

Beyond the Address

How sticky tenants became industrial's most valuable asset



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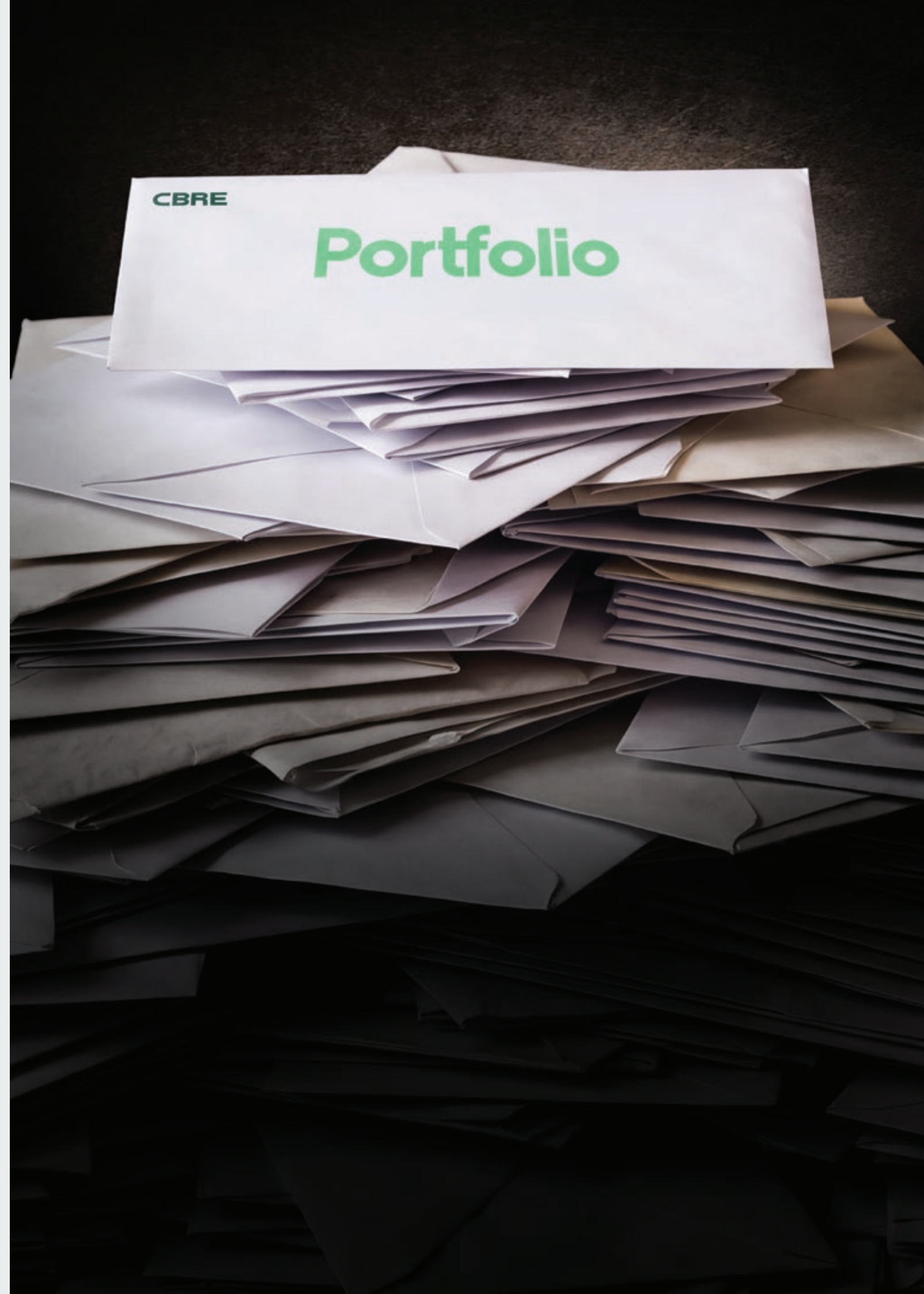
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TUESDAY
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10:30AM AEDT
WEDNESDAY
28 OCTOBER

BRISBANE
10:30AM AEST
THURSDAY
29 OCTOBER

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.

Welcome

Matthew Wright
Senior Director
Capital Markets – Private Wealth
 MATTHEW.WRIGHT



Welcome to our October edition of Portfolio Magazine.

