently undergoing a 10 year \$565 million* dollar upgrade ensuring a minimum 3-star AusRAP safety rating along the full route
- Tasmania's economy has experienced solid growth in recent years, with an incredible Gross Regional Product of \$40.46 billion*
- Epping Forest: The only fuel station within a 20km* radius
- **Net Income: \$250,000 pa* + GST**



Contact

Matthew Wright 0458 290 588
George Wilkinson 0439 173 049
Mark Foster 0475 454 431

Investment Portfolio Auction To be sold Individually

10:30am AEST
Wednesday 13 May
Crown Casino, Melbourne

*Approx



Engadine NSW



Mentone VIC



Engadine NSW



Mentone VIC

Two Healthcare Clinics ASX-Listed Medibank

Myhealth: primary care and GP-led medical centre provider with 106 locations across NSW, VIC and QLD; servicing 3M patients annually and 90% owned by ASX-listed health giant Medibank¹

Medibank (ASX: MPL): Australia's largest private health insurer and integrated healthcare provider (\$12B market cap) with more than 4.2 million customers across Australia²

To be sold individually

Engadine (Sydney) NSW 3/30-34 Station Street

- Ten (10) year lease to June 2032 plus two options to 2042
- Annual CPI + 2% rent reviews
- Immaculate 432sqm* medical practice with \$100k tenant funded refurbishment
- Central location with ALDI, Woolworths, Coles, & McDonald's all within 300m*
- Engadine: 33km* from the CBD, a thriving South Sydney Metro location, 16.6% median house price growth over 24 months⁴
- Sutherland Shire: home to 238,614 people, supporting 76,788 jobs and has with an annual economic output of \$29.961B⁵
- **Net Income: \$128,006 pa* + GST**

Mentone (Melbourne) VIC 115 Mentone Parade

- Ten (10) year net lease to 2030 plus two (2) further five (5) year options to 2040
- Fixed 3.5% annual rent increases, assuring income growth
- Investor preferred net lease terms with Myhealth responsible for usual outgoings
- Immaculate 325sqm* medical practice with \$565K tenant funded refurbishment in 2020
- Significant 493sqm* ACZ freehold landholding with 5 on-title car spaces
- Prime Mentone location with Coles, Woolworths, Chemist Warehouse, Melbourne Pathology, ANZ & CBA all within 200m*
- High-demand GP catchment attracting 262,000+ visits each year within a 3km* radius³
- City of Kingston: one of Victoria's major employment and industrial hubs, situated 20km* south of Melbourne's CBD, home to 163,700+ residents, and a GRP of \$12.4 billion⁶
- **Net Income: \$181,654 pa* + GST**



