

CBRE

Portfolio

MAGAZINE

- PEOPLE
- LEADERSHIP
- NEW PROPERTIES

The Great Reallocation

When policy shifts, capital moves to higher ground.

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Welcome

Craig Chapman
Senior Director
Capital Markets – Private Wealth

CRAIG.CHAPMAN



Welcome to the June edition of our Portfolio magazine.

Defensive, income-producing assets continue to attract strong investor demand, as capital shifts towards investments that offer certainty, resilience and long-term performance.

This was evident in CBRE's previous Portfolio Auction, which delivered another strong set of results, with consistent engagement across a broad mix of assets. More than \$57.3 million was transacted nationally across the three-day event, achieving an overall success rate of 82.61%, with particularly strong outcomes recorded across entry-level assets.

The results highlight a market that remains active, with buyers continuing to compete for well-priced opportunities, supported by depth of enquiry and competitive bidding.

In this edition, we take a closer look at the private wealth sector and the factors driving its growing allocation to commercial property, from reliable income and long-term leases to the enduring appeal of assets underpinned by everyday demand.

Against the backdrop of the Federal Government's latest Budget, we explore how policy is accelerating a shift already underway.

We also explore the healthcare sector, where medical assets continue to benefit from strong structural demand and long-term tenant security. In addition, we examine the growing appeal of fitness assets as they evolve from discretionary uses into more essential components of daily life.

Finally, we sit down with Senior Director Nathan Mufale, who shares his insights on current market conditions, investor sentiment and where opportunities are emerging across the market.

CBRE

Portfolio Team

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PHOTOGRAPHY Various

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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.



Capital Reallocates to Higher Ground

Budget reforms reshape the investments landscape

Time and again, when markets turn volatile and confidence softens, capital gravitates toward investments that continue to perform quietly in the background. Share markets can stumble, sentiment can change quickly, but income backed by long leases and everyday demand tends to hold its ground. In these periods, the value of predictable cashflow becomes more pronounced.

For decades, investors have turned to commercial property anchored in essential services as a core portfolio allocation. This segment has delivered consistent returns through yields, rental growth and long-term leases, and with the announcement of Treasurer, Jim Chalmer's 2026 Federal Budget, it is likely to tilt the balance further in its favour.

Across Australia's growth corridors and established suburbs, the properties that support daily life are among the most tightly held and sought after in the market. Recent economic turbulence has seen fast food, childcare centres, medical clinics and convenience retail attract increasing attention, which in turn is tightening supply and intensifying competition.

The numbers reflect that movement. Industry data suggests that well over half of self-managed super funds with balances above \$2 million now hold commercial property, highlighting a clear preference for defensive investments.

This trend extends to family offices, where income producing holdings continue to anchor portfolios.

At the same time, the yield gap between residential and commercial property remains difficult to ignore. Residential yields sit around 4%, with landlords responsible for almost all outgoings.

In contrast, commercial holdings typically see tenants cover these costs, allowing net yields of 5% to 6% with annual rental growth usually built in and with potential tax depreciation adding further upside. Combined with long leases, this provides a level of income clarity that is increasingly valued.

With between 1 to 1.2 million Australian taxpayers currently recording net losses on residential investment properties, a growing pool of investors is reassessing where capital is best deployed.

This reallocation is now becoming visible in transaction activity. Demand from first-time commercial property investors, in particular has increased. Recent CBRE portfolio campaigns have highlighted this trend, with strong competition for opportunities priced below \$3 million, placing downward pressure on yields as more buyers compete for a limited pool of stock.

Several recent transactions reflect that depth of demand. In Melbourne’s southeast, the Hellenic Republic-leased asset in Highett attracted strong interest and sold on a sharp return of 4.67%. In regional South Australia, the Hungry Jack’s in Mount Gambier achieved a premium outcome at 4.56%, reinforcing continued demand for well-located investments backed by national operators.

With competition already intensifying, the Federal Government’s proposed policy changes to negative gearing are expected to further accelerate demand. Negative gearing on newly acquired established residential properties will be restricted, with investors

no longer able to offset rental losses against salary or other income, and any unused losses carried forward to future years.

Commercial property is not subject to those same negative gearing changes. The relative appeal of commercial investments continues to be driven by their income profile, placing greater emphasis on fundamentals such as tenant covenant, lease structure and location.

Beyond policy, broader market conditions are also shaping the opportunity set. Rising construction costs and tighter development feasibility are

expected to limit new supply. Over time, this is likely to support rental growth, particularly for well-located essential services investments where demand remains consistent.

The direction underway is structural rather than cyclical. Capital is gradually moving away from residential investment and towards investments that offer stronger income, longer leases and exposure to everyday demand, with many commercial holdings providing a more straightforward, ‘set and forget’ investment profile. The 2026 Budget reforms are expected to accelerate that momentum as investors look to reposition in a more income-focused environment.

The sectors leading demand

The assets attracting the most attention share one defining quality: consistent, non-discretionary demand. Fast food, convenience retail, medical and childcare each draw on different drivers, but all are underpinned by the kind of everyday spending that continues regardless of what markets are doing.

Fast Food

Scarcity, Scale & Sharp Yields

Australia’s fast food drive-thru sector remains the most competitively contested commercial investment class in the country, with strong investor demand driving transaction activity and tightening yields. Year-to-date in 2026, transaction volumes have reached \$94.26 million across 18 sales at an average cap rate of 4.94%.

More broadly, since 2025 the sector has recorded \$381 million in transaction volume across 67 sales, underscoring the depth of demand and sustained allocation from private wealth into the asset class. At the premium end of the market, benchmark yields have been recorded as sharp as 2.92%, reinforcing the intensity of competition for prime assets.

Of all the essential services categories, fast food has been the standout performer. Underpinned by high-frequency consumer demand, the sector continues to see consistent network expansion, with McDonald’s, KFC and Hungry Jack’s all adding new sites each year to keep pace with population growth. Among them, McDonald’s assets consistently attract the sharpest yields, reflecting their scale, covenant strength and rarity.

Convenience Retail

Built on Frequency

The sector’s investment case is built on frequency and habit. Australians visit a convenience retail store around four times a month, more often than they eat at a restaurant, go to the gym or see their GP. Outside of supermarkets, few locations see people as regularly, and the investment case reflects that.

CBRE’s Convenience Retail Report shows total sales volume of \$531 million across 89 transactions, the third highest on record behind the 2021 peak of \$556 million and 2024 volumes. Cap rates compressed 15 basis points over the year, moving from 6.33% in the first half to 6.18% in the second.

Recent portfolio auction activity continues to demonstrate the strength of demand and pricing for well-leased assets. In CBRE’s April portfolio auction, a United Petroleum asset in Slacks Creek QLD transacted at a sharp 5.2% yield, highlighting the premium investors are placing on strong covenants. Assets positioned on high-exposure arterial roads, within established catchments or growth corridors, are consistently achieving the tightest pricing, reflecting both the security of income and the long-term underlying land value.

Healthcare

Essential Care, Enduring Demand

Healthcare assets have become a core allocation for private wealth, offering stable, long-term income underpinned by essential service demand and a growing population base.

Australia performs more than 160 million GP attendances and over 28 million diagnostic imaging services annually, reinforcing the scale and consistency of demand across the sector. At the same time, constrained supply of fit-for-purpose clinical space is supporting rental growth and tightening leasing conditions across key markets.

Highlighting this demand is one of the sector’s most distinctive investment attributes: the depth and stability of its funding base. Total healthcare expenditure has reached more than \$270 billion, representing around 10% of GDP, with government funding accounting for approximately 70% of total spend. This stability is further reinforced by the 2026 Federal Budget’s \$233.5 billion in commitments across public hospitals, GP bulk billing and Medicare Urgent Care Clinics, supporting consistent tenant demand and long-term income for investors.

Childcare

Policy Meets Demand

Childcare combines policy support with structurally strong demand, making it one of the most closely watched sectors.

The commitment to early childhood education has been building for years, but the 2026 Federal Budget has further accelerated that trajectory. The Three Day Guarantee came into effect in January 2026, expanding subsidised access for millions of families, while the May 2026 Budget added significant weight with \$21 billion in wage rises across early childhood and aged care.

Yields have compressed by roughly 90–130 basis points across the sector over the past two years. Recent portfolio auction evidence reinforces this trend, with a Goodstart Early Learning centre in Boonah, regional QLD transacting at a 4.78% yield, while premium metro assets continue to push into the low-4% to 5% range for high-quality operators in sought after locations.

In Good Health

Inside Australia's Medical Property Sector

Australia's medical property sector has long been backed by non-discretionary healthcare demand and established investor interest. Structural shifts in healthcare delivery, combined with population growth and ageing demographics, continue to support demand for medical accommodation across metropolitan and regional growth markets.

As governments and operators manage rising demand and capacity constraints, a greater share of routine, preventative and specialist care is delivered outside acute hospital settings. Community based medical facilities now play a critical role in healthcare provision, supporting demand for well-located assets embedded within residential catchments rather than hospital campuses alone.

Consulting Suites	↖
Pathology	↖
Building 1 - Main Entrance	→
Lower Ground	





TORQUAY VIC

Recent occupier data reinforces the depth of underlying demand. CBRE notes there were approximately 163.5 million GP attendances and 28.6 million diagnostic imaging services nationally over the past year, highlighting the ongoing throughput driving space requirements across primary care and specialist formats.

At the same time, healthcare spending has continued to expand, reaching around \$270.5 billion, or just over 10% of GDP, with hospitals alone accounting for more than \$100 billion of the overall total. This sustained level of activity is increasing reliance on community-based facilities to absorb demand, particularly as hospital capacity remains constrained, supporting ongoing leasing and investment interest in well-located health and medical assets.

This shift has also reshaped the investment profile of the sector. Centres designed to accommodate multiple services are now able to support a broader mix of tenants, strengthening income resilience and reducing reliance on any single operator. For investors, this has enhanced the appeal of well-located assets, particularly where diversified occupancies and long-term leases provide greater certainty of cash flow.

This structural demand underpins the sector's resilience. Medical practices typically operate from purpose-built accommodation designed around clinical workflows and regulatory requirements. Tenants make significant investments in specialised fit-outs, including treatment rooms, imaging equipment and compliance upgrades. These sunk costs, combined with licensing requirements and the

importance of patient continuity, make relocation disruptive and expensive, reinforcing long term occupancy.