Commercial property continues to attract strong capital flows, with growing numbers of entry-level buyers moving across from the residential market in search of stable, income-producing assets. Our most recent portfolio auction bore this out, drawing strong demand from entry-level buyers alongside a broader spread of investors, and recording \$42.1 million in sales, a success rate of 76.47% and yields as sharp as 4.11%.

In this edition, we look at the growing importance of tenant covenant in industrial investment, where the quality and standing of the tenant is increasingly shaping how investors assess risk. Nationally recognised occupiers such as Australia Post and PFD Food Services - a wholly owned subsidiary of Woolworths Group, are giving investors added confidence in income security, with tenant covenant now sitting alongside location and asset quality as a key driver of value.

We also shine a light on Brix Property Group's 'Compass Business Park' in Melbourne's Seaford, where industrial, office, retail and lifestyle uses have been brought together within a single integrated precinct. Home to tenants including Planet Fitness, Starbucks, Guzman y Gomez and Wendy's, the development demonstrates how modern business parks are evolving to provide greater amenity and convenience for occupiers and the broader community.

We take a look at Warragul VIC, where regional growth continues to reshape the commercial property landscape, with strengthening demand and infrastructure investment putting it firmly on investors' radar. Finally, we sit down with Dan Forsyth from our Brisbane office about building a career across both law and commercial property, and how that diverse background has shaped his approach to the industry.

CBRE

Portfolio Team

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



Private Capital's Recalibration

The Industrial Revolution: Why Private Capital is Looking Beyond Location

From parcels arriving in letterboxes to products moving through national supply chains, industrial property sits at the centre of how modern economies operate. Behind every delivery network, manufacturing business and trade supplier is a facility that keeps goods moving.

This sector has long been a favourite among commercial real estate investors, but in today's market, demand is being driven by more than logistics trends and low vacancy rates. Private investors are focusing on something far more important: the quality of the tenant and the role an asset plays within their business.

A decade ago, an industrial investor's due diligence typically began and ended with the building: the zoning, height clearance, power, the number of dock doors. Today, it often starts with the tenant. Who are they, how long have they been there, and how hard would it actually be for them to leave? That question is reshaping how private capital thinks about risk in the sector, well before anyone gets to the numbers.

The fundamentals remain strong. According to CBRE, Australia's national industrial and logistics vacancy rate remained at just 3.2% in the first half of 2026, comfortably below the sector's long-term equilibrium level of 4%. Occupier demand also strengthened significantly, with more than 1.4 million square metres of net absorption recorded nationally during the period, highlighting the resilience of the sector despite broader economic uncertainty.

Yields across the sector have remained relatively stable for well-tenanted assets. CBRE data places the national super-prime industrial midpoint yield at 6.1% for the second quarter of 2026, with only modest outward movement in Melbourne, Brisbane and Adelaide as investors balanced higher financing costs against the enduring appeal of quality industrial real estate.

A business that has invested heavily in a site through specialised fit-outs, equipment, automation, warehousing systems or a purpose-built headquarters is one that faces genuine cost and disruption if it ever decides to relocate. Moving often means operational downtime, capital expenditure and the challenge of rebuilding established infrastructure elsewhere. For investors, that reluctance to move translates directly into a high level of income stability.

This was evident in the recent sale of Airmaster's Australasian headquarters in Scoresby. The property, a 2,700sqm office and warehouse facility on a 5,192sqm site, sold for \$7.5 million and was leased to Airmaster, a building services business wholly owned by Japanese multinational Daikin Industries. The asset benefited from a renewed lease through to 2033, options extending to 2048 and fixed annual rental growth, while the tenant had recently undertaken approximately \$500,000 in capital upgrades to the facility.

The transaction reflected a broader trend across the industrial market. Rather than simply assessing a property's physical characteristics, buyers are looking closely at the occupier's financial standing, operational requirements and long-term commitment to the location.

That mindset was also evident in Tasmania earlier this year, where a Derwent Park distribution facility occupied by Australia Post for more than two decades sold for \$4.4 million at a yield of around 6.0%. While the real estate itself attracted strong interest, investors were equally drawn to the strength of the tenant covenant and the facility's long-established role within a national distribution network.

The same logic applies to tenants such as PFD Food Services — owned by national giant, Woolworths Group — where its network of more than 70 distribution centres carries the added weight of Woolworths backing, giving investors confidence in a tenant with genuine scale, industry standing and corporate support behind it.