Contact

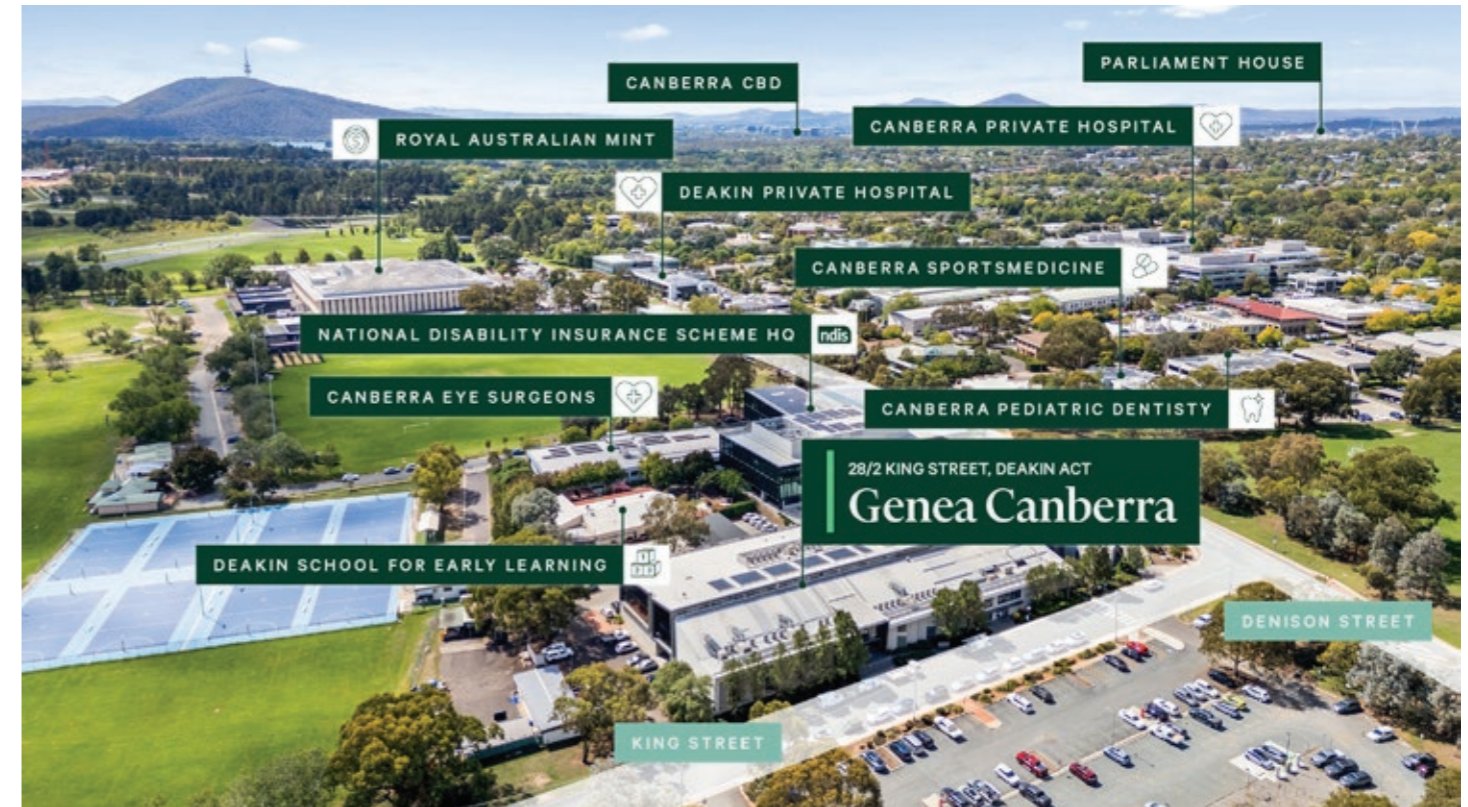
Yosh Mendis 0434 413 188
Sam Mercuri 0413 830 709
Luke Easton 0472 546 001

**Investment Portfolio Auction
To be sold individually**

Engadine: Tuesday 12 May
Sydney Opera House

Mentone: Wednesday 13 May
Crown Casino, Melbourne

*Approx ¹Myhealth ²Medibank ³GapMaps ⁴realestate.com.au ⁵REMPPlan ⁶.id



Australia's Top Agriculture Fund Manager \$2.7b in Assets Under Management



Deakin (Canberra) ACT 38-40/2 King Street

- Rural Funds Management: Australia's most experienced agricultural fund manager, with \$2.7 billion in assets under management¹
- Immaculate 725sqm* premises with high end tenant fit-out over 3 titles
- Strategic positioning in Deakin's bustling medical precinct, near Canberra & Deakin Private Hospitals, an eye surgery, a dentist and NDIS headquarters
- Deakin: strategic position in Canberra region, with population of 488,000, forecast to increase to 700,000 by 2050²

Contact

Tristan Cotchett 0432 642 315
Kieran Bourke 0417 418 007

Investment Portfolio Auction

10:30am AEST
Tuesday 12 May
Sydney Opera House

¹Approx ²Rural Funds Management ³act.gov.au

Long ten (10) year lease to 2033

Attractive 3% annual rental increases

Located just 6km* from Canberra's Bustling CBD

Net Income: \$292,231 pa* + GST

Leading Medical Tenant | 6km from CBD Renewed 6 Year Lease + Option to 2036



Deakin (Canberra) ACT 28/2 King Street

- Genea: leading Australian fertility care provider and IVF clinic, founded in 1986 with 15 locations nationwide¹
- Well presented 267sqm* medical premises
- Strategic positioning in Deakin's bustling medical precinct, near Canberra & Deakin Private Hospitals, an eye surgery, a dentist and NDIS headquarters
- Deakin: strategic position in Canberra region, with population of 488,000, forecast to increase to 700,000 by 2050²