These characteristics have shaped medical property into a distinct asset class defined by stable income, strong tenant retention and limited functional obsolescence. Unlike many other commercial property types, performance is driven less by cyclical occupier behaviour and more by ongoing service demand tied to local populations.

Private investors remain consistently active in the sub \$20 million segment. Assets within this range offer manageable scale, established tenancy and predictable cash flow, aligning closely with private capital seeking defensiveness rather than repositioning risk.

According to CBRE, approximately \$544 million worth of tenanted medical property below \$20 million transacted nationally in the year to April 2026, compared with around \$385 million in the prior period. The increase reflects more assets being brought to market and readily absorbed, highlighting the depth of the buyer pool.

Despite higher transaction volumes, pricing conditions have remained relatively stable. Average yields for sub \$20 million assets sat at approximately 6.04% over the past year.

More recent evidence points to further tightening for premium assets, with the Myhealth property in Mentone VIC transacting at a 5.49% yield following a highly competitive auction, while a comparable Myhealth asset in Engadine NSW achieved a 5.68% return. These results highlight continued depth of demand and pricing strength for well-leased medical investments.

Investor focus remains squarely on income visibility. Longer lease terms, fixed annual rental growth and established operators continue to define the assets attracting the strongest interest, helping to limit vacancy risk and leasing downtime.

The sub \$20 million segment continues to be dominated by private investors, family offices and self-managed superannuation funds. For these groups, medical property offers essential service exposure, relatively straightforward asset management and income streams that are less sensitive to broader economic conditions.

Purpose built medical centres remain central to demand, particularly those aligned with primary care and community health services. Healthcare anchored mixed use developments are also drawing interest where leasing structures clearly separate medical income from other uses.

Smaller neighbourhood clinics leased to GP groups, imaging providers and allied health operators remain attractive due to their long-standing role within local communities.

Geography continues to influence investor activity. South East Queensland remains a focal market, supported by population growth across Brisbane and the Logan, Gold Coast and Ipswich corridors. Melbourne's outer growth areas and well-located infill sites continue to attract capital, particularly near hospitals, transport infrastructure and dense residential catchments. Western Sydney is emerging in a similar way, alongside select high growth areas of South Australia.

Across regions and asset types, the theme is consistent. Investors are prioritising predictability over redevelopment or repositioning. While other commercial sectors face changing occupier demands, medical assets continue to perform their intended role with limited need for adaptation.

Looking ahead, the outlook for private investment remains positive. Healthcare demand is expected to intensify as populations grow and age, while new supply remains constrained by planning processes, construction costs and the specialised nature of medical fit outs. These conditions continue to support well located assets with established tenants and secure income profiles.



Diagnostics

Hoppers Crossing VIC Page 32



Dental Care

Balgowlah NSW Page 30



Pet Boarding

Purga (Imparrra) QLD Page 49



Kieser

Torquay VIC Page 26



FMIG

Footscray VIC Page 32



Fitness Centre

Craigieburn VIC Page 59

Gym Economics

How fitness became an essential investment play

For a long time, fitness assets sat outside the mainstream of commercial property investment. High fit-out costs, specialised use, and the perception of the gym membership as a discretionary luxury all contributed to that. That perception is shifting, and the numbers are starting to back it up.

The fitness industry is booming. Gym revenues across Australia are expected to hit \$3.7 billion this year, according to analysts at IBISWorld, representing growth of 23 per cent since 2015. Membership rolls are expanding, new formats are proliferating, and the sector is drawing a level of consumer commitment that is forcing a rethink of where fitness sits in the household budget.

That shift is increasingly being recognised by investors. Average yields for gym assets have tightened from 6.51% between 2019–2022 to 5.93% from 2023 to present, a compression of 58 basis points, reflecting growing demand for the sector and a repricing of its risk profile.

The key question for investors has always been: when times get tough, does the gym membership go? The answer, increasingly, is no.

Consumer sentiment data gathered during periods of heightened inflation and rising interest rates tells a striking story. While discretionary categories like dining out, holidays, gym memberships held firm. Particularly among younger Australians, fitness has

become a non-negotiable, a lifestyle pillar rather than a luxury add-on. They are giving up other things and keeping the membership. That behavioural resilience is exactly what commercial property investors look for in a tenant.

It is the same logic that has shaped the long-term appeal of medical and childcare assets, sectors where the underlying service is so embedded in the rhythms of everyday life that demand remains relatively stable regardless of the economic backdrop. Fitness is increasingly being spoken about in the same breath.

The scale and maturity of the major operators adds another layer of appeal. Franchise networks like Anytime Fitness, Snap Fitness, and F45 have built sophisticated systems with standardised fit-outs, strong brand recognition, and national footprints that give landlords confidence in covenant quality. These are no longer small-scale, owner-operated businesses with uncertain longevity. They are professionally run enterprises with access to capital and long-term growth strategies.

For a commercial investor, the fundamentals stack up in several ways. Gym tenants typically require long leases to justify the significant capital they invest in fit-out, purpose-built flooring, equipment, amenities, and ventilation systems. A 10-year lease with options is not unusual, and that kind of tenure provides the income certainty investors prize.

Outgoings are commonly structured on a net basis, meaning the tenant carries operating costs back to the landlord. And because the fit-out is so operator-specific, tenants are strongly incentivised to renew rather than walk away from their investment.

The format is also evolving in ways that make fitness assets more versatile from a property perspective. The boutique studio model, reformer Pilates, boxing, cycling, functional training, has emerged as one of the most active growth categories in the sector, occupying smaller floorplates in neighbourhood and strip retail locations that were previously difficult to tenant.

As with any asset class, doing the work upfront is what separates a good investment from a great one. Margins across the fitness industry are tight, with average profitability sitting at around 0.5% so understanding the operator behind the lease is just as important as understanding the property itself. A franchise with a strong balance sheet and a proven

track record in that specific catchment will tell a very different story to an independent operator in a crowded market. The fundamentals reward those who look closely.

Location, as always, is everything. Fitness assets perform best where the surrounding demographics align. Density, household income, and an active population all influence membership draw. High-growth residential corridors, urban infill suburbs, and major shopping centre precincts have all produced strong results for gym-anchored investments in recent years.

What is clear is that the old assumption, that fitness is a fair-weather category that contracts when consumer confidence dips, no longer holds the way it once did. The gym has become, for a significant and growing portion of the population, as essential as any other recurring household expense. For investors looking beyond the obvious asset classes, that shift in behaviour is worth paying attention to.



June Portfolio Campaign

SYDNEY
10:30AM AEST
TUESDAY
23 JUNE

MELBOURNE
10:30AM AEST
WEDNESDAY
24 JUNE

BRISBANE
10:30AM AEST
THURSDAY
25 JUNE

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 185 New Properties For Sale



Supermarket

Tenant	Location	State	Income pa	Page
Aldi Shopping Centre	Ormeau	QLD	\$1,249,200	18
Coles Supermarket	Warrnambool	VIC	\$793,394	20
Wholegreens	Neutral Bay	NSW	\$95,648	45
Alira Village Grocery & Butcher	Berwick (Melbourne)	VIC	\$82,725	63



Convenience Retail

Tenant	Location	State	Income pa	Page
OTR	Ropes Crossing (Sydney)	NSW	\$687,805	22
BP	Molendinar (Gold Coast)	QLD	\$607,689	47
OTR	Hendon (Adelaide)	SA	\$534,276	22
Ampol	Yamanto (Brisbane)	QLD	\$421,858	28
7-Eleven	Wagga Wagga	NSW	\$370,000	38
BP	Idalia (Townsville)	QLD	\$357,200	48
OTR	Hamilton (Newcastle)	NSW	\$321,368	22



Multi Tenanted

Tenant	Location	State	Income pa	Page
Club Lime (Multi Tenant)	Dickson	ACT	\$1,322,329	36
Multi Tenant	Surry Hills (Sydney)	NSW	\$603,641	37
Multi Tenant (KFC)	Bega	NSW	\$283,760	40



Large Format Retail

Tenant	Location	State	Income pa	Page
Rebel Sport	Launceston	TAS	\$648,850	53

Portfolio 185

New Properties For Sale



Early Education

Tenant	Location	State	Income pa	Page
Affinity	Werribee (Melbourne)	VIC	\$590,985	54
Story House Early Learning	Hadfield (Melbourne)	VIC	\$477,737	56
Grow Early Education	Kelso (Bathurst)	NSW	\$358,215	39
G8 Education	Mill Park (Melbourne)	VIC	\$252,392	58
Goodstart Early Learning	Labrador (Gold Coast)	QLD	\$227,684	50
Play Eden	Mill Park (Melbourne)	VIC	\$179,025	58
Goodstart Early Learning	Hurstville (Sydney)	NSW	\$97,552	44



Fast Food

Tenant	Location	State	Income pa	Page
McDonald's	Zetlands (Sydney)	NSW	\$298,191	34
KFC	Kempsey	NSW	\$235,032	41
KFC	Zetlands (Sydney)	NSW	\$234,984	34
Taco Bell	Zetlands (Sydney)	NSW	\$229,547	34
Zarraffa's	Yamanto (Brisbane)	QLD	\$136,518	28
KFC	Lakes Entrance	VIC	\$122,579	61
Gelatissimo	Zetlands (Sydney)	NSW	\$107,522	34



Office & Government

Tenant	Location	State	Income pa	Page
Centrelink & Indie Education	Browns Plains (Brisbane)	QLD	\$632,584	47
Your Expert Real Estate	Berwick (Melbourne)	VIC	\$69,075	64



Healthcare

Tenant	Location	State	Income pa	Page
Torquay Medical Complex	Torquay (Geelong)	VIC	\$590,208	26
The Smile Office & Beachside Orthodontics	Balgowlah (Manly)	NSW	\$377,497	30
Integral Diagnostics	Footscray (Melbourne)	VIC	\$315,526	32
Kip Happy Stays	Purga (Ipswich)	QLD	\$240,000	49
Snap Fitness	Craigieburn (Melbourne)	VIC	\$217,300	59
Integral Diagnostics	Hoppers Crossing (Melbourne)	VIC	\$189,052	32
Key Health	St Leonards (Sydney)	NSW	\$147,367	42
VetPartners	Reservoir (Melbourne)	VIC	\$82,765	62