This dynamic mirrors other commercial property sectors. Fast food investors, for example, typically place a premium on assets leased to major national brands because of the security associated with proven operators and established business models. Industrial investors are applying much of the same thinking, focusing on the strength of the business behind the lease.

The industrial sector is particularly well positioned for this shift because today's occupier base is far more diverse than it was a generation ago. Advanced manufacturers, healthcare suppliers, trade retailers, technology businesses and logistics operators all require facilities tailored to their operations, often incorporating specialised equipment, compliance requirements, operational systems and workforce considerations.

At the same time, the role of industrial property within the economy continues to evolve. The growth of e-commerce, next-day delivery expectations, inventory management requirements and more sophisticated supply chains has elevated the importance of strategically located industrial assets. For many businesses, their facility is no longer simply a warehouse; it is a critical component of customer service, operational efficiency and competitive advantage.

Location still matters, of course. Industrial assets positioned close to major transport infrastructure, arterial road networks and population centres continue to attract occupier demand, helping businesses improve efficiency, maintain access to labour and reduce delivery times. However, for many investors, location has become only part of the equation rather than the primary consideration. The most sought-after assets combine strong real estate fundamentals with a high-quality tenant that has genuine operational ties to the property.

As supply chains become more sophisticated and occupiers commit more capital to the facilities they occupy, investors are discovering that the real value proposition isn't simply the warehouse itself, but the long-term commitment of the business inside it.



A Precinct Reimagined

The Art of Building a Destination

How the world's biggest brands are chasing a precinct model that's turning growth corridors into magnets

Every successful development starts with a vision, but bringing that vision to life requires more than constructing buildings and securing tenants. The most effective projects are those where every element has a purpose, creating an environment that serves the people who use it every day.

From the outset, Brix Property Group set out to apply this thinking at Compass Business Park in Melbourne's bayside suburb of Seaford. Rather than simply assembling a collection of tenants, the project has been curated to bring together brands that drive activity throughout the day and appeal to a broad cross-section of the community.



Located on Frankston-Dandenong Road at one of Melbourne's busiest south-eastern arterial roads, Compass Business Park spans 6.65 hectares with more than 220 metres of road frontage, comprising three convenience restaurants, a gymnasium, restricted retail, a self-storage facility and multiple different office/warehouse users. It has attracted an impressive roster of tenants, including Planet Fitness, now home to more than 5,500 members, The Salvation Army, Guzman y Gomez, Starbucks and Wendy's creating a destination that combines food, coffee, fitness, retail and essential services within a single, highly accessible location. The Wendy's drive-through will be one of the first investments in the brand to be offered for sale in a future portfolio.

This type of development reflects a broader shift across Australia's suburban markets, where major brands are targeting high-exposure locations along established travel routes with excellent access that can become part of customers' everyday routines rather than occasional destinations. It's a model now playing out at growth corridors right across the country, though one Brix has executed with particular precision at Seaford.

The appeal of the site was clear from the outset. Positioned between Frankston and Dandenong and connected directly to Peninsula Link, EastLink and the Frankston Freeway, the location benefits from strong population growth and heavy daily commuter traffic through one of the south-east's most critical connector roads. That combination of visibility and accessibility, including easy entry and exit, convenient parking, and a natural fit with existing travel patterns, has become central to how retailers and service operators now choose sites.

The result is a growing preference for precincts capable of delivering multiple services in a single visit. A consumer might stop for a coffee before work, return later in the day for a gym session and pick up dinner on the way home.

Each visit reinforces the role of the precinct in daily life, while simultaneously supporting neighbouring businesses through shared customer traffic. Rather than competing for attention, operators benefit from the presence of others that draw a similar demographic, an approach evident throughout Compass Business Park, where health and wellness sit alongside food and beverage, and storage and service-based businesses broaden the precinct's appeal.

Many of the brands choosing locations such as Seaford are also investing heavily in long-term growth strategies across Australia. For fast-food operators, suburban drive-thru sites remain one of the most attractive expansion plays in the market, with convenience-driven dining now firmly embedded in how customers eat. The fitness sector is on a similar trajectory: affordable, accessible gym models are attracting growing membership numbers as large-format operators increasingly target suburban catchments where population growth and affordability create favourable conditions.