Renewed six (6) year lease to 2031 plus one (1) further five (5) year option to 2036

Fixed 3.2% annual rent increases ensuring compounding growth

Net Income: \$112,267 pa* + GST

Contact

Tristan Cotchett 0432 642 315
Kieran Bourke 0417 418 007

Investment Portfolio Auction

10:30am AEST
Tuesday 12 May
Sydney Opera House

¹Approx ²Genea ³act.gov.au



Rare Lease Provisions

Brand New Childcare - 20 Year Net Lease Key Central Coast Major Growth Corridor



Jilliby (Central Coast) NSW 2 Decora Drive

- Nature's Academy: proven multi-centre operator with growing network of innovative centres across New South Wales
- Brand new contemporary 120 LDC place centre with expansive outdoor playscape offering max depreciation benefits, on a landrich 3,200sqm* high exposure site just off Pacific Motorway
- Located in the brand new Warner Business Park, this 89-hectare development features 69 lots across four stages.
- Central Coast: boasts a population of 348,930, forecast to soar by over 19% to 415,355 by 2036¹ and a Gross Regional Product of \$17.52B¹

Contact

Yosh Mendis 0434 413 188
Josh Scapolan 0484 229 829
Michael Vanstone 0403 580 528

Investment Portfolio Auction

10:30am AEST
Tuesday 12 May
Sydney Opera House

*Approx ¹Profile.ID

20 year lease to 2046 plus further 15 year option to 2061

Compounding fixed 4% annual rent increases guaranteeing growth

Net lease - tenant pays 100% of outgoings as per the lease

Net Income: \$504,000 pa* + GST

Ultimate Sydney Highway Investment Long Term Net Lease to Global Operator



Turrumurra (Sydney) NSW 1233 Pacific Highway

- EG Group: one of the largest global fuel and convenience retailers with 5,600+ locations globally with \$24B in annual revenue & 500+ sites in Aus
- Ultimate high exposure Pacific Highway site with 33m* of frontage to 421,000 vehicles passing wkly
- Attractive annual CPI rent reviews¹
- Landmark Sydney site strategically located in close proximity to Turrumurra Plaza Shopping Centre, Coles, Turrumurra Train Station & prestigious Sydney Private School Knox Grammar
- Turrumurra: tightly held prestigious North Shore Sydney suburb only 16km* from Sydney CBD with a median house price of \$3,400,000

Contact

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Hamish Grant 0409 782 699
Geoff Sinclair 0451 462 759
Angus Beevers 0431 744 830

Investment Portfolio Auction

10:30am AEST
Tuesday 12 May
Sydney Opera House

*Approx ¹Cap and Collar at 3% and 1%

15 year net lease to 2036 plus 5 further 6 year options to 2066

Tenant pays 100% of outgoings

Favourable environmental provisions, ownership of tanks and remediation are the responsibility of EG Group

Net Income: \$414,599 pa* + GST



Thriving Central Coast Supermarket Well Established IGA + Liquor



Kanwal (Central Coast) NSW
10/258 Wallarah Road

5 year supermarket anchor lease to 2029 plus 3 further 5 year options extending to 2044

Attractive annual rental increases

Dual income stream, 100% leased

Net Income: \$249,753 pa* + GST

- IGA: national supermarket brand with 1,400+ locations across Australia¹
- BYO Cellars: established liquor brand trading 40+ years with 19 locations across NSW
- Long standing supermarket complimented by high performing liquor store, strategically positioned in bustling Kanwal Shopping Village
- Direct frontage to 65* valuable car spaces plus the benefit of 26* overflow/staff car spaces
- Opposite proposed 645* unit development
- Central Coast: booming LGA with 357,816 residents and a GRP of \$20.8 billion²

Contact

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Flynn McFall 0481 187 191
Ben Parsonage 0455 331 841

