

CBRE

# SELECT

V O L U M E 3

# W E L C O M E

We are thrilled to launch our first SELECT campaign of 2026, featuring an exceptional line-up of premium investment opportunities.

Building on two consecutive successful campaigns since our launch last year, SELECT continues to prove itself as a market leader, consistently delivering shorter campaigns, sharper pricing and a depth of buyer engagement that sets a new benchmark in commercial investment.

The momentum from our previous SELECT campaign speaks for itself, with the PRP Diagnostic Imaging facility in Blacktown transacting for \$19.55 million at a 4.97 per cent yield. The asset formed part of a broader suite of PRP healthcare properties across NSW and Queensland that generated fierce competition and sharp pricing.

QV Tower in Launceston, a fully leased medical and professional services facility, also sold, as did the Charlestown Medical and Commercial Centre and the Marsden Park Retail and Health Hub. A prime convenience retail centre leased to Ampol, KFC and Domino's in Marsden Park also transacted for \$21 million.

Our current campaign features premium assets across the country, including a Kmart in Alice Springs, a Dan Murphy's in Neutral Bay, and a major retail asset in Berrinba, Queensland, offering rare opportunities to secure dominant retail investments across some of Australia's most resilient markets.

We look forward to another exceptional campaign and to connecting our investors with the calibre of assets that drive wealth creation, strong returns and genuine portfolio diversification.



Ingrid Filmer | Senior Managing Director | Capital Markets – Private Wealth



Scan here to explore opportunities

# THE POWER OF PRECISION

## SELECT

In commercial property's upper echelon, the stakes are higher, the details more critical, and the opportunities more significant.

SELECT represents CBRE's response to this reality, a refined approach to premium commercial property acquisition.

We've handpicked four exceptional properties that represent the pinnacle of commercial real estate investment in Australia.

Each asset has been meticulously evaluated against stringent criteria, ensuring they deliver both immediate security and enduring value appreciation.

### A New Standard in Premium Property

What defines a SELECT asset?

Each property within this exclusive collection satisfies exacting criteria that discerning investors demand:

- **Tenancy Strength** Secured by ASX listed, national or global brand-name tenants with demonstrated financial resilience.

- **Extended Security** Long-term lease arrangements with multiple renewal options.
- **Strategic Positioning** Prime locations in growth corridors or established commercial hubs.
- **Growth Trajectory** Clear pathways to future capital appreciation through demographic shifts, infrastructure development, or sector dynamics.

### Beyond the Ordinary EOI

SELECT provides a level of transparency rarely seen in premium commercial transactions. Our approach eliminates the ambiguity often associated with Expressions of Interest campaigns:

- Comprehensive due diligence materials available from day one.
- Clear pricing guidance based on meticulous market analysis.
- Direct access to decision-makers throughout the process.
- Streamlined acquisition pathways designed for sophisticated investors.

## The Investment Case for Premium Commercial

Premium commercial assets have consistently demonstrated resilience through market cycles. Their performance profile, combining strong income security with capital preservation, creates a compelling value proposition in today's investment landscape.

For private investors seeking to elevate their portfolios, institutional capital looking for strategic allocations, or family offices pursuing generational wealth preservation, our SELECT properties offer distinctive advantages:

- **Income security** underpinned by corporate covenant strength.
- **Inflation protection** through structured rental increases.
- **Depreciation benefits** enhancing after tax returns.
- **Reduced management intensity** compared to multiple smaller assets.
- **Strategic optionality** through future site development potential.

## Featured SELECT Properties

What truly separates SELECT is our commitment to matching exceptional properties with exceptional process. Each campaign is crafted with precision, from initial presentation through to settlement, including a bespoke due diligence experience, transparent transaction structure and unmatched agent support and expertise from beginning to end.

SELECT Volume 3 includes several standout assets that exemplify our investment philosophy.

### Kmart & Mycar, Alice Springs NT

Situated in Alice Springs' prime commercial precinct, this irreplaceable 12,310sqm\* CBD landholding occupies two high-exposure lots with 259 metres of triple street frontage across Bath Street, Railway Terrace and Stott Terrace, a configuration of scale and visibility that simply cannot be replicated in this market.