These trends are reshaping suburban commercial property nationally. Developments that successfully bring together convenience and complementary uses are becoming increasingly attractive to tenants seeking long-term locations, and those occupiers, in turn, help establish destinations that generate consistent engagement and strengthen ties with the surrounding community.

For Brix, Compass Business Park is a strong example of how this thinking can be applied at scale. It's not a departure from what's happening elsewhere, but a well-executed version of it, backed by a location that plays directly into the trend. The most successful destinations of the future are unlikely to be defined by department stores or traditional retail anchors; instead, they'll be built around the services people use most frequently and the experiences they value most.

“Great developments don't happen by accident. They come from understanding how people use a place and creating a mix of businesses that complement one another and add value to the wider precinct and community.”

Adam Brick

MANAGING DIRECTOR OF BRIX PROPERTY GROUP

Planet Fitness: Expanding a Global Fitness Model

As Australians place increasing value on affordability, accessibility and convenience, Planet Fitness has emerged as one of the standout success stories in the fitness sector. The brand's straightforward proposition and broad appeal have helped fuel rapid growth internationally, with Australia becoming an increasingly important part of its global expansion story.

Planet Fitness is pursuing an ambitious growth strategy across Australia. Known for its welcoming “Judgement Free Zone” philosophy and affordable membership model, the global fitness giant has built a loyal customer base by focusing on accessibility rather than exclusivity.

Planet Fitness opened its first Australian clubs in Tuggerah and Gosford on the New South Wales Central Coast in 2019, and has since expanded into Queensland, Victoria and South Australia. The brand's Australian rollout has accelerated in recent years, supported by growing demand for value-focused fitness offerings and increasing consumer interest in health and wellbeing.

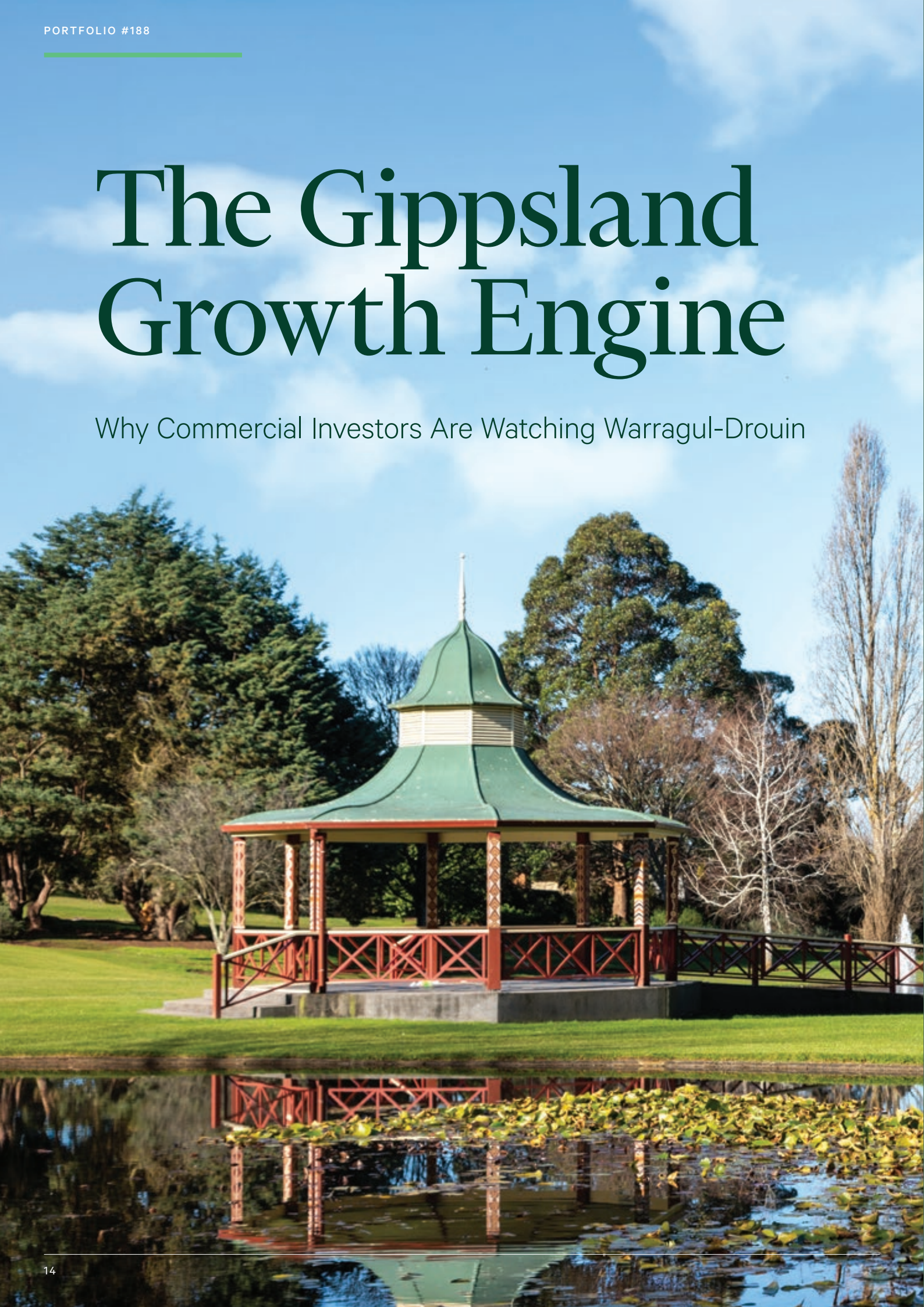
A recent sale of part of the Australian Franchisee business Bravo Fit to the New York based private equity firm Franchise Equity Partners (FEP) is key to supporting substantial future expansion. With a key partner such as FEP – Planet Fitness is the best gymnasium lease covenant in the country. Planet Fitness is positioning itself as one of the country's fastest-growing gym operators, with plans to grow to more than 135 locations in the coming years. The Seaford club highlights the strength of that strategy.