Investment Portfolio Auction

10:30am AEST
Tuesday 12 May
Sydney Opera House

*Approx ¹IGA ²Economy.id



Strategic Highway Site, Strong Rent Upside Next to Major Woolworths Shopping Centre



Corrimal (Wollongong) NSW
275 Princes Highway

Longstanding net lease to 2028 with 1 x 5 year option to 2033 offering upside for both investors & operators

Net lease - tenant pays all usual outs

Well below market rent offering potential for future rental uplift

Net Income: \$233,040 pa* + GST

- EG: one of the largest global fuel & convenience retailers with 5,600+ locations globally
- High profile corner site with favourable zoning and over 62 metres* of dual street frontage and valuable dual street ingress and egress
- Favourable environmental provisions, site remediation is the responsibility of EG Group
- Strategically located directly opposite Woolworth's and Dan Murphy's anchored Corrimal Village Shopping Mall and in close proximity to Coles anchored Corrimal Park Mall
- Corrimal: highly sought after location in NSW's South Coast, only 6km* to Wollongong CBD

Contact

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Investment Portfolio Auction

10:30am AEST
Tuesday 12 May
Sydney Opera House

*Approx



National Brand | 130+ Locations Sydney's Affluent Lower North Shore



Cremorne NSW
1/89 Parraween Street/
390 Military Road

- Inspirations Paint: Australia's largest network of paint stores founded in 1979, with 130+ locations
- Immaculate 244sqm* premises plus 1 valuable secure car space on title
- Long established business trading in Cremorne for 27 years*
- Prominent dual street frontage featuring prime exposure to Military Road, a major arterial road with 360,000+ vehicles passing weekly
- Cremorne: part of the lucrative North Sydney Council with 104,745 local jobs and GRP of \$23.9b¹

Long net lease to 2033 plus a further 5 year option to 2038

Fixed 3% annual rent increases

Attractive net lease tenant pays all outgoings

Net Income: \$163,401 pa* + GST

Contact

Kieran Bourke 0417 418 007
Angus Beevers 0431 744 830
Ben Parsonage 0455 331 841

Investment Portfolio Auction

10:30am AEST
Tuesday 12 May
Sydney Opera House

¹Approx
1 Economy.id

ASX Woolworths Group Anchored LFR Centre Bruce Highway 4,684sqm* Corner Freehold



Monkland (Gympie) QLD
281-283 Brisbane Road

Rare opportunity - fully leased and below market rent asset located within a rapidly expanding precinct

Recent capital upgrades in 2025

Fixed annual increases with tenants responsible for all usual outgoings

Net Income: \$375,839 pa* + GST

- Anchored by a renewed 5-year net lease to Petstock to 2029 plus options to 2039
- Petstock: recently acquired by Woolworths Group for \$586m & with 276 stores nationally
- Supported by an 8-year net lease to Fitstop, 5-year net lease to OMF & 3-year lease to Country Care with options extending to 2041
- Epicentre of Gympie's LFR precinct, anchored by Bunnings, Autobarn, Harvey Norman, BCF, Mitre 10, Chemist Warehouse & JB Hi-Fi
- Gympie: located 35km* Nth of the Sunshine Coast within the Wide Bay Burnett region with population exceeding 330,000* residents

Contact

Tom Lawrence 0428 626 117
Louisa Blennerhassett
0447 904 552
Matt Smith 0400 366 096

For Sale by Expressions of Interest
Closing 3pm AEST
Wednesday 20 May 2026

*Approx



New 15 Year Net Lease to 2041 + Options Strong-Trading Childcare Opposite School



Calliope (Gladstone) QLD
2 Muirhead Street

- Cottage Academy: experienced private operator with three current centres plus four further locations opening soon
- Stunning 88 LDC place centre trading at high occupancy
- Strategic position opposite Calliope Primary (504 enrolments) on prominent 2,218sqm* site
- 2025 construction, offering incoming purchaser significant tax saving depreciation benefits
- Gladstone: centre of a multi-billion dollar investment surge, driven by large scale industrial and clean energy infrastructure