The precinct is anchored by Kmart Australia, a wholly-owned subsidiary of ASX-listed Wesfarmers (~\$85bn market cap), supported by a specialised

mycar Tyre & Auto service centre. With a passing net income of \$1,853,164 pa\* + GST and major recent capital upgrades completed, this asset holds a dominant retail presence across the vast Northern Territory regional catchment.

### Berrinba Central Healthcare & Retail, Berrinba QLD

Berrinba Central Healthcare and Retail Centre is a premium medical, health, and retail hub situated in one of South-East Queensland's fastest-growing corridors. Expertly constructed in 2025 by the award-winning developer De Luca, the 1,877sqm\* purpose built centre situated on a prime 4,506sqm\* corner site represents a benchmark in modern design, offering the incoming purchaser significant tax depreciation benefits.

The asset is leased to a complementary mix of medical, health and retail businesses anchored by global and national tenants, including Jetts Fitness, Ray White, Cafe 63 and the OceansPlus Medical Centre. The property generates an estimated net income of \$1,046,231 per annum + GST.

## Dan Murphy's, Neutral Bay NSW

This rare opportunity offers a brand new large-format retail investment securely leased to Dan Murphy's, a wholly owned subsidiary of ASX-listed Endeavour Group, with annual revenue exceeding \$12B and a loyalty base of over 5.5 million members nationally.

Completed in 2025, the property is the first new-build Dan Murphy's in inner Sydney since 2017 and one of only two stores within 4km of the CBD, highlighting the scarcity of comparable assets and strong barriers to future supply.

A new 10-year lease with fixed annual increases provides secure long-term income in one of Sydney's most affluent Lower North Shore locations.

# BEYOND EXPECTATIONS

In commercial property, exceptional results stem from methodical execution and market insights that benefit both vendors and investors.

While CBRE has become synonymous with auction excellence across Australia, our expertise extends well beyond this renowned format.

Perhaps less widely recognised is our impressive track record in the ultra-premium market, consistently transacting Australia's most prestigious commercial assets valued above \$20 million, with numerous landmark sales exceeding the \$50 million threshold.

The portfolio approach we've pioneered delivers unique advantages to both sides of the transaction. For investors seeking premium commercial properties, our campaigns create unprecedented access to Australia's most significant assets through a process designed for clarity and confidence.

Buyers gain comprehensive due diligence, transparent pricing parameters, and a level playing field.

This approach has proven particularly valuable for investors targeting the upper echelon of the market.

When committing to acquisitions at premium price points, buyers rightfully demand a thorough understanding of both the asset and its competitive context.

Our portfolio methodology satisfies this requirement by presenting multiple high-calibre opportunities simultaneously, establishing clear value benchmarks that support confident decision-making.

The concentration of market attention during our portfolio campaigns elevates the profile of each property, attracting qualified investors who might otherwise miss singular opportunities.

And by introducing properties to investors across multiple sectors, we discover untapped synergies – connecting assets with capital sources that traditional marketing approaches would never reach.

Our decades of successful transactions have cultivated relationships with Australia's most significant private, corporate and institutional investors.

For investors ready to elevate their commercial property portfolios, our track record offers both reassurance and inspiration – demonstrating that with the right approach, Australia's most prestigious commercial assets are within reach.

# PREMIUM HIGHLIGHTS



## Elderslie NSW

Young Academics

\$11,500,000 5.26% Yield



## Hermit Park QLD

Officeworks

\$14,480,000 5.66% Yield



## Noosa Heads QLD

Kmart

\$35,200,000 5.31% Yield



## Blacktown NSW

PRP Imaging/Multi Tenant

\$19,550,000 4.97% Yield



## Tannum Sands QLD

Tannum Sands Fish & Chips/Multi Tenant

\$14,500,000 3.61% Yield



## North Lakes QLD

United Medical Centres

\$10,500,000 5.84% Yield

# PREMIUM HIGHLIGHTS



## St Lucia QLD

IGA

💰 \$18,014,000    📈 5.25% Yield



## Clarkson WA

7-Eleven & Starbucks

💰 \$10,330,000    📈 6.00% Yield



## Greystanes NSW

McDonald's, 7-Eleven & Cafe

💰 \$18,400,000    📈 3.97% Yield



## Warners Bay NSW

Large Format Retail

💰 \$19,389,160    📈 5.99% Yield



## Highett VIC

Only About Children

💰 \$12,500,000    📈 5.04% Yield



## Moonee Ponds VIC

Viva Energy

💰 \$11,001,000    📈 4.38% Yield

# THE EOI PROCESS

## EOIs, the CBRE way

At CBRE, we've redefined the traditional Expressions of Interest process to deliver transparency and efficiency for both buyers and sellers.