Retail

Tenant	Location	State	Income pa	Page
Commercial Freehold Investment	Warragul	VIC	\$471,446	57
Retail & Allied Health	Mackay	QLD	\$213,686	51
Laundromatch	Darlington	NSW	\$132,500	43
Blue Hippo Laundromat	Craigieburn (Melbourne)	VIC	\$48,525	65



Industrial & Automotive

Tenant	Location	State	Income pa	Page
Airmaster	Scoresby (Melbourne)	VIC	\$540,750	55
Taranto Window's & Doors	Korumburra (Leongatha)	VIC	\$214,691	60
mycar Tyre & Auto	Gawler (Adelaide)	SA	\$181,777	52



ALDI Anchored Ormeau Town Centre

Fully Refurbished Full Line ALDI Supermarket
Significant Depreciation & Tax Benefits

High Profile 5,170sqm* Dominant Corner Site Complementary Mix of 14 Specialty Retailers

Ormeau (Gold Coast) QLD
29 Peachey Road

ALDI: brand new 10 year lease plus options through to 2050

Attractive long 8.12 year WALE

Annual CPI + 2%, 3%, 3.5% & 4% rent increases guaranteeing growth

Net Income: \$1,249,200 pa* + GST

- ALDI: Blue-chip international supermarket retailer with 600+ stores nationally & 13,000+ globally, across 11 different countries.
- Landmark 5,170sqm* corner site in the heart of one of Brisbane's fastest growing corridors
- Recently refurbished 3,028sqm* centre with 58 on-title car spaces and a total of 110 shared car spaces within the precinct
- Strategically located just off Pacific Motorway, a key arterial linking Brisbane & Gold Coast carrying 980,000* vehicles weekly
- Gold Coast: Iconic location with a GRP of \$49.46B* attracting 13 million visitors in 2024

CBRE
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For Sale by Expressions of Interest
Closing 3pm AEST
Tuesday 23 June 2026

*Approx



Stamp Duty Free Investment

Trophy Freestanding Coles Supermarket

First Supermarket Sale to be Stamp Duty Exempt

Early Lease Extension to 2038 Coles Pays All Outs Incl Land Tax

Warrnambool VIC
133-141 Lava Street

30 year lease to 2038 plus 2 x 10 years options & 2 x 5 year options to 2068

Tenant pays all usual outgoings including single holding land tax and building insurance

Net Income: \$793,394 pa* + GST

- Coles: subsidiary of ASX-listed Coles Group Limited (ASX:COL), Australia's leading grocery retailers with 860 supermarkets nationally¹
- Rare freestanding 2,670sqm* supermarket, the only full-line supermarket within the Warrnambool CBD
- Prime location in the heart of Warrnambool's premier CBD precinct with national tenants Target, Chemist Warehouse, Reject Shop, Cotton On, Sportsgirl, Gazman, McDonald's, KFC & more within 400m*
- Warrnambool: a thriving regional powerhouse commanding a 130,000+ trade catchment and drawing 700,000 tourists annually²



Contact

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For Sale by Expressions of Interest

Closing 3pm AEST
Thursday 16 July 2026

*Approx ¹ Coles ²Warrnambool.vic.gov.au



Stamp Duty Free Investment

3 Trophy Freeholds Triple Net Leases

Tenant pays outgoings incl. multiple holding land tax, rates, insurance, management & structural capex

Brand New Adelaide Fuel and Fast Food 18 Year Head Lease Through to 2043

Hendon (Adelaide) SA
91-95 Tapleys Hill Road

18 year lease to May 2043 plus options through to 2078

Fixed 3.5% annual increases with 10% cap & collar at each option

79% rent increase over remaining term (\$958,852 pa in 2042)

Net Income: \$534,276 pa* + GST

- Viva Energy (ASX:VEA) blue chip \$3.79B* retail giant recently acquired Coles Express & OTR, now with 1,500 sites across the nation¹
- Complemented by Guzman y Gomez Mexican Kitchen with convenient drive-thru offering
- Predominant site on Tapleys Hill Road, a major arterial linking Adelaide Airport & Port Adelaide
- Built 2025, offering huge depreciation benefits
- 450m* from Reece Plumbing, Petbarn and the new \$25m Hendon SC (KFC, HJ's and Foodland)
- The City of Charles Sturt: 4th largest LGA in SA, home to a population of 130,841 people²

Contact

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Investment Portfolio Auction

10.30am AEST
Tuesday 23 June 2026
Sydney Opera House

*Approx. OTR ².id





Brand New Sydney Convenience Retail Tenant Pays Multiple Holding Land Tax

Ropes Crossing (Sydney) NSW
306 Wianamatta Parkway

16 year lease to November 2041 plus options through to 2076
Fixed 3.5% annual increases with 10% cap & collar at each option
67% rent increase over remaining term (\$1,152,313 pa in 2040)

Net Income: \$687,805 pa* + GST

- Viva Energy (ASX:VEA) blue chip \$3.79B* retail giant recently acquired Coles Express & OTR, now with 1,500 sites across the nation¹
- 2,780sqm* corner freehold in Sydney's booming western corridor, 90m* road frontage
- Expansive modern convenience retail with 24/7 Drive-Thru plus freestanding car wash
- Built 2025, maximum depreciation benefits
- Positioned opposite the entrance to the Coles anchored Ropes Crossing Village SC
- Ropes Crossing: central Western Sydney (Blacktown Council) population forecast to grow by 43% by 2046²



Contact

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Investment Portfolio Auction

10:30am AEST
Tuesday 23 June
Sydney Opera House

¹Approx ²OTR ³.id

15 Year Triple Net Lease Freehold Along Newcastle's Car Dealership Golden Mile

Hamilton (Newcastle) NSW
56, 66-68 Tudor St, cnr Elcho St

15 year lease to March 2039 plus further options to March 2074
Fixed 3.5% annual increases with 10% cap & collar at each option
51% rent increase over remaining term (\$485,608 pa in 2040)

Net Income: \$321,368 pa* + GST

- Viva Energy (ASX:VEA) blue chip \$3.79B* retail giant recently acquired Coles Express & OTR, now with 1,500 sites across the nation¹
- Immaculate 1,136sqm* cornerlandholding with 73 metres* of dual street frontage and exposure
- Two-level refurbished 280sqm* complex with convenience retail plus upstairs office and staff amenities
- Toyota, Ford, BMW, Tesla, Mitsubishi, MG, Hyundai, Volkswagen, Honda, Nissan, Suzuki & Mini Car Dealerships all within 500m*
- Newcastle: major Commercial Hub population forecast to grow by 17% to 205,445 by 2046²



Contact

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Investment Portfolio Auction

10.30am AEST
Tuesday 23 June
Sydney Opera House

¹Approx ²OTR ³.id



Potential 50% Stamp Duty Savings

Blue Chip Freehold Healthcare Investment

World Renowned \$3.5 Billion Surf Coast Region

New Medical Complex in Booming Torquay, Strong Depreciation Benefits

Torquay VIC
51-53 Geelong Road

Exceptional 9.38 year WALE with evenly distributed income streams¹

Fixed 3.5% annual rent increases

Tenants pay usual outgoings including rates & insurance

Net Income: \$590,208 pa* + GST²

- State-of-the-art 1,010sqm* healthcare complex including physiotherapy, audiology and podiatry tenancies
- Strategic 1,463sqm* highway landholding with 19 car spaces on title
- High profile Surf Coast Highway position with 19,650 vehicles passing daily³
- As new construction (2024) offering modern infrastructure and strong depreciation benefits
- Torquay: gateway to the world renowned Great Ocean Road, with population set to surge 20% to 25,074 residents by 2046⁴



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For Sale by Expressions of Interest
Closing 3pm AEST
Thursday 16 July 2026

*Approx ¹By Income ²As at June 2026
³GapMaps ⁴REMPPlan



To be sold individually

Freestanding Brisbane Ampol & Zarraffa's Strategic Location - QLD's #1 Fastest Growing Region

Yamanto (Brisbane) QLD 422 & 424 Warwick Road

Long 15 & 10 year net leases + opts
Attractive lease structures, both tenants pay all usual outgoing with minimum 3% annual rent increases
Warwick Road - 140,000+ vehicles passing weekly*

To be sold individually

- Situated in Yamanto Village anchored by leading complementary national retailers Anytime Fitness, Zambrero, Subway & Noodle Box
- Dominant retail location within 1km* of Yamanto Shopping Village and Yamanto Central, anchored by Woolworths, Coles, Amart, Dan Murphy's, Kmart, Supercheap Auto and 100+ specialty retailers
- Constructed in 2016, providing the incoming purchaser with modern infrastructure and important tax depreciation benefits
- Strategically located within 500m* of national retailers ALDI, KFC, Hungry Jack's, Red Rooster, Mitsubishi, Honda & Isuzu dealerships
- Ipswich: 8th fastest growing metropolitan location in Australia with forecast population growth of 164% to 711,000+ by 2046*

Yamanto (Brisbane) QLD 422 Warwick Road



- 15 year net lease to 2031 plus 2 x 5 year options to 2041
- Ampol (ASX:ALD): ASX100 listed powerhouse with 1,800+ sites nationally & market cap. of \$8.50 billion*
- Tenant responsible for 100% of outgoing including land tax & management fees plus replacement of fuel infrastructure
- Annual CPI reviews (minimum 3%)
- Expansive 3,687sqm* main road site at the entrance to Yamanto Village
- **Net Income: \$421,858 pa* + GST**

Yamanto (Brisbane) QLD 424 Warwick Road



- Brand new 10 year renewed net lease to 2036 plus 1 x 5 year option to 2041
- Zarraffa's: nationally recognised QSR chain established in 1996, with a growing network of 84 stores*
- Tenant responsible for 100% of outgoing¹, including management fees
- Rare fixed 4% annual rent increases
- High profile 1,691sqm* site improved with a freestanding drive-thru and important 20+ on-site car parks
- **Net Income: \$136,518 pa* + GST**

Contact

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Investment Portfolio Auction To be sold individually

10:30am AEST
Thursday 25 June
Level 3, 1 Eagle St, Brisbane

*Approx ¹Excluding Land Tax



Trophy Sydney Dental & Healthcare Centre

Highly defensive dental freehold in the heart of one of Sydney's most affluent coastal suburbs

Anchored by Brand New 10 Year Net Lease Prestigious Northern Beaches Location



**Balgowlah (Manly) NSW
394 Sydney Road**

Multi-faceted dental freehold underpinned by a 7.3 year WALE
Desirable rent reviews to the greater of 4% or CPI annually ensuring long term compounding income growth
Net leases, tenants paying 100% of outgoings, including Land Tax
Net Income: \$377,497 pa* + GST