Contact

Natalie Couper 0413 856 983
Adam Thomas 0418 998 971
Josh Scapolan 0432 538 001

Investment Portfolio Auction

10:30am AEST
Thursday 14 May
Level 3, 1 Eagle St, Brisbane

*Approx

Two further 10-year options to 2061

Desirable fixed 3% annual rent increases

Tenant pays 100% of outgoings including land tax

Net Income: \$352,000 pa* + GST

Prime Sunshine Coast Childcare Investment Brand New 15 Year Net Lease + Options



Buderim (Sunshine Coast) QLD
61-65 Cranfield Drive
(corner Karawatha Drive)

- Meadow Lane Early Learning: boutique early education provider operating two centres across the Sunshine Coast
- Strong-trading and long-established 87 LDC place centre
- Substantial 2,583qm* corner landholding in an established residential precinct
- Buderim: desirable Sunshine Coast suburb with a median house price of \$1,375,000 and annual growth of 7.8% in the past 12 months
- Sunshine Coast: resident population 377,000+ and forecast to grow by 33% to over 500,000 residents by 2041

Contact

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Josh Scapolan 0484 229 829

Investment Portfolio Auction

10:30am AEST
Thursday 14 May
Level 3, 1 Eagle St, Brisbane

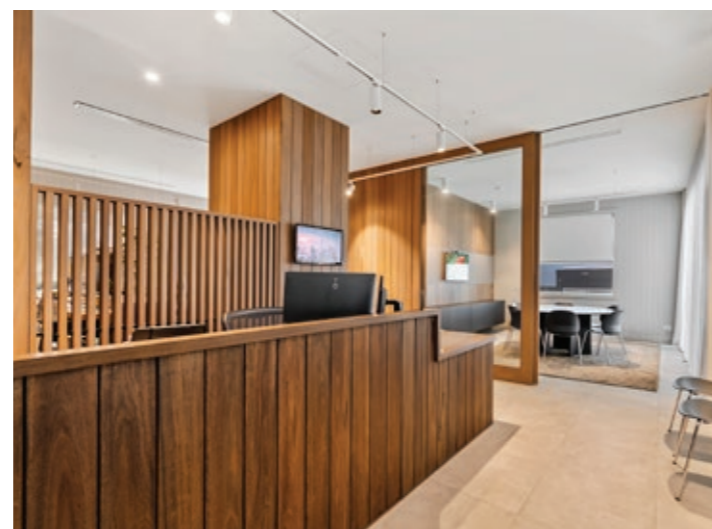
*Approx

Two further 10-year options to 2061

Minimum 3% annual rent increases

Tenant pays all outgoings including land tax

Net Income: \$348,000 pa* + GST



Irreplaceable Noosa Landholding Modern Freehold | First Time to Market



Noosa Heads QLD 1 Lanyana Way

Mixture of 3% and 4% annual rent increases assuring growth

100% leased centre, anchored by McGrath Real Estate with complementary professional tenants

Net Income: \$327,654 pa* + GST¹

- Favourable "Major Centre" zoning
- Comprising five (5) tenancies across two levels with extremely high-end internal fit-out
- Recent capital works completed, offering attractive depreciation benefits for investors
- Located in bustling Noosa Junction, adjoining Noosa Fair Shopping Centre - anchored by national retailers and 25+ specialty stores
- Noosa Shire: premium beachside lifestyle, with population of 59,500*, expected to increase by 10% to 65,000+ by 2041

Contact

Louisa Blennerhassett
0447 904 552
Craig Chapman 0427 110 132

Investment Portfolio Auction

10:30am AEST
Thursday 14 May
Level 3, 1 Eagle St, Brisbane

*Approx
¹FY27 Projection

4,480sqm* Metro Brisbane Childcare Rare Opportunity - Occupy, Invest or Develop



Boronia Heights (Brisbane) QLD 333-335 Middle Road

Leased to 2030 with no options offering significant rental upside

Highly favourable lease terms: tenant pays out incl all Cap Ex, insurances, rates and mgmt fees