From the outset, buyers are empowered with comprehensive due diligence materials, providing the clarity needed to make informed decisions confidently and swiftly. This upfront transparency removes guesswork and allows serious investors to engage meaningfully in a competitive but fair environment.

At the same time, sellers benefit from our strategic marketing and extensive network, including CBRE's global reach, ensuring their assets attract qualified, motivated buyers.

Our process encourages unconditional offers early in the campaign, helping to streamline negotiations and accelerate successful outcomes, providing certainty and confidence to all parties.

By fostering clear communication and decisive action, our EOI system creates a trusted pathway to the best results for both buyers and sellers.

## Due Diligence

The following documents are available within a data room and access is available upon request:

- Lease Documentation
- Contract of Sale
- Outgoings Notices and Budgets
- Building and Site Plans
- Indicative Depreciation Schedule
- Environmental Report (if required)

## How to Submit Your Offer

There are two ways interested buyers can submit offers for the property:

## Completed, Unconditional Contract of Sale

Full contract of sale documentation is available upon request.

## EOI Form

Please fill out the form via the following options: online or paper.

## Priority of Offers

Offers submitted in the form of completed, unconditional Contracts will be prioritised over offers submitted by way of EOI forms.

## No Guarantee of a "Second Round"

Further rounds of offers will only take place if necessary. If a standout offer is submitted in the form of a signed, unconditional Contract, the vendor can countersign the Contract and the process will be complete on the same day.

## To Avoid Disappointment

For the best chance of a successful acquisition, buyers are encouraged to put their best foot forward from the outset, with an executed unconditional Contract.

## Inspections

Inspections of the property are by appointment only and all parties must be accompanied by a member of the sales team. Please contact the agents to register your interest and confirm inspection times.



# ALICE SPRINGS

NORTHERN TERRITORY

## GENERATIONAL TROPHY K MART & MYCAR INVESTMENT

Situated in Alice Springs' prime commercial precinct, this irreplaceable 12,310sqm\* CBD landholding occupies two high-exposure lots with 259 metres of triple street frontage across Bath Street, Railway Terrace and Stott Terrace, a configuration of scale and visibility that simply cannot be replicated in this market.

The property is anchored by Kmart Australia, a wholly-owned subsidiary of ASX-listed Wesfarmers (~\$85bn market cap), supported by a specialised mycar Tyre & Auto service centre. With a passing net income of \$1,853,164 pa\* + GST and major recent capital upgrades completed, this asset holds a dominant retail presence across the vast Northern Territory regional catchment.



Building Area\*

**7,211sqm**



Triple Street Frontage\*

**259 metres**



Site Area\*

**12,310sqm**



Net Income pa\*

**\$1,853,164**

**Expressions of Interest**  
**Closing 4pm Wednesday 6 May 2026**



- Wesfarmers Covenant: Kmart Australia Limited, wholly owned subsidiary of ASX listed Wesfarmers (~\$85bn market cap)<sup>1</sup>, offering unparalleled income security in the regional retail market
- Long Term Lease with Options: 12 year head lease to September 2032 with three further 10 year options, providing potential tenure through to 2062
- Growing Sales Momentum: Kmart turnover has grown substantially at this location over recent years, with the percentage rent threshold providing clear upside potential
- Target Closure Tailwind: Scheduled closure of Target Alice Springs expected to redirect significant discretionary spending directly to Kmart
- Favourable Lease Structure: Kmart responsible for operating expenses including council rates, water rates and sewerage