- The Smile Office: established dental centre owned by Health Crest, 30+ year occupancy
- Beachside Orthodontics: high performing practice, 14 staff & premium dental-grade fit-out
- Key 460sqm* Sydney Rd landholding next to Coles anchored Balgowlah Village Shopping Centre, Bunnings & the Sydney Road Medical Practice
- Improved by a two level highly complementary building with expansive exposure to Sydney Road
- Significant tenant capital expenditure & investment
- Balgowlah: tightly held and affluent Northern Beaches location, 4 min to Manly Beach & with a median house price of \$3.7m, 10 km* to Sydney

Contact

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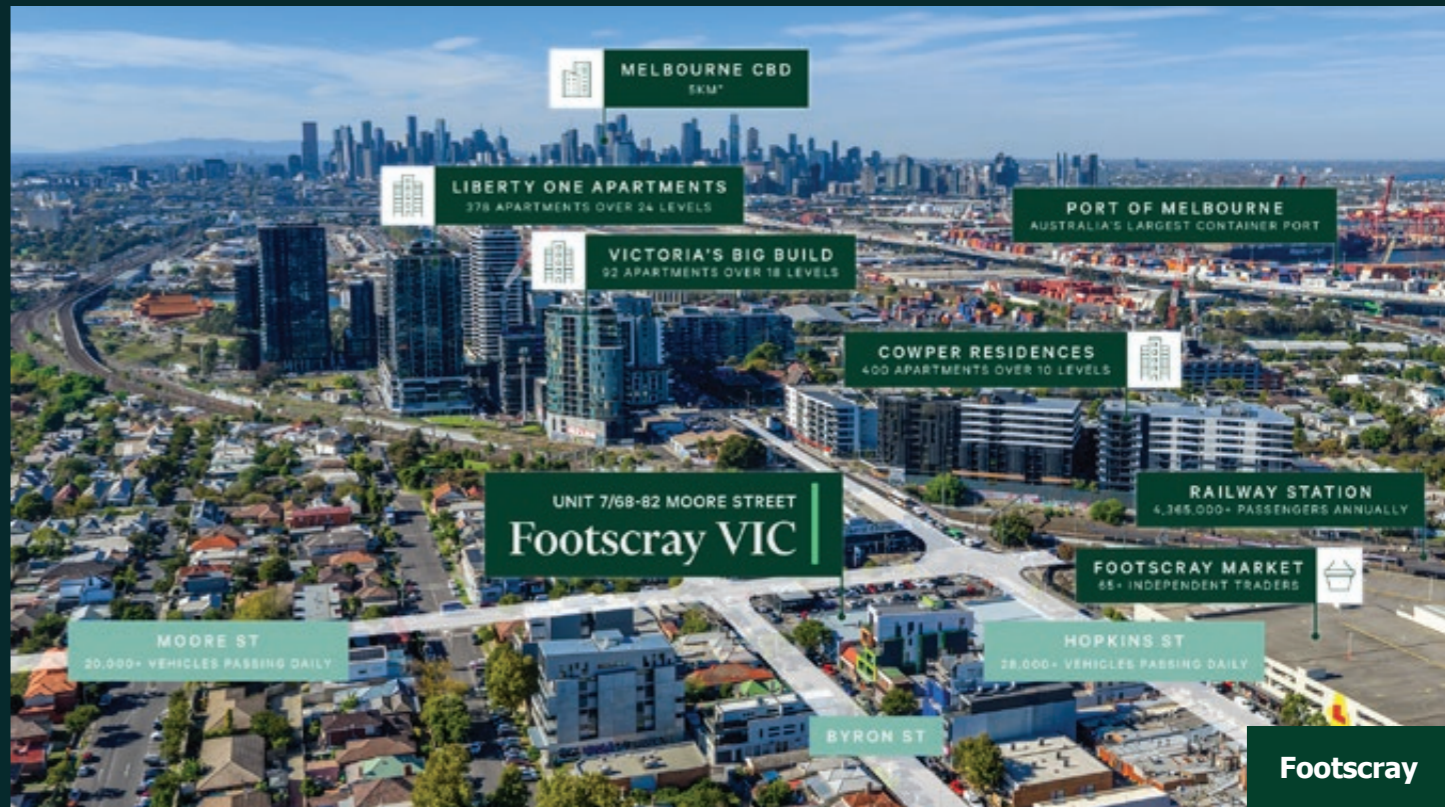
Investment Portfolio Auction

10:30am AEST
Tuesday 23 June
Sydney Opera House

*Approx



Hoppers Crossing



Footscray



Hoppers Crossing



Footscray

Two ASX Listed Radiology Investments

Integral Diagnostics (ASX:IDX): leading international provider of medical imaging services (\$817M market cap) with 150 locations across Australia & New Zealand¹

Investor preferred net lease with Integral Diagnostics responsible for all outgoings including land tax, rates & insurance premiums

To be sold individually

Hoppers Crossing (Melbourne) VIC 471 Sayers Road

- Seven (7) year lease to 2031 plus two options to 2041
- Fixed 3% annual rent increases, ensuring rental growth
- Modern and well-presented 569sqm* purpose-built radiology clinic offering MRI, CT, X-Ray, Ultrasound and more
- Substantial 4,002sqm* freehold landholding with 17 on-title car spaces and significant development upside (STCA)
- High profile Sayers Rd position, 18,600 vehicles passing daily²
- City of Wyndham: home to more than 342,000 residents, the region supports 91,224 jobs and has an annual economic output of \$39.82 billion³
- **Net Income: \$189,052 pa* + GST (as at July 2026)**

Footscray (Melbourne) VIC Unit 7/68-82 Moore Street

- Renewed five (5) year lease to 2030 plus two options to 2040
- Landlord favourable reviews to the greater of CPI or 4%, ensuring rental growth
- Impressive 532sqm* purpose-built radiology clinic offering CT, X-Ray, Ultrasound and more
- Land rich 674sqm* ACZ site with 9 on-title car spaces and ample additional parking
- High-demand radiology catchment attracting 86,000+ visits each year within a 3 km radius²
- High profile position with 48,000+ vehicles passing daily (via Moore Street & Hopkins Street)²
- Strategic Footscray CBD landholding just 600m* from the new \$1.5B Footscray Hospital — one of Victoria's largest health infrastructure projects ever undertaken⁴
- City of Maribyrnong: established inner-metropolitan municipality with population set to surge 50.99% by 2051 to 155,000+ residents⁵
- **Net Income: \$315,526 pa* + GST**



Contact

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**Investment Portfolio Auction
To be sold individually**

10:30am AEST
Wednesday 24 June
Crown Casino, Melbourne

¹Approx ²IDX ³GapMaps ⁴REMPlan ⁵VHBA ⁶.id



Four Trophy Sydney Fast Food Investments Booming Inner City Precinct - Infinity Green Square

Rare opportunity to acquire four (4) globally recognised Sydney fast food investments within award winning landmark Infinity Green Square Retail

Zetland/Green Square: suburb of booming City of Sydney council with a GRP of \$170.6B*

To be sold individually

Zetland (Sydney) NSW, 33/305 Botany Road | McDonald's

- McDonald's: global fast food giant with 44,000 locations across 100+ countries
- 10 year net lease to 2029 plus 2 further 5 year options to 2039
- Tenant pays all outgoings, including management fees
- Fixed 3.5% annual rent increases
- Large 257sqm* fast food premises
- **Net Income: \$298,191 pa* + GST**

Zetland (Sydney) NSW, 23, 25-27/305 Botany Road | KFC

- KFC: iconic fast food brand servicing 2 million* customers weekly
- Long 10 net year lease to 2030 plus 2 further 5 year opts to 2040
- Tenant pays all outgoings, including management fees
- Fixed 3% annual rental increases
- Prime 174sqm* fast food premises
- **Net Income: \$234,984 pa* + GST**

Connected to Green Square Station Exposure to 95,000* People Weekly

Zetland (Sydney) NSW, 9-11/305 Botany Road | Taco Bell

- Taco Bell: globally recognised fast food brand with 9,000 locations in 35 countries
- 10 year net lease to 2031 plus 2 further 5 year options to 2041
- Tenant pays all outgoings, including management fees
- Fixed 3% annual rental increases
- Ideal 174sqm* fast food premises
- **Net Income: \$229,547 pa* + GST**

Zetland (Sydney) NSW, 38/3 Ebsworth Street | Gelatissimo

- Gelatissimo: international gelato brand with 60 stores globally
- Brand new 6 year net lease to 2032 plus 1 further 4 year option to 2036
- Tenant pays all outgoings, including management fees
- Attractive 3.5% annual rent increases
- Immaculate 74sqm* fit-out
- **Net Income: \$107,522 pa* + GST**