Annual CPI rental increases

Net Income: \$256,160 pa* + GST

- Goodstart Early Learning: Australia's largest early education provider with 660+ centres nationally
- Established 119 LDC centre situated on a landmark 4,480sqm* metro landholding in prime education catchment¹ with 5,083 enrolments
- Imminent future rental upside with current rental well under market (\$2,150/place)
- Strategically located 5km* from Grand Plaza Browns Plains, one of the largest shopping centres in Southern Queensland
- Logan City Council: second fastest growing LGA in South-East Queensland, with the population forecast to increase 47% by 2041

Contact

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For Sale by Expressions of Interest

Closing 3pm AEST
Wednesday 20 May 2026

Approx 14km radius



Impressive Childcare Opposite Primary School 20 Year Lease to National Operator to 2042



Paradise (Adelaide) SA
86-88 George Street

- Nido Early School: proven national operator with over 100 operational centres
- Strategic location opposite Paradise Primary School and positioned within an established residential enactment
- Substantial 1,928sqm* corner landholding with dual street frontages
- As newly constructed 92 place LDC centre across two levels, delivered by prominent local builder, Chappell Builders
- Paradise: highly accessible inner metropolitan suburb, ideally located just 9km* from the Adelaide CBD

Contact

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Natalie Couper 0413 856 983
RLA 208125

Investment Portfolio Auction

10:30am AEST
Wednesday 13 May
Crown Casino, Melbourne

*Approx

20 year lease to 2042 plus two further 10 year options to 2062

Minimum 3% annual rent increases

Tenant pays all outgoings including: land tax and management fees

Net Income: \$393,477 pa* + GST

Three Level Complex, 10 Year Gov't Lease – Tenant Pays Land Tax



Preston (Melbourne) VIC
13a Albert Street (cnr Alfred St)

- Environmental Protection Authority (EPA), Victoria's independent environmental regulator
- 1,855sqm* site with 84m* dual frontage to 32,000 vehicles passing daily*
- Important 38 on title car spaces incl security
- 1,150sqm* building (NLA) over three levels 100% leased to Government
- Strategic suburban location accessible to all regions & opposite Chemist Warehouse HQ
- 5-star Nabers Energy rating
- Preston: bustling metro Melbourne, 9km* north of CBD

Contact

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

Investment Portfolio Auction

10:30am AEST
Wednesday 13 May
Crown Casino, Melbourne

*Approx

10 year lease to 2030 plus option to 2035

Fixed 3% annual rent increases

Tenants pays all outgoings including land tax

Net Income: \$422,189 pa* + GST



Circa 8% Net Yield Anticipated

Set-and-Forget Metropolitan Childcare 12-Year Net Lease + Options to 2064



Templestowe Lower (Melbourne) VIC, 271 Thompsons Road

- Journey: leading early education provider with over 42 centres across the eastern seaboard
- Established and high-performing 45 place LDC facility on main road
- Prominent corner site within significant educational precinct, with 6 schools within 1.5km*
- Templestowe Lower: Median house price of \$1,369,000 and only 13km* from Melbourne CBD

12 year lease to 2034 plus options extending to 2064

Fixed 3.25% annual rent increases

Tenant pays usual outgoings

Net Income: \$194,576 pa* + GST¹

Contact

Darren Beehag 0411 226 223
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Paul Tran 0413 860 317

Investment Portfolio Auction

10:30am AEST
Wednesday 13 May
Crown Casino, Melbourne

*Approx
1 As at 1 July 2026

As New, Purpose-Built SDA Facility New 5 Year Lease w/ No Land Tax Payable!



Shepparton VIC 30 Hayes Street

Brand new five (5) year lease to 2031 plus three (3) further five (5) year options through to 2046

Annual CPI rent reviews

100% occupancy since 2023!