Accessible price points, flexible membership options and around-the-clock availability have helped broaden participation and attract customers who may not traditionally engage with premium fitness models. As the company continues its national expansion, locations such as Seaford provide a blueprint for future growth, reinforcing the importance of strong demographics, accessibility and convenience in driving long-term performance.



The Gippsland Growth Engine

Why Commercial Investors Are Watching Warragul-Drouin



Ninety kilometres south-east of Melbourne CBD, along the Princes Highway and the Gippsland rail line, two towns are becoming a focal point for regional commercial investment. Warragul and Drouin, twin service centres in Victoria's Baw Baw Shire, sit at the centre of one of the fastest-growing population catchments in the country, and that growth is now translating into tenant demand, transaction volume and infrastructure spending, that commercial investors are moving to capture.

The population story matters here mainly as a demand signal. Council planning forecasts have Warragul's population rising from around 25,872 residents today to roughly 39,096 by 2046, while neighbouring Drouin is expected to grow from about 17,677 to more than 29,107 over the same period.

Combined, that's close to 25,000 additional residents across the two towns within two decades, a long runway of underlying tenant demand for retail, healthcare, childcare and convenience assets well before the market fully prices it in.

Melbourne's affordability squeeze is the main driver, pushing buyers further out along established commuter corridors. That's supporting steady residential uplift too, with median house prices across Baw Baw Shire sitting around \$689,000 and rental yields in the 4 to 4.5% range, but the more relevant point for commercial investors is what that population growth does to the local economy underneath it.

Baw Baw Shire's gross regional product grew from \$2.10 billion in 2019 to \$3.31 billion in 2024, more than 50% growth in five years, driven by construction, population-linked services and a steadily diversifying employment base beyond the region's traditional dairy and agriculture foundations. More than a dozen active land releases are now underway across Warragul, Drouin and the surrounding growth precincts, feeding a pipeline of future retail catchments and service-industry tenants.

Infrastructure spending is where the near-term opportunity sits. A \$32 million redevelopment of the Warragul Leisure Centre is underway, delivering a new indoor pool, a warm-water therapy pool and expanded community facilities, the kind of anchor investment that lifts surrounding commercial precincts.

Baw Baw Shire Council is also reviewing its Development Contributions Plans for both towns, work last updated a decade ago, to ensure roads, drainage and community infrastructure funding keeps pace with the scale of growth now forecast. For investors, that's a council actively working to de-risk future development rather than playing catch-up after the fact.