# ALICE SPRINGS

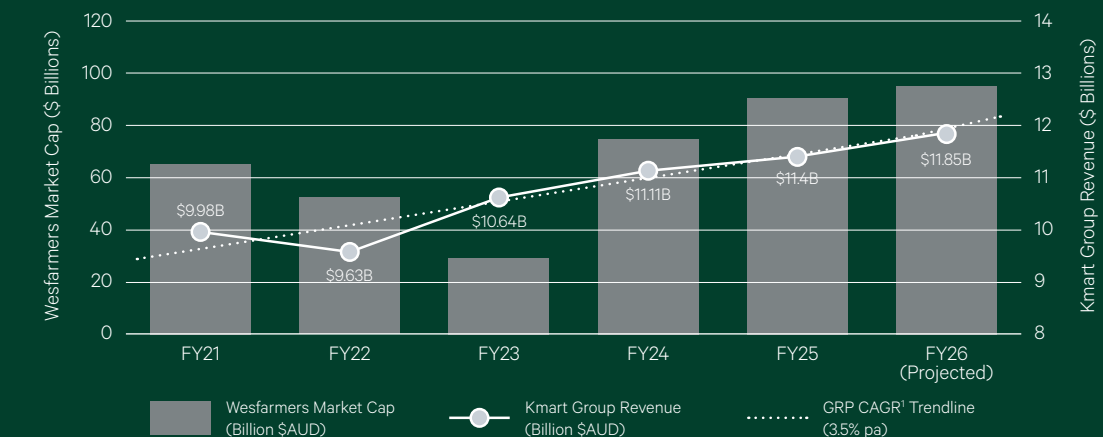
**Kmart** | Alice Springs NT, 56 Bath Street & 73 Railway Terrace



Positioned at the heart of Alice Springs' main retail hub, this high performing precinct directly neighbours Coles, Woolworths, McDonald's, KFC and Liquorland. As the undisputed retail destination for Central Australia, the precinct captures a vast and captive catchment with no comparable retail alternative within the region. Alice Springs functions as the commercial and service headquarters for the immediate population, surrounding communities spanning hundreds of kilometres and tourism, generating consistent and resilient daily foot traffic that underpins the long term trading performance of both tenants.

The property features a 12 year lease to Kmart Australia Limited, a wholly owned subsidiary of ASX listed Wesfarmers with a market capitalisation of \$85 billion\*, extending to September 2032 with three further 10 year options through to 2062. Kmart has recently completed a significant internal refurbishment aligned to its modern retail format, reflecting a clear long term operational commitment to this location. Complementing the anchor, mycar Tyre & Auto, a wholly owned subsidiary of XETR listed Continental AG with a market capitalisation of \$12 billion\*, has exercised its option to remain on site until 2030, reinforcing a 100% leased income position.

## Institutional Scale: Wesfarmers Capitalisation & Kmart Revenue Growth



## Sales Team



**Flynn McFall**  
0481 187 191



**Darren Beehag**  
0411 226 223



WOOLWORTHS  
ANCHORED  
SHOPPING CENTRE



SALVOS

BRIDGESTONE

UNITED PETROLEUM

QLD GOV. CHILDCARE,  
SWIMSCHOOL & LIFELINE



STORE LOCAL



STARBUCKS

KFC

MCDONALD'S

BROWNS PLAINS ROAD  
210,000+ VEHICLES PASSING WEEKLY

# BERRINBA

BRISBANE, QUEENSLAND

## BERRINBA CENTRAL HEALTHCARE & RETAIL

Berrinba Central Healthcare and Retail Centre is a premium medical, health, and retail hub situated in one of South-East Queensland's fastest-growing corridors. Expertly constructed in 2025 by the award-winning developer De Luca, the 1,877sqm\* purpose built centre situated on a prime 4,506sqm\* corner site represents a benchmark in modern design, offering the incoming purchaser significant tax depreciation benefits.

The asset is leased to a complementary mix of medical, health and retail businesses anchored by global and national tenants, including Jetts Fitness, Ray White, Cafe 63 and the OceansPlus Medical Centre. The property generates an estimated net income of \$1,070,137<sup>1</sup> per annum + GST.



Building Area\*  
**1,877sqm**



Maximum Depreciation  
**Built 2025**



Site Area\*  
**4,506sqm**



Net Income pa\*  
**\$1,070,137<sup>1</sup>**

Expressions of Interest  
Closing Wednesday 29 April 2026

\*Outline/Boundaries Indicative Only



- Exceptional complementary tenancy profile underpinned by OceansPlus Medical Centre, Jetts Fitness, Ray White, Cafe 63, Deep South Chicken amongst others
- Fixed compounding 3%, 3.5% and 4% annual rent reviews providing strong & predictable long term rental growth
- Brand new construction, significant depreciation benefits
- Substantial 1,877sqm\* multi-level centre with state-of-the-art facilities on a significant 4,506sqm landholding, 67 car spaces on title & an additional 100 shared car spaces in Berrinba Central
- Strategically positioned within Berrinba Central amongst key national tenants, McDonald's, KFC, Starbucks, United Petroleum, Bridgestone and Salvos
- Logan: second fastest growing LGA in South-East QLD, with the population forecast to increase 65% by 2046 to over 620,000 residents