Net Income: \$177,534 pa* + GST

- Sale and leaseback by AAA SDA, an established provider of SDA housing operating in Victoria and New South Wales
- Three (3) "Robust" SDA dwellings, each comprising 2 bed, 2 bath, and a garage — all held under a single head lease
- Built 2023 - significant depreciation benefits!
- 1,001sqm* freehold site zoned Activity Centre (ACZ), offering future potential for mixed-use, high-density residential, retail, and commercial redevelopment
- Shepparton: major regional city with 70,000+ trade catchment

Contact

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

Investment Portfolio Auction

10:30am AEST
Wednesday 13 May
Crown Casino, Melbourne

*Approx



Entry Level Investment Leased to National Not-For-Profit Early Education Provider



Riddells Creek (Macedon Ranges) VIC, 701 Kilmore Road

Renewed 10 year net lease to 2030 plus 2 additional options to 2040

Desirable CPI annual rent reviews

Imminent future rental upside potential, current rent well below market (\$2,020/place)

Net Income: \$161,642 pa* + GST

- Goodstart: Australia's largest early education provider with over 660 centres nationally
- Purpose-built 80 place LDC centre situated on a substantial 8,990sqm* freehold landholding with more than 23 on-title car spaces
- Long-established childcare business operating on-site since 2010, underpinned by consistently strong occupancy
- Riddells Creek: backed by government approved residential development and infrastructure investment — in the fast-growing Macedon Ranges shire, where population is forecast to surge 32.7% to 75,300+ by 2046

Contact

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Marcello Caspani-Muto 0417 065 777

Investment Portfolio Auction

10:30am AEST
Wednesday 13 May
Crown Casino, Melbourne

*Approx

Thriving Northern Growth Corridor Five Year Net Leases to Proven Operators

Wollert VIC - Staple Pizza 44 Steen Avenue

5 year lease to 2028 plus options

Net Income: \$25,644 pa* + GST

Wollert VIC - Rustic Corner Cafe 105 Macedon Parade

5 year lease to 2028 plus options

Net Income: \$48,855 pa* + GST

- Staple Pizza: highly rated pizza restaurant with dine-in, takeaway and delivery options
- Rustic Corner Cafe: Established eatery and coffee house servicing the local community
- Fixed, annual compounding 3% rent reviews ensuring continued income growth
- 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

Contact

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

Investment Portfolio Auction To be sold individually

10:30am AEST
Wednesday 13 May
Crown Casino, Melbourne

*Approx



Position Perfect - Gateway Fast Food & Convenience Retail Investment



Orana (Albany) WA 342 Albany Highway

15-year lease to Viva Energy to 2034 plus 4x5 year options to 2054

10-year lease to Zambrero to 2033 plus 1x5 year option to 2038

Tenants pay usual outgoings as per the lease

Net Income: C. \$460,000 pa* + GST

- Viva Energy Group Limited (ASX:VEA): blue chip \$4.29 billion* ASX200 company with 1,500 sites nationally
- Zambrero: Est 2005, growing fast-food giant recently valued at \$1 billion AUD¹
- 3,220sqm* gateway site with 115 metres* of frontage to a major 6 way roundabout servicing over 36,000 vehicles daily²
- Impressive convenience retail plus fast food outlet with important drive thru facility
- City of Albany: Booming coastal city, with median house prices up 23.4% in the past 12 months to \$783,389³

Contact

Jamie Perlinger 0413 860 315
Chloe Mason 0466 610 729
David Napoleone 0417 308 067

For Sale by Expressions of Interest

Closing 3pm AEST
Wednesday 20 May 2026

¹Approx ²Zambrero ³Gapmaps ⁴realestate.com.au

Prized Inner Metro Perth Caltex Leased to Energy Giant Chevron



Yokine (Perth) WA 398 Hector St (& Flinders St)

15 year lease to 2034

Annual CPI rent increases with a ratchet clause

Favourable lease terms, tenant pays usual outgoings including Management Fees

Net Income: \$379,686 pa* + GST

- Puma Energy (Australia) Retail Pty Ltd: now Chevron Australia Downstream Retail Pty Ltd owned by Chevron Corporation (NYSE:CVX)
- Caltex Australia: operates from 360+ sites across Australian
- High exposure corner site of 2,177sqm* in an established inner metro location, located 5.3km* from the Perth CBD
- Highly accessible site, three (3) crossovers and access to four (4) lanes of traffic on Flinders St
- City of Stirling: Located north of the CBD with a population of 254,821 people and +102,000 dwellings

Contact

Lachlan Andrew 0426 890 080
Beau Coulter 0413 839 898

Investment Portfolio Auction

10:30am AEST
Wednesday 13 May
Crown Casino, Melbourne

*Approx, RemPlan, Caltex.com

Q & A

with Chloe Mason

ASSOCIATE DIRECTOR | CAPITAL MARKETS - PRIVATE WEALTH WA

When it comes to the commercial real estate industry in Western Australia, few people read the room quite like Chloe Mason. The CBRE associate director has carved out a reputation for straight talking and sharp instincts across some of the market's most complex transactions, and right now, she's busier than ever.