That confidence is already showing up in transaction activity. In July 2026, CBRE sold 81 Queen Street, Warragul, a fully leased 1,831 sqm mixed-use asset opposite Warragul Train Station, for \$6.5 million to a Tasmania-based private investor. The building, a former hotel converted into ground-floor retail and first-floor offices following more than \$1.1 million in refurbishment, was fully tenanted with no vacancies across 25 tenancies, generating net income of \$487,033 a year.

The result reflected growing investor confidence in West Gippsland's long-term growth story, underpinned by Warragul's population growth, improving infrastructure and its role as a major commercial hub for the wider Gippsland region. It's a useful benchmark for the town's broader commercial market too, with sold listings across Warragul and the greater Baw Baw area currently carrying a median sale price of \$1.1 million, and full-occupancy, multi-tenancy assets in strong locations clearly commanding institutional-grade interest despite the town's regional scale.

For commercial and portfolio investors, the appeal lies in getting ahead of a well-documented growth curve rather than chasing an already-priced market. Established town infrastructure, schools, a hospital, retail and rail connectivity, reduces the speculative risk typically associated with greenfield regional plays, while the sheer scale of forecast population growth points to sustained demand for childcare, healthcare, retail and convenience assets over the next two decades.

Not every voice in the region is unreservedly positive. Baw Baw Shire's own Precinct Structure Plans review has warned that unchecked suburban-style development risks compromising the area's rural character, a tension worth watching as more capital moves in. But for investors weighing where the next wave of regional Victorian commercial growth will land, Warragul-Drouin is difficult to overlook.

Portfolio 188

New Properties For Sale

	Early Education				
	Tenant	Location	State	Income pa	Page
	Eden Academy	Elwood (Melbourne)	VIC	\$586,705	51
	Goodstart Early Learning	Browns Plains (Brisbane)	QLD	\$477,405	44
	National Childcare Provider	Campsie (Sydney)	NSW	\$451,000	33
	Eden Academy	Salisbury Heights (Adelaide)	SA	\$447,225	50
	Sagewood Early Learning	Baldivis (Perth)	WA	\$440,000	60
	Sunshine Bay ELC	Sunshine Bay	NSW	\$347,800	35
	Kids at West End	West End (Brisbane)	QLD	\$225,000	47
	G8 Education	Wantirna South (Melbourne)	VIC	\$207,826	54
	G8 Education	Mornington (Peninsula)	VIC	\$202,104	55
	Affinity Education	Cranbourne (Melbourne)	VIC	\$172,500	57
	Kool Beanz	Suffold Park (Byron Bay)	NSW	\$159,600	37
	Goodstart Early Learning	Currumbin Waters (Gold Coast)	QLD	\$145,918	48
	Lakeside Creative Minds	Raymond Terrace (Newcastle)	NSW	\$83,962	39
	Creative Kids	Runaway Bay (Gold Coast)	QLD		49
	Vacant Childcare	Essendon (Melbourne)	VIC		59

	Industrial				
	Tenant	Location	State	Income pa	Page
	PFD Woolworths	Derwent Park	TAS	\$781,130	20
	Australia Post	Murray Bridge	SA	\$381,273	26
	Watertek	Wagga Wagga	NSW	\$237,720	36

	Office				
	Tenant	Location	State	Income pa	Page
	WeWork	Fortitude Valley (Brisbane)	QLD	\$954,351	42
	Premium Office Building	Nunawading (Melbourne)	VIC	\$395,605	52

	Healthcare				
	Tenant	Location	State	Income pa	Page
	The Wellness Path	Nelson Bay (Newcastle)	NSW	\$55,000	40

	Large Format Retail				
	Tenant	Location	State	Income pa	Page
	Salvos & Planet Fitness	Seaford (Melbourne)	VIC	\$664,568	24
	Choice's Variety Store	Dalby	QLD	\$481,069	43
	Pet's Domain	Dalby	QLD	\$391,600	45
	Outdoor Elegance	Erina (Central Coast)	NSW	\$380,000	34
	Rebel Sports	East Maitland (Hunter Region)	NSW	\$319,190	30
	Hunter 4x4 & Department of Finance	Pegs Creek (Karratha)	WA	\$291,132	61
	Pet Domain	Yamba	NSW	\$119,665	38
	Tradelink	Morwell	VIC	\$77,600	58