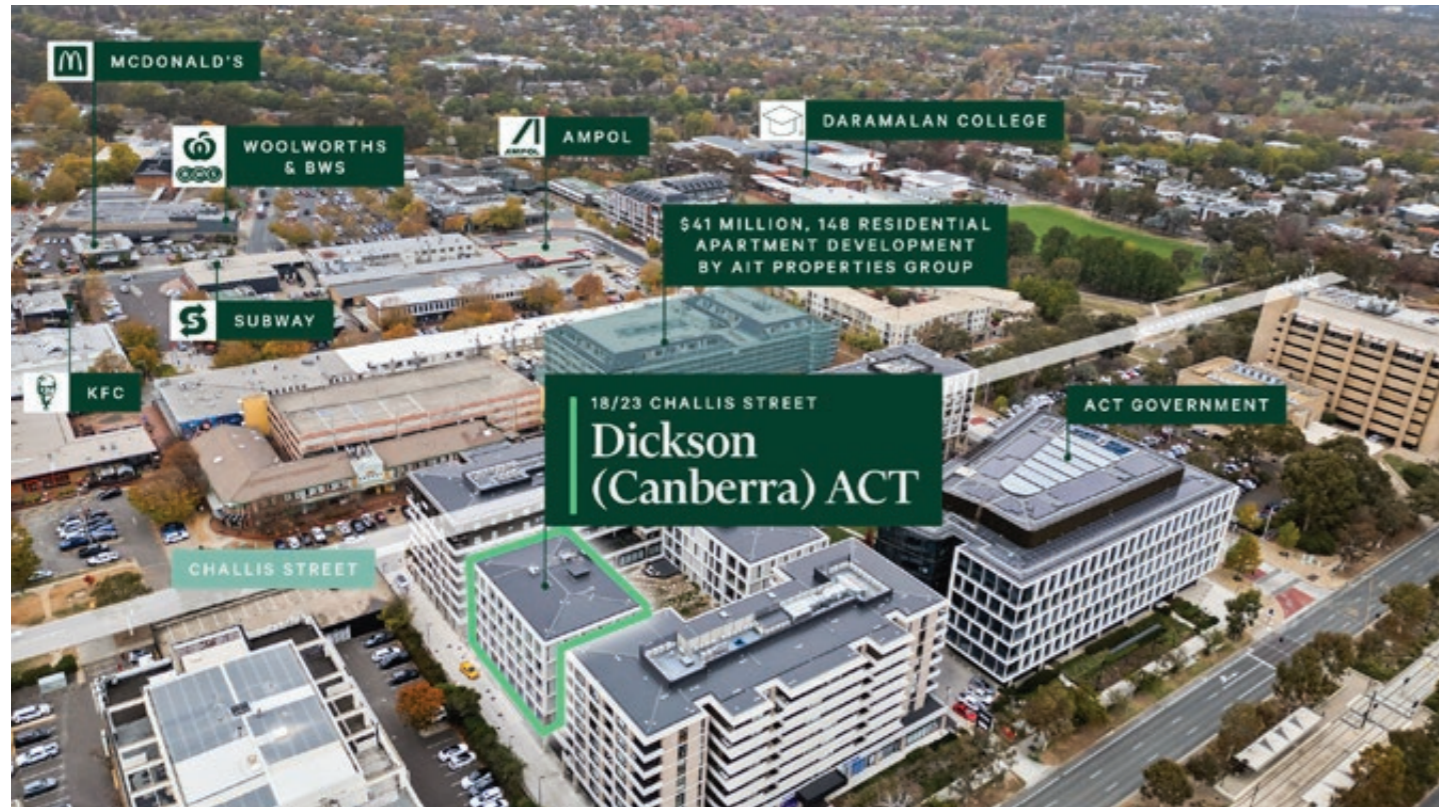


Contact
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Investment Portfolio Auction To be sold individually

10:30am AEST
Tuesday 23 June
Sydney Opera House

*Approx



Premium Multi-Level Investment ASX Listed Viva Leisure Head Office



Dickson (Canberra) ACT 18/23 Challis Street

Landlord friendly net leases, tenants responsible for all usual outgoings as per the leases

Attractive 3.5% annual rental increases ensuring compounding income growth

Net Income: \$1,322,329 pa* + GST¹

- Viva Leisure: ASX listed one of Australia's largest health and fitness operators²
- Club Lime: Australian fitness club with 150 locations nationally³
- Expansive 5-storey premises with 2,399sqm* of NLA, improved by 34 secure on-title basement car spaces
- Exceptional complementary medical, fitness and leisure tenant profiles
- Dickson: strategic position in Canberra region, with population of 488,000, forecast to increase to 700,000 by 2050⁴

Contact

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For Sale by Expressions of Interest

Closing 3pm AEST
Thursday 25 June 2026

¹Approx ²As at 21 Aug 2026
³Viva Leisure ⁴Club Lime ⁵act.gov.au

Generational Sydney Medical Freehold Investment Strategic Location 2km* to Sydney CBD

Surry Hills (Sydney) NSW 395 Bourke Street

Varying lease terms up to 2030 plus options

Attractive mix of annual rental increases up to 5%

Tenants responsible for payment outgoings, as per leases

Net Income: \$603,641 pa* + GST

- High performing medical anchored investment
- 100% fully leased freehold with diversified income streams
- Superbly positioned 285sqm* landholding improved by 658sqm* freehold building across 4 levels
- Successful & established trading medical centre since 2003, plus top trading pathologist
- Surry Hills: positioned in the booming City of Sydney, with population forecast to grow 28.16% by 2046, and a GRP of \$170.6B¹

Contact

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Investment Portfolio Auction

10:30am AEST
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Sydney Opera House

¹Approx ²Profile.id



Land Tax Exempt Investment

Brand New 12 Year Lease to 7-Eleven Large 2,525sqm* Site in Core Logistics Hub



Wagga Wagga NSW
29 Pearson Street

- 7-Eleven: Aus #1 convenience retailer with 760+ stores, recently purchased for \$1.71B* by 7-Eleven International LLC, 46,000 sites
- High profile 2,525sqm* site in Wagga Wagga's primary commercial hub, built to 7-Eleven's latest corporate specification & design
- Brand new May 2026 construction offering maximum depreciation benefits
- Strategically located next to iconic national brands including Bunnings, Reece, Audi & Mercedes in major auto dealership precinct
- Wagga Wagga: the largest inland city in NSW with a current population of circa 70,000+

Contact

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Investment Portfolio Auction

10:30am AEST
Tuesday 23 June
Sydney Opera House

*Approx

Brand new 12 year lease to 2038 plus 4 x 5 year options to 2058
Compounding fixed 3% annual rent increases guaranteeing growth
Tenant pays all usual outgoings incl rates, insurances & management
Net Income: \$370,000 pa* + GST

15 Year Net Lease to 2035 + Opts to 2050 Strong Trading Centre With Waitlist



Kelso (Bathurst) NSW
11 Ingersole Drive

- Grow Early Education: private multi-state operator with a network of 14 centres
- Large 3,469sqm* site positioned within favourable "E3 Productivity Support" zoning
- Positioned within complementary retail/service precinct, supported by national retailers including Anaconda, Sydney Tools, Snooze, Repco, Supercheap Auto, Office Works, Harvey Norman and KFC
- Bathurst: one of NSW's fastest-growing regions, servicing a catchment of 135,000+ residents

Three further 5-year options to 2050
Fixed 3% annual rent increases
Impressive 103 LDC place centre with strong occupancy and waitlist
Tenant pays all outgoings
Net Income: \$358,215 pa* + GST

Contact

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Investment Portfolio Auction

10:30am AEST
Tuesday 23 June
Sydney Opera House

*Approx



Prime KFC Anchored Freehold Centre Best Main Street Position in Bega CBD



Bega NSW
184 Carp Street

- 100% leased investment with excellent tenancy mix anchored by national tenants, majority of statutory outgoings recoverable
- KFC: Global fast food chain, 34,000+ restaurants
- ABC: Australian Government media broadcaster
- Horizon Bank: 10 retail branches in NSW
- Prime CBD position next to Woolworths, Dan Murphy's, Commbank, Kmart & Big W anchored Bega Village Shopping Centre
- Bega: commercial and economic heart of the NSW Sapphire Coast and capital of Bega Valley Shire, GRP of \$2.23b¹

Contact

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Investment Portfolio Auction

10:30am AEST
Tuesday 23 June
Sydney Opera House

¹Approx ¹Economy.id

Diversified income stream with strong longstanding occupancy
Attractive annual rent increases
Large high profile 1,052sqm* corner landholding

Net Income: \$283,760 pa* + GST

Recently Refurbished KFC | Prime 2,373sqm* CBD Highway Site | 35+ Years On Site



Kempsey NSW
90 Smith Street (Madeay Way)

- KFC: iconic fast-food brand serving over 2 million customers weekly
- Restaurant Brands: leading Australian & New Zealand QSR brand operating 521+ stores globally
- First time offered to market in over 22 years
- Large 2,373sqm* main road freehold improved by refurbished KFC drive thru to latest spec. designs
- Strategic position amongst national & global brands including Woolworths, Big W, McDonald's, Hungry Jack's, EG Ampol & Coles Kempsey Central
- Kempsey Shire: thriving regional centre, population forecast to grow over 11.5% by 2036

10 year lease to 2029 plus 2 further 5 year options to 2039

Current below market rent offering potential future rental upside

Compounding fixed 3% annual rent increases offering strong growth

Net Income: \$235,032 pa* + GST

Contact

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Investment Portfolio Auction

10:30am AEST
Tuesday 23 June
Sydney Opera House

^{*}Approx



Premium Sydney Medical Centre Adjacent Hospital / Above Train Station



St Leonards (Sydney) NSW
2/205 Pacific Highway

- Key Health: established Sydney GP group providing comprehensive primary care services across 7+ locations throughout Sydney
- Strategically located adjacent to RNSH accessed via Herbert St pedestrian bridge & positioned immediately above St Leonards train station
- Well-appointed 311sqm* ground floor medical practice includes valuable 2 car spaces on title
- St Leonards: Anchored by one of Sydney's largest hospital and healthcare precincts, with significant high-density residential growth underpinning long-term demand

5 year net lease to Nov 2028 plus 1 further 5 year option to 2033

Fixed 3% annual rent increases

Tenant pays all usual outgoings, as per the lease

Net Income: \$147,367 pa* + GST

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Investment Portfolio Auction

10:30am AEST
Tuesday 23 June
Sydney Opera House

*Approx

Inner-City Sydney Mixed Use Freehold High Profile Site Next to Sydney Uni



Darlington (Sydney) NSW
266 Abercrombie Street

- Laundromatch: modern, self-service state-of-the-art laundromat & dog wash operator with multiple Sydney locations including Darlington, Newtown & Hillsdale
- Brand new immaculate tenant funded fit-out and extensive capital improvements
- Diversified multi-tenant income profile across a resilient mix of commercial and residential tenancies, Darlington's core trade catchment
- Darlington: one of Sydney's most densely populated inner-city suburbs, sitting in the heart of the University of Sydney precinct & next to Redfern Station, 25.5m* passengers annually

Anchored by brand new 5 year lease to Dec 2030 plus 1 further 5 year option to 2035

Desirable fixed 3.5% annual rent increases, ensuring long term compounding rental growth

Net Income: \$132,500 pa* + GST

Contact

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Investment Portfolio Auction

10:30am AEST
Tuesday 23 June
Sydney Opera House

*Approx



Ultra Rare Entry Level Sydney Childcare 20 + 10 + 10 Year Triple Net Lease to 2061



Hurstville (Sydney) NSW 190 Woniora Road

Compounding fixed 3% annual rent increases ensuring strong growth

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

Net Income: \$97,552 pa* + GST

- Goodstart Early Learning: Australia's largest early education provider with 660+ centres nationally
- Well positioned 36 LDC place centre in an education rich precinct with 37 schools and 19,055 school aged enrolments within 3km*
- Current rental below market value (\$2,709/place) with attractive market reviews every five years
- Strategically located near major arterials King Georges Road and Princes Highway as well as major brands McDonald's, 7-Eleven, IGA & more
- Hurstville: Highly sought after inner city Sydney suburb only 15km* to Sydney CBD with a median house price of \$2,200,000 +