# BERRINBA

**Berrinba Central** | Berrinba (Brisbane) QLD, 486 Browns Plains Road

Strategically positioned on a dominant corner site, the centre forms part of Berrinba Central, a newly completed mixed-use retail precinct developed by De Luca Corporation.

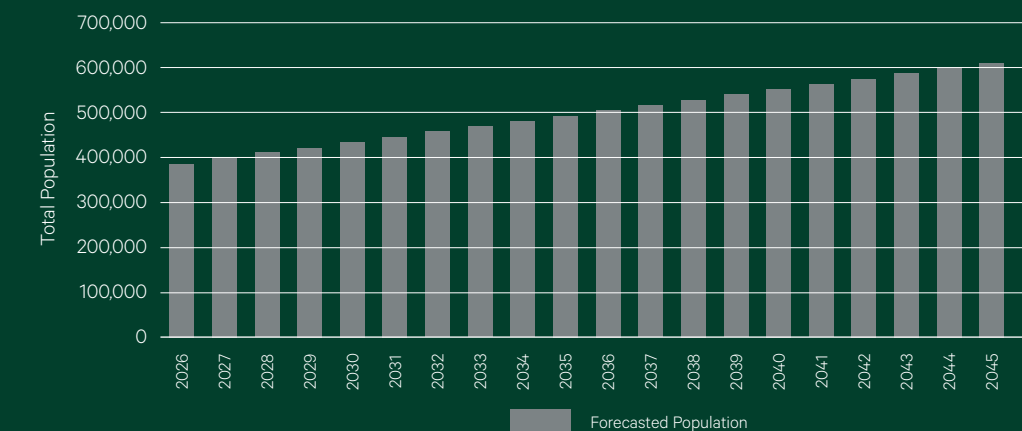
The property benefits from exceptional connectivity, sitting along the Logan Motorway corridor between Queensland's three most significant population centres, Brisbane CBD (22km), Gold Coast (45km) and Ipswich (32km), with dual street frontage to Browns Plains Road and Wayne Goss Drive, with 210,000 vehicles passing weekly.



Directly neighbouring McDonald's, KFC, Starbucks, United Petroleum, and adjacent to the Woolworths-anchored Marsden on Fifth shopping centre. The surrounding Logan LGA is forecast to grow by 65% to over 620,000 residents by 2046, supported by \$18.9 billion in committed infrastructure investment.

Reinforcing the precinct's long-term demand fundamentals is the adjoining nine-stage Crestmead Logistics Estate, a \$1.5 billion masterplanned employment hub delivering 650,000sqm of commercial space forecast to generate more than 6,000 jobs upon completion, embedding the centre as the retail and medical destination for a rapidly growing local workforce.

Logan Population Forecast to increase 65% by 2046 to over 620,000 residents



## Sales Team



**Yosh Mendis**  
04-34 413 188



**Josh Scapolan**  
04-84 229 829



**MOSMAN**  
\$5,790,000 MEDIAN HOUSE PRICE

**CREMORNE POINT**  
\$6,000,000 MEDIAN HOUSE PRICE

**SYDNEY CBD**  
4 KM\*

**NORTH SYDNEY CBD**  
1.5 KM\*

**WOOLWORTHS**

**DAN MURPHY'S  
NEUTRAL BAY**

**MILITARY ROAD**  
420,000 VEHICLES PASSING WEEKLY

**THE OAKS**  
SOLD IN MARCH 2026  
FOR \$140 MILLION

**BIG BEAR VILLAGE**  
coles LIQUORLAND

coles **COLES**

# NEUTRAL BAY

SYDNEY, NEW SOUTH WALES

## DAN MURPHY'S PRIME LOWER NORTH SHORE INVESTMENT

This rare opportunity offers a brand new large-format retail investment securely leased to Dan Murphy's, a wholly owned subsidiary of ASX-listed Endeavour Group, with annual revenue exceeding \$12 billion and a loyalty base of more than 5.5 million members nationally.