We caught up with her to find out what's driving investor confidence in Perth, where the smart money is moving, and why the rest of the country is paying very close attention.

You've built your career across resources, hotels and hospitality and now broader capital markets. How has that diverse background shaped the way you work with private investors today?

My career hasn't exactly followed a straight line, and that's been one of my biggest advantages. The resources sector taught me to respect volatility and cyclical markets, patterns that translate directly into how I read property today.

The hotels and hospitality industry sounds glamorous, but it is one of the most operationally complex asset classes. Transacting a live hotel while managing fluctuating revenue, stock and staff, all while maintaining trust between buyer and seller, is a genuinely unique skillset. Ultimately, private investors who've worked hard to build their wealth want a trusted advisor who will be straight and honest with them, regardless of which side of the transaction they're on.

Perth has been on the radar of eastern seaboard investors for a while now. Are you seeing that private wealth interest translates into real transaction activity?

We are seeing far more eastern seaboard investors come to the West, with the shift being more prominent over the

last 12 to 18 months. For a long time, Perth was perceived as a big mining town, but the fundamentals have become too compelling. The local market remains strong, but it means locals are now competing with eastern states investors, which is driving yield compression.

What asset classes are attracting the most attention from private capital right now in WA?

Quick Service Retail is where I am seeing the most attention. We closed out three fast-food investments between November and December generating over 500 enquiries across the three campaigns. KFC Riverton attracted 16 formal bids, with KFC and Hungry Jack's Golden Bay going to auction with 61 bids across the two properties. Both sold under the hammer at yields of 3.86% and 3.89% respectively.

Is there one category that is really running hot at the moment?

Not one asset class, but assets that provide investors with the security of long leases, branded covenants and income certainty in an uncertain environment are what investors are chasing. Childcare is experiencing strong demand with government-backed fundamentals and long WALE profiles. Service centres are similar, often underpinned by significant landholdings which add future potential on top of income security.

You won both CBRE's WA Employee of the Year and Circle of Excellence in Capital Markets in 2025. What were the deals that stood out?

The standout was one of the most complex transactions I've completed to date. I worked with the owner of a hotel in Perth's north, an 81 strata-titled lot property with 65 individual owners.

“Record yields, population growth and a market where demand has never been stronger - private capital has found its footing in Western Australia.”

Over two years, I negotiated the sale of all 81 lots in one line to a single developer, securing a result that realised nearly 35 per cent more than the owners would have achieved selling individually. When you spend two years building trust across that many stakeholders and keeping a transaction alive that nearly fell over multiple times, it makes the result all the more rewarding.

Where do you see the Perth market heading over the next 12 to 18 months?

I expect demand to remain strong. The volatility playing out across global share markets is prompting investors to reassess their allocations, and commercial property is increasingly being viewed as a safe haven for private capital. Interest rates remain the most closely watched variable, but for investors anchored to the underlying fundamentals, the outlook is compelling. Population growth continues to drive demand for housing, services and retail, and that flows directly into commercial property performance.

Which regional WA markets are you watching closely?

The South West corridor, including Bunbury, Busselton and Albany, is where I'm seeing genuine investor interest. Population growth here is structural not cyclical, the lifestyle premium is attracting quality tenants and national brands, and a thriving tourism economy generates foot traffic well beyond what the permanent population alone supports.

Underpinning all of that is sustained government infrastructure investment, and commercial assets are still available at a meaningful yield premium over equivalent Perth. You can still buy quality assets here at better returns than equivalent properties in the city.



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

CBRE

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