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Investment Portfolio Auction

10:30am AEST
Tuesday 23 June
Sydney Opera House

*Approx

Brand New Entry Level Investment Affluent Sydney North Shore Location



Neutral Bay (Sydney) NSW 3/12 Waters Road

Brand new 8 year lease to 2033 plus 1 x 8 year option to 2041

Rare compounding fixed 4% annual rent increases guaranteeing growth

2026 construction offering maximum depreciation benefits

Net Income: \$95,648 pa* + GST

- Wholegreen Bakery: premium gluten-free bakery founded in 2014 with 5 locations across Sydney
- Direct access to Military Road carrying 420,000 vehicles weekly, linking the Northern Beaches directly to the Sydney CBD
- Prime location within the new \$180 million luxury mixed use development featuring 37 apartments and 2,000sqm* of curated retail
- Neutral Bay: one of Sydney's most affluent and tightly held Lower North Shore suburbs with a median house price 124% above state average, with surrounding suburbs Mosman at \$5,790,000 and Cremorne Point at \$6,000,000

Contact

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Tuesday 23 June
Sydney Opera House

*Approx



Premium, Government Anchored Asset Positioned within a Major Retail Precinct



Browns Plains QLD 75-87 Grand Plaza Drive

Long-term income security anchored by brand new 10-year lease to the Federal Government

Mix of favourable 3% & 3.5% annual rent increases assuring consistent, compounding income growth

Net Income: \$632,584 pa* + GST

- Centrelink: Essential services funded by the Federal Government
- Positioned in QLD's most sought after commercial & retail precinct with huge underlying land value
- Recent capital works completed, offering significant depreciation benefits
- Directly opposite Grand Plaza, one of the largest shopping centres in QLD, anchored by Big W, Kmart, Target, Woolworth's and 110+ other specialty retailers
- Logan City: Second fastest growing LGA in South-East Queensland. Population forecast to increase 47% to over 500,000 by 2041

Contact

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Dan Forsyth 0430 938 983

Investment Portfolio Auction

10:30am AEST
Thursday 25 June
Level 3, 1 Eagle St, Brisbane

*Approx

Irreplaceable Land Rich Gold Coast Freehold 3,565sqm Corner Site | Long 7.5 Year WALE



Molendinar (Gold Coast) QLD 383 Southport Nerang Road

BP: 10 year head company lease to 2031 plus 4x5 year options to 2051

The Yiros Shop: new 10 year lease to 2035 plus 2x7 year opts to 2049

Important mixture of annual CPI and fixed 3.5% rental reviews

Net Income: \$607,689 pa* + GST

- BP: dual listed convenience retail heavyweight with 20,500 sites across 70 countries, and a combined current market cap of \$204 billion*
- State-of-the-art construction in 2021, providing significant long-term depreciation benefits
- Strategically located on major arterial connecting to Surfers Paradise (250,000+ vehicles passing weekly) - strong tenant trade
- Prime position in tightly held commercial & retail precinct, underscoring long term growth
- Gold Coast: Global tourism powerhouse & AUS most populated non-capital city, projected 31% population increase to 1,000,000 by 2041

Contact

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Investment Portfolio Auction

10:30am AEST
Thursday 25 June
Level 3, 1 Eagle St, Brisbane

*Approx



12 Year Head Lease to 2036 + Option to 2044 Perfect Retail Location Adjoining McDonald's



Idalia (Townsville) QLD 44-48 Stuart Drive

12 year net lease to 2036 plus
8 year option to 2044

Investor preferred greater of CPI
or 2.50% rent increases

Tenant pays 100% of outgoings,
excluding land tax

Net Income: \$357,200 pa* + GST

- BP: dual listed convenience retail heavyweight with 20,500+ sites across 70 countries, and a combined current market cap of \$204 billion*
- Large 3,451sqm* freehold site with important dual street access, improved by 290sqm* GLA convenience store and additional car wash
- 33,000+ vehicles within 5km* radius
- 70m+ frontage to Stuart Drive, a major arterial carrying 165,000+ vehicles weekly*
- Neighbouring McDonald's, Red Rooster, Subway, & Otto's Fresh Food Market Precinct
- Townsville: population to grow 52% by 2046*

Contact

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Investment Portfolio Auction

10:30am AEST
Thursday 25 June
Level 3, 1 Eagle St, Brisbane

*Approx

The Ultimate Set-&-Forget Opportunity 20 Year Triple Net Lease + Opts to 2106



Purga (Ipswich) QLD 451 Ipswich – Boonah Road

Brand new 20 Year 'Triple Net
Lease' to 2046 plus 6 further 10
year options to 2106

Fixed 3.5% annual rent increases

Tenant pays 100% of all outs incl.
Land Tax & Capex (structural)

Net Income: \$240,000 pa* + GST

- Kip Happy Stays: a leading Australian provider of premium pet boarding & daycare with 30+ locations across Australia & strong forecasted growth
- Landmark 11.59ha* site with a significant 222.6m* of frontage to Ipswich-Boonah Road (80,000+ vehicles passing weekly)
- Located only 2.5km* from Stockland's 'Botanica' master-planned community (2000+ residential lots) & within 4.5km* of the Ripley State Government Priority Development Area
- Ipswich: 8th fastest growing metropolitan location in Australia with forecast population growth of 164% to 711,000+ by 2046

Contact

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Investment Portfolio Auction

10:30am AEST
Thursday 25 June
Level 3, 1 Eagle St, Brisbane

*Approx



Rarely Traded 2,412sqm* Gold Coast Site 20 + 10 + 10 Year Triple Net Lease to 2060



Labrador (Gold Coast) QLD
118-120 Olsen Avenue

- Goodstart Early Learning: Australia's largest early education provider with 660+ centres nationally
- Beautifully presented, dual freestanding 82 LDC place centre on substantial 2,412sqm* metro Gold Coast freehold, high underlying land value
- Current rental below market value with attractive market review every five years
- High profile freehold site with dual street exposure & 36m* frontage to Olsen Avenue which carries 159,000 vehicles weekly*
- Gold Coast: world famous location, one of Australia's fastest growing cities, forecast 31% population increase to 1,000,000 by 2041

Contact

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Investment Portfolio Auction

10:30am AEST
Tuesday 23 June
Sydney Opera House

*Approx

Compounding fixed 3% annual rent increases ensuring strong growth

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

Net Income: \$227,684 pa* + GST

Entry-Level Retail & Allied Health Centre 1,837sqm* Corner Site | 100% Occupied



Mackay QLD
149-159 Victoria Street

- Battery World: Australia's leading specialist battery retailer, with over 110 locations nationwide (on-site 23+ years)
- Balance Podiatry: Australia's leading and largest podiatry services group, operating 90+ podiatry clinics (on-site 20+ years)
- Mixture of CPI & fixed 3% annual rent increases
- Prime 1,837sqm* corner CBD site with 'principal centre' zoning and a max build height of 49m* (12+ storeys)
- Mackay: supports 55,000 jobs and an annual economic output of nearly \$26.3 billion*

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Investment Portfolio Auction

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*Approx

'Principal Centre' zoning

5 & 7 year leases to leading national tenants

1,013sqm* NLA single-level centre with 21 on-site car spaces

Net Income: \$213,686 pa* + GST



No Stamp Duty Payable

Brand New Auto Retail Freehold Leased to \$21.6 Billion Continental AG



Gawler (Adelaide) SA
1 Main North Road

- mycar: subsidiary of listed global automotive giant Continental AG with 275 stores in AUS
- Brand new 331sqm* freestanding tyre & auto service centre with 9 on-title car spaces
- High profile 955sqm* freehold 'island site' with 156m* triple street frontage and exposure
- Incorporates telecommunications tower with long 20 year lease to Optus to June 2037
- Only 150m* from Gawler Central SC incl Coles
- Gawler: fast growing metro growth suburb only 40km* north of Adelaide CBD

New 10 year lease to mycar to May 2036 plus options to 2046

Fixed 3.5% & 3% rent increases

Immaculate 2026 construction, significant depreciation benefits

Net Income: \$181,777 pa* + GST

Contact

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Investment Portfolio Auction

10:30am AEST
Wednesday 24 June
Crown Casino, Melbourne

*Approx



Trophy Launceston Retail Asset Long 10 Year lease to ASX Listed Giant



Launceston TAS
124-126 York Street

10 year lease to September 2034 plus two further options of 7 years to 2048

2024 construction, providing significant tax depreciation benefits

Net Income: \$684,850 pa* + GST

- Rebel Sport: Founded in 1985 having grown to over 160 stores across Australia
- Super Retail Group: (ASX:SUL) one of Australasia's largest retailers operating 759* stores nationally across four iconic brands Supercheap Auto, Rebel, BCF and Macpac with a market cap of \$2.54 billion*
- Rare 1,711sqm* freehold landholding on York Street, one of the busiest streets within the Launceston CBD
- Launceston: The major administrative and commercial centre of Northern Tasmania, with a trade catchment exceeding 110,000

Contact

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Expression of Interest

Closing 3pm AEST
Thursday 16 July 2026

*Approx



Impressive Two-Level Childcare Investment New 15-year Net Lease to 2040 + Options



Werribee (Melbourne) VIC
2 Russell Street (cnr Anderson St)

- Affinity Education: leading early education provider with over 250 centres nationally
- Strong-trading 127 LDC place service acquired by Affinity Education in 2025
- Sunning two-level centre, constructed in 2023 and allowing for significant depreciation benefits
- Strategic 1,972sqm* corner site in a strong schooling catchment only 100m from Corpus Christi Primary School
- 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

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Investment Portfolio Auction

10:30am AEST
Wednesday 24 June
Crown Casino, Melbourne

*Approx

Two further 10-year options to 2060
Fixed 3.5% annual rent increases
Tenant pays 100% of outgoings including Land Tax

Net Income: \$590,985 pa* + GST

Airmaster Australasian Headquarters New Lease to Airmaster (Daikin Japan)