Completed in 2025, the property is the first new-build Dan Murphy's in inner Sydney since 2017 and one of only two stores within 4km of the CBD, highlighting the scarcity of comparable assets and strong barriers to future supply.

A new 10-year lease with fixed annual increases provides secure long-term income in one of Sydney's most affluent Lower North Shore locations.



Lease Term

**10 Years**



Sydney CBD\*

**4km**



Tenancy Area\*

**1,187sqm**



Commencing Rent pa + GST\*

**\$993,600**

Expressions of Interest  
Closing Wednesday 29 April 2026



- Brand New 10 year lease to 2035 plus options to 2060 to Dan Murphy's, a wholly owned subsidiary of ASX Listed Endeavour Group, Australia's largest liquor retailer including BWS and Dan Murphy's with 1,600 + stores nationally, p.a revenue of \$12.1 billion & over 5.5 million members
- Located in Neutral Bay, one of Sydney's wealthiest catchments in Sydney's tightly held lower north shore
- Compounding fixed 3% annual rent increases offering long term predictable rental growth
- Brand new 2025 construction providing significant depreciation benefits
- Within walking distance to major amenities including Coles, Woolworths, Redlands, a prestigious Sydney Private School and The Oaks Hotel, one of Sydney's most famous hotels which recently transacted for \$140 million

# NEUTRAL BAY

Dan Murphy's | Neutral Bay (Sydney) NSW, 12 Waters Road



Dan Murphy's Neutral Bay is the premium liquor destination at the heart of one of Sydney's most affluent lower North Shore communities. Anchoring the recently completed Pienza Neutral Bay Village, home to a curated mix of dining, wellness and everyday convenience beneath luxury residential apartments, this asset commands a prime position on one of Neutral Bay's busiest commercial streets.

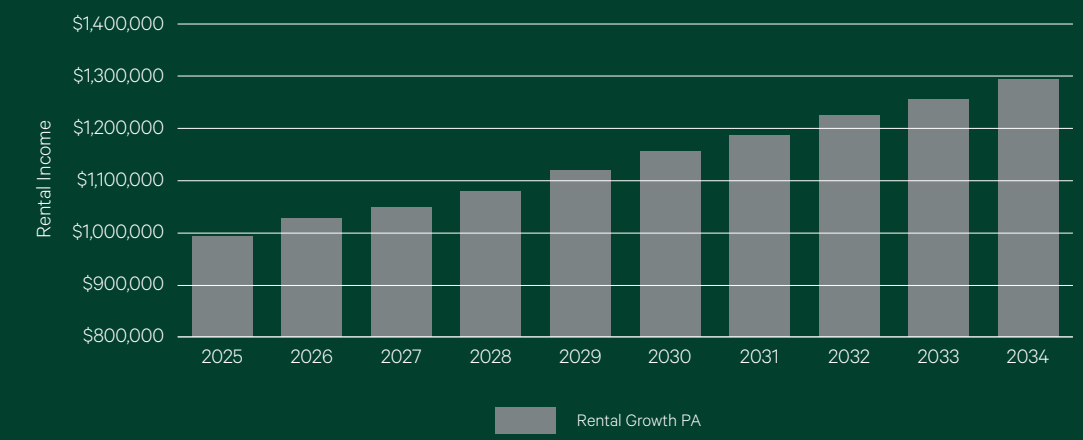
The surrounding catchment is exceptional, total liquor spend annually is \$143 million & average per capita incomes sit 67% above the national average, servicing a dense, high-spending demographic with deep brand loyalty. Neutral Bay's village atmosphere, waterfront lifestyle and blue-chip school network

continue to underpin strong residential demand and make it one of the most tightly held catchments in Sydney.

Dan Murphy's forms part of Endeavour Group, Australia's largest drinks and hospitality company, providing secure long-dated income with built-in rental growth in one of Sydney's most affluent Lower North Shore catchments.

With strong demographics and high barriers to future supply, the asset represents a rare opportunity to secure a blue-chip tenancy in an irreplaceable inner-Sydney location.

Dan Murphy's Rental Growth



## Sales Team



**Yosh Mendis**  
04-34 413 188



**Zomart He 何梓轩**  
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**CBRE**