Scoresby VIC
2/52 Rocco Drive

- Airmaster Est 1988, facility managers & building services company maintaining over 1,400 sites across Australia, New Zealand and South East Asia
- Airmaster: wholly owned by Japanese giant Daikin Industries with a market cap of \$39.52 Billion USD
- Premium 2,700sqm* office/warehouse, \$500,000 capital upgrades completed in 2025
- Substantial 5,192sqm* title with premium Industrial 1 Zoning and 80 on site car spaces
- Scoresby: One of Melbourne's most sought after industrial, logistics and manufacturing locations strategically connected to EastLink, the Monash Freeway and major arterial networks

Contact

Shaun Venables 0411 860 865
Rachael Fabbro 0412 547 690
Jamie Perlinger 0413 860 315

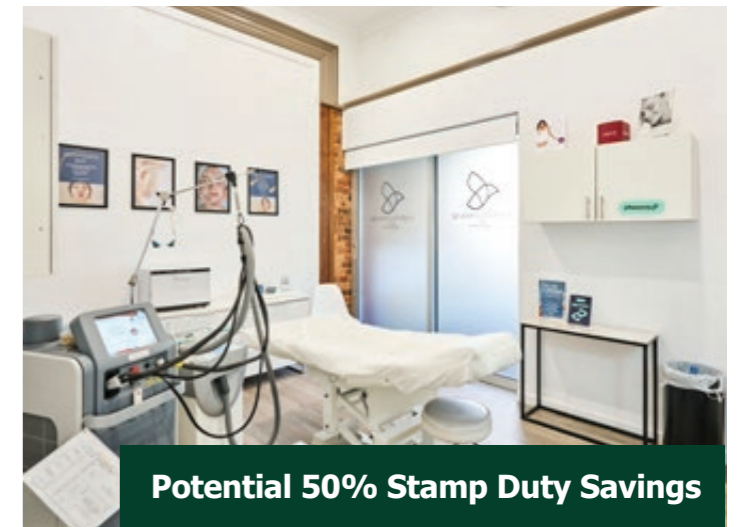
Investment Portfolio Auction

10:30am AEST
Wednesday 24 June
Crown Casino, Melbourne

*Approx ¹As at July 2026

8 year lease to July 2033 plus
3 further 5 year options to 2048
Fixed 3% annual rent increases
Tenant pays usual outgoings including single holding land tax

Net Income: \$540,750 pa* + GST¹



Potential 50% Stamp Duty Savings

High-Yielding Childcare Leased To National Private Equity Giant



Hadfield (Melbourne) VIC
69 North Street

- Story House: premium early education provider with over 50 centres across Australia and majority-owned by private equity firm Roc Partners (\$9b assets under management)
- Strategically located adjacent St Thomas More Primary School, popular local retail shops and only 400m* to Belle Vue Park Primary School
- Brand-new 120 LDC place childcare centre (completed April 2026) with 25 car spaces
- Hadfield: under-supplied childcare location, with a ratio of 4.18 children (0-5yr old) to 1 LDC place and only 12km* from Melbourne CBD

Contact

Paul Tran 0413 860 317
Jimmy Tat 0439 399 118
Marcello Caspani-Muto
0417 065 777

For Sale by
Expressions of Interest

Closing 3pm AEST
Wednesday 8 July 2026

*Approx

20 year lease to 2043 plus 3 further 10 year options to 2073

Fixed 3% annual rent increases

Outstanding depreciation benefits

Net Income: \$477,737 pa* + GST

High Yielding Fully Leased CBD Freehold Premium \$1.1M+ Refurbishment

Warragul VIC
81 Queen Street

- Retail tenancies include leading wine bar, barbershop, day spa, beauty clinic plus more
- Recent high quality modern refurbishment providing significant depreciation benefits
- Dual fronted 1,261sqm* land holding with favourable 'Commercial 1 Zoning'
- Warragul: major commercial hub of West Gippsland located 102km* South-East of Melbourne CBD
- Baw Baw Shire: one of the fastest growing LGA's in Victoria, population expected to increase 43% to 93,737 by 2046*

Strong income diversity - fully leased retail and office spaces

1,831sqm* building located in the heart of the Warragul CBD

Single asset manager in place

Net Income: \$471,446 pa* + GST

Contact

David Napoleone 0417 308 067
Matthew Wright 0458 290 588
Rachael Fabbro 0412 547 690

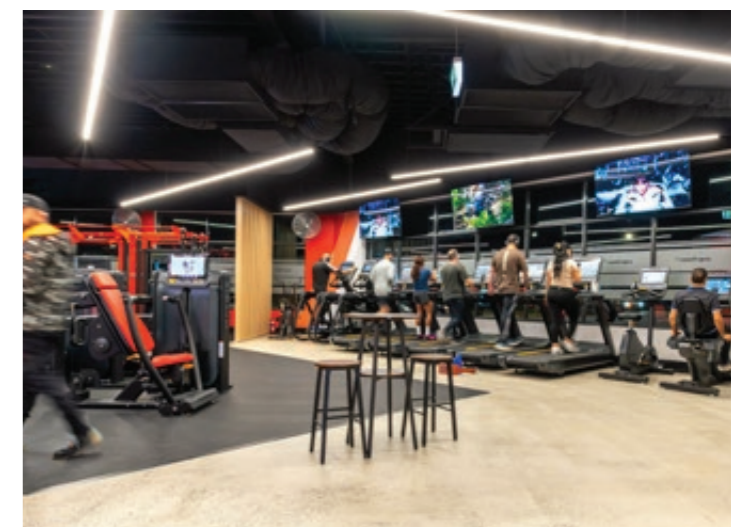
For Sale by
Expressions of Interest

Closing 2pm AEST
Wednesday 15 July 2026

*Approx



Circa 8% Yield Anticipated



Two High Yielding Strata-Titled Investments within Woolworths-Anchored Centre



Mill Park (Melbourne) VIC

93B Childs Road, G8 Education

28 year net lease to 2055

Net Income: \$252,392 pa* + GST

93C Childs Road, Eden Play

New 5 year lease to 2031 + options

Net Income: \$179,025 pa* + GST

- G8 Education: Australia's largest ASX-listed childcare provider, educating more than 40,000 children daily across 400+ locations
- Eden Play: established indoor play centre, with recent (2026) refurbishment demonstrating long-term commitment to the site
- Premium Schooling Catchment - Adjoining St Francis Assisi School (1,250 enrolments) and Mill Park Secondary College (1,023 enrolments) & a further 14 schools within 3km* (7,800+ students)
- City of Whittlesea: One of Melbourne's fastest-growing municipalities, with 260,000 residents and a \$12.2 billion GRP

Contact

Adam Thomas 0418 998 971
Natalie Couper 0413 856 983
Paul Tran 0413 860 317

Investment Portfolio Auction To be sold individually

10:30am AEST
Wednesday 24 June
Crown Casino, Melbourne

*Approx

Snap Up This Immaculate Investment Brand New 10 Year Lease to 2036



Craigieburn (Melbourne) VIC 1/250 Highlander Drive

New 10 year Lease to 2036 plus options to 2046

Fixed 3.75% annual rent increases ensuring income growth

Tenant pays usual outgoings

Net Income: \$217,300 pa* + GST

- Snap Fitness: International health and fitness chain with over 1,000 clubs across 18 countries worldwide including 290 in Australia servicing over 230,000 members
- Highly prominent brand new 516sqm* premises with latest design tenant fit-out
- Rapidly evolving residential precinct supported by the Coles anchored Craigieburn Village Shopping Centre and supporting retail
- Hume City Council: Population 285,384 (2026) forecast to grow a massive 66% to 411,000 by 2046

Contact

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George Wilkinson 0439 173 049
Rachael Fabbro 0412 547 690

Investment Portfolio Auction

10:30am AEST
Wednesday 24 June
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Saving



Potential 50% Stamp Duty Saving

New Industrial Freehold, Leading Glazier 10+10 Year Lease, Tenant Pays Land Tax



Korumburra VIC
21 Sanders St (Cnr Alp St)

- Taranto: Victorian glazing icon since 1960, now with 80+ staff across 4 locations and growing
- Modern tilt slab construction comprising 404sqm* office & 1,000sqm* high clearance warehouse
- Substantial 4,228sqm* freehold landholding with 122m* dual street frontage, 28 on-site car spaces plus additional hard stand
- As new construction (built 2022) offering modern infrastructure and outstanding depreciation benefits
- Korumburra: old world charm drenched in history, major dairy region only 61km* to metro Melbourne, trade catchment circa 20,000+

Contact

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

Investment Portfolio Auction

10:30am AEST
Wednesday 24 June
Crown Casino, Melbourne

*Approx

10 year lease to December 2032
plus 10 year option to 2042

Tenant pays all usual outgoings
including Land Tax

Annual CPI reviews

Net Income: \$214,691 pa* + GST

Rare Entry Level KFC Freehold Proven Location, On-Site 18+ Years



Lakes Entrance VIC
303 Esplanade (Princes Hwy)

- Southern Restaurants: AUS largest privately owned KFC franchisee operating 110 stores across VIC, NSW and ACT
- Prime 344sqm* freehold KFC restaurant updated to latest corporate standard
- 519sqm* Commercial 1 zone site with dual frontage and important on-title car parking
- High exposure waterfront position on main retail strip nearby Woolworths & Kmart
- Lakes Entrance: year round tourist mecca with permanent population of 8,600 swelling to 25,000 - 30,000 over the summer period

Contact

Beau Coulter 0413 839 898
Justin Kramersh 0460 349 605

Investment Portfolio Auction

10:30am AEST
Wednesday 24 June
Crown Casino, Melbourne

*Approx

5 year lease to December 2026
plus option to 2031

Tenant pays all usual outgoings

Strong performing store, with year
on year growth over past 5 years

Net Income: \$122,579 pa* + GST



Attention: \$1,450,000 Buyers



Longstanding Vet Clinic Over 70+ Years Lease to VetPartners: 270+ Clinics



Reservoir VIC
226 Spring Street

- VetPartners: Australia & New Zealand's Leading Veterinary network with over 270 vet practices and specialty hospitals
- VetPartners: wholly owned by Swedish private equity group EQT with €210 billion euros under management and Perpetual Limited
- Well presented clinic on 660sqm* freehold landholding with 8 car spaces on title
- Reservoir: established and evolving 'capital growth' suburb 12kms from Melbourne CBD with growing population 55,000+

Contact

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Rachael Fabbro 0412 547 690

Investment Portfolio Auction

10:30am AEST
Wednesday 24 June
Crown Casino, Melbourne

*Approx

Renewed 5 year lease to August 2030, plus options to 2045

Annual CPI rent reviews

Tenant pays usual outgoings

Net Income: \$82,765 pa* + GST
(Aug 2026 assuming CPI at 3.75%)

Highly Desirable Supermarket Investment Alira Village Grocery & Butcher

Berwick (Melbourne) VIC
13 Adakite Drive

- Alira Village Grocery and Butcher: specialty supermarket offering Halal meats, groceries, fresh fruit and vegetables and ancillary items
- Landlord preferred net lease with tenant paying usual outgoings, excluding land tax
- High profile 187sqm* premises with triple frontage and exposure and brand new tenant fit-out completed 2026
- Strategically positioned within Alira Village Town Centre, neighbouring the rapidly growing Alira Berwick and Northern Wetlands residential estates

10 year lease to 2036 plus 2 further 5 year options to 2046

Fixed 3% annual rent increases

Tenant pays usual outgoings

Net Income: \$82,725 pa* + GST

Contact

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Investment Portfolio Auction

10:30am AEST
Wednesday 24 June 2026
Crown Casino, Melbourne

*Approx



6.5% Yield Anticipated



Prominent Modern Office Investment Melbourne's Booming South East



Berwick (Melbourne) VIC
Level 1, 28 Adakite Drive

- Your Expert Real Estate: Established and successful residential real estate agency having recently outgrown and relocated from previous longstanding premises
- Modern 153sqm* premises with triple frontage and exposure with brand new tenant fit out completed 2026
- Strategic position within the highly successful IGA supermarket anchored Alira Village Shopping precinct supported by supporting retail and expanding high density residential
- City of Casey: Melbourne's fast growing south east growth corridor with population forecast to increase by 48% to 614,075 by 2046

New 5 year lease to 2031 plus
2 further 3 year options to 2037

Fixed 3% annual rent increases
ensuring income growth

Tenant pays usual outgoings

Net Income: \$69,075 pa* + GST

Contact

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George Wilkinson 0439 173 049

Investment Portfolio Auction

10:30am AEST
Wednesday 24 June
Crown Casino, Melbourne

*Approx

Blue Hippo Laundromat - 40 Locations Brand New 10 Year Lease to 2036



Craigieburn (Melbourne) VIC
2/260 Highlander Drive

- Blue Hippo: established and successful laundromat chain with over 40 locations across Victoria and growing
- Brand new 55sqm premises with latest design 'capital intensive' tenant fit-out
- Expanding residential precinct supported by the Coles anchored Craigieburn Village Shopping Centre
- Craigieburn: established yet rapidly growing suburb in Melbourne's booming northern growth corridor with population forecast to increase 21% to 96,000 by 2046

10 year lease to 2036 plus 2
further 5 year options to 2046

Fixed 4% annual rent increases

Tenant pays usual outgoings

Net Income: \$48,525pa* + GST

Contact

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Investment Portfolio Auction

10:30am AEST
Wednesday 24 June
Crown Casino, Melbourne

*Approx

Q & A

with Nathan Mufale

SENIOR DIRECTOR | CAPITAL MARKETS - PRIVATE WEALTH VIC

With over a decade at CBRE and more than \$2 billion in transactions to his name, Senior Director Nathan Mufale has built a reputation as one of the most trusted names in commercial real estate.

Specialising in retail, office and development assets across metropolitan Melbourne, he works with a client base spanning high-net-worth private families, institutions, developers and not-for-profit organisations.

Tell us about your background and how you came to find yourself in commercial real estate.

It started early. I grew up around residential and commercial property, so the industry felt natural. When it came time to formalise that interest, I studied Property and Valuation at RMIT University, and that gave me the foundation to pursue it seriously.

You've built your career at CBRE, what has kept you at the one firm and how has your role evolved over that time?

I've just passed ten years with CBRE, which in this industry is a meaningful milestone. In that time, I've been fortunate to oversee the transaction of more than \$2 billion worth of real estate, with standout results including the Mercedes-Benz Toorak sale at \$67 million, Jetstar's Collingwood headquarters at \$69 million and Preston Toyota at \$40 million.

What's kept me here is simple: loyal people, genuine leadership opportunities, and the weight of a trusted global brand behind every deal. CBRE's reach locally, interstate, and internationally is something you can't replicate, and I've been able to grow into various leadership roles within the business as my career has progressed.

You operate across some of the most competitive asset classes in the country, what does it take to consistently deliver results at this level?

It comes down to three things. First, becoming a genuinely trusted advisor, not just to transact, but to counsel clients through complex decisions over the long term.

Second, having real access to qualified, active capital.

And third, the ability to position each asset strategically for the right buyer profile, whether that's a local private, an interstate institution, or an international investor. When those three elements align, you get exceptional outcomes.

CBRE's portfolio auction platform has become a significant part of how assets are brought to market, can you walk us through how that process works and why it appeals to vendors?

The platform creates a genuinely competitive environment. By bringing a diverse range of assets to market simultaneously, we're able to attract a broad pool of buyers across domestic, interstate and international capital, all looking across different asset classes in the one campaign.

For vendors, that competition is powerful. Buyers, in turn, get the opportunity to consider a range of opportunities they might not otherwise encounter together.

It's a format that drives engagement and outcomes.

The commercial investment market has been through a lot in recent years, how would you characterise where we are right now and what are you seeing from buyers?

We're seeing experienced, qualified buyers actively looking to acquire, with a clear focus on income security, strategic land components and high-growth locations.

“Real estate is a team sport. The best results I've achieved have never been a solo effort.”

What's changed is the pace of cycles. Volatility over recent years has compressed them significantly compared to pre-COVID, which means the windows for optimal buying and selling are shorter. For those who read the timing well, there are genuinely compelling opportunities on both sides.

What makes a great result in your view, is it purely about price, or are there other factors at play?

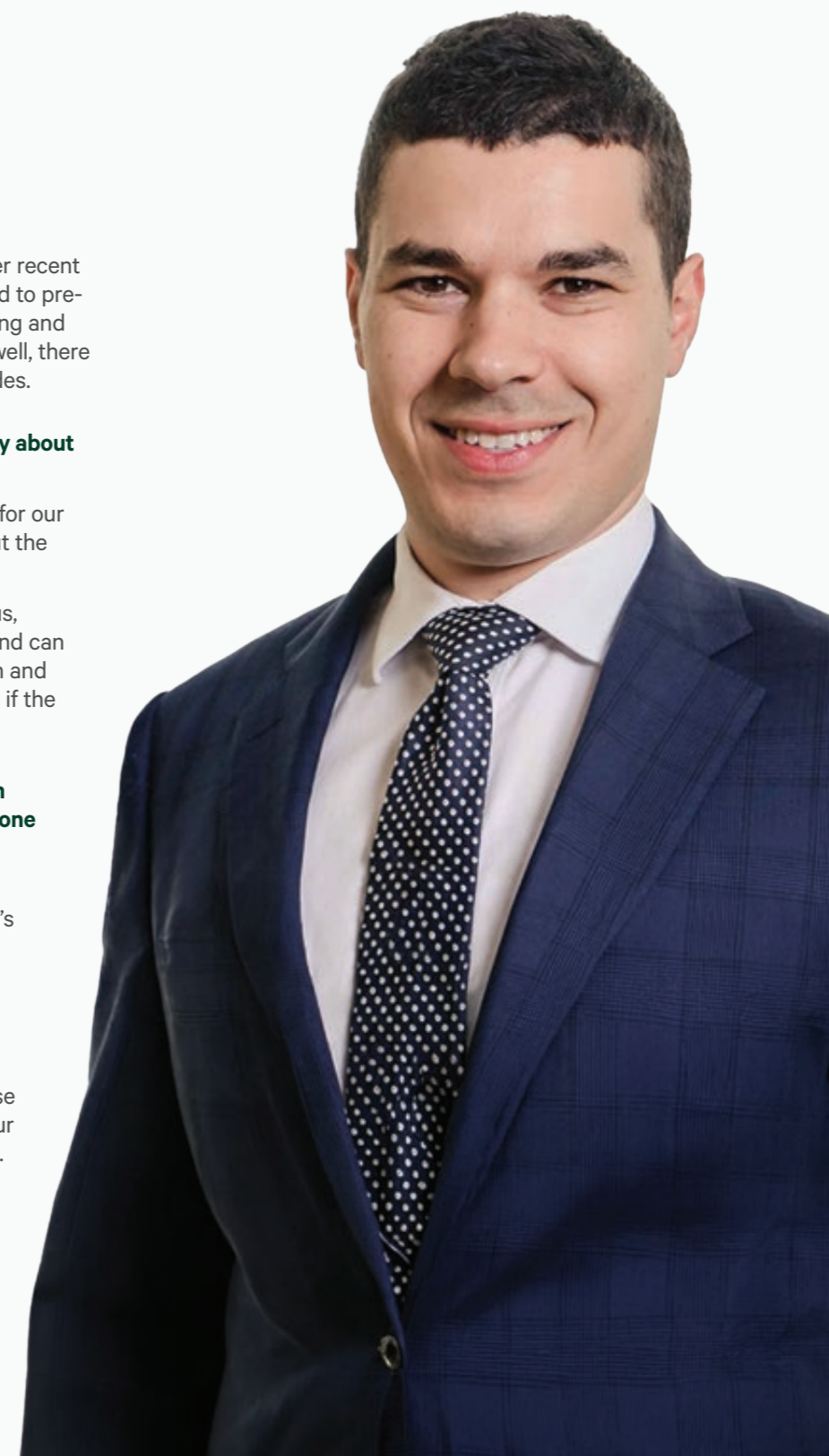
Price is always the primary focus, maximising that for our clients is non-negotiable. But a great result is about the full package.

Deposit size, settlement terms, unconditional status, these details matter enormously in today's world and can make the difference between a smooth transaction and a complicated one. A headline number means little if the deal falls over.

What's the best piece of advice you've received in your career, and what would you pass on to someone starting out in the industry today?

A few things have stayed with me. Prioritise long-term client relationships over short-term wins, that's the foundation everything else is built on. Develop deep market knowledge and an even deeper understanding of the assets you're selling. And take the process seriously.

There's a quote I come back to often: "you don't rise to the level of your goals, you fall to the level of your systems." That's as true in real estate as anywhere. And finally, this is a team sport. The best results I've achieved have never been a solo effort.



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

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