	Fast Food				
	Tenant	Location	State	Income pa	Page
	El Jannah	Wollert (Melbourne)	VIC	\$342,670	28
	Guzman Y Gomez	Wollert (Melbourne)	VIC	\$320,000	28
	Hungry Jack's	Kingaroy	QLD	\$313,767	46

	Convenience Retail				
	Tenant	Location	State	Income pa	Page
	EG Fuel	Mawson ACT	ACT	\$314,966	32

	Multi-Tenanted				
	Tenant	Location	State	Income pa	Page
	TAS Govt Office Complex	Launceston	TAS	\$1,981,484	18
	Chemist Warehouse, Healthia & Greencross Vets	Aitkenvale (Townsville)	QLD	\$778,663	22
	Minimax & UFS Healthcare	Ballarat Central	VIC	\$213,150	53

	Retail				
	Tenant	Location	State	Income pa	Page
	Kinglake Pub	Kinglake (Melbourne)	VIC	\$191,942	56
	Vacant (fast food/bar)	Manly (Sydney)	NSW		41



Landmark Investment In Australia's Best Performing Office Market

Tasmania's First Designed and Constructed
'Green Building' Extensively Upgraded in 2025/2026



Fully Leased State Government Complex 2 Buildings, 2 Titles – To Be Sold in One Line



Launceston, TAS
111-113 Cimitiere St & 34 George St

Recently completed \$6.5 million
refurbishment

Tenants pay outgoings, annual rent
reviews

Long 6.2 Year WALE by income

Net Income: \$1,981,484 pa* + GST

- Five high-quality government, medical and professional services tenants, outstanding occupancy history
- Expansive 3,255 sqm* corner freehold landholding with 115 metre frontage to Cimitiere and George Streets, 70 on-grade car spaces
- Immaculately presented freehold office complex totalling 5,351 sqm* anchored by the Tasmanian State Government (Dept of Health)
- Strategic CBD location within Launceston's financial precinct incorporating Australian Federal Government, Deloitte and St Lukes Health
- 5 Star NABERS Rating

Contact

Shaun Venables 0411 860 865
Matthew Wright 0458 290 588
George Wilkinson 0439 173 049

For Sale via Expressions of Interest

Closing Wednesday
11 November 2026

*Approx



Long Term Net Lease ASX Listed Woolworths Group

Australia's Largest Food Distributor - PFD Foods
Landmark 13,850sqm* Freehold Investment Opportunity



Woolworths Group \$46.4B Market Cap Cold Storage and Logistics Investment



Derwent Park (Hobart) TAS 2-4 Bender Drive

Long 15 year net lease to 2036 plus
7 further 5 year options to 2071

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

Compounding fixed 2.8% rent
increases ensuring strong growth

Net Income: \$781,130 pa* + GST

- PFD Foods: One of Australia's largest food service distributors and part of ASX Listed Woolworths Group (ASX:WOW), Australia's #1 retailer with sales of \$71.5 billion* in 2026

- Expansive 13,850sqm* landholding improved by purpose-built 3,274sqm* cold storage facility, with low 24% site coverage offering future potential

- Strategically located within the established Derwent Park industrial precinct, minutes to the Brooker Highway and Hobart CBD

- Derwent Park: key industrial and logistics hub servicing greater Hobart, underpinned by limited competing cold-storage supply

Contact

Yosh Mendis 0434 413 188
Matthew Wright 0458 290 588
George Wilkinson 0439 173 049

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx



Triple Blue Chip Health | Medical | Retail

The Ultimate Institutional Grade Security



Elite Medical & Essential Services Asset 100% Leased | 6.49 Year WALE

Aitkenvale (Townsville) QLD
251 Ross River Road

Diversified income over 2,179sqm*
NLA serviced by 47 onsite car parks*

Fixed 3.5% annual increases

Tenants responsible for all usual
outgoings as per the leases

Net Income: \$778,663 pa* + GST

- Exceptionally secure tenant mix to the industry leading tenants 'Chemist Warehouse', 'Healthia' and 'Greencross Vets'
- All leases include parent company guarantees and a major capital works program has recently been completed
- Situated on a commanding 4,550sqm* corner site with dual street frontage and exposure to 150,000+ vehicles weekly*
- Three individually titled lots allowing for flexible ownership structure
- situated within strong residential catchment with 40,000+ residents* located within a 3km* radius
- Townsville: population to grow 52% by 2046*

Contact

Neville Smith 0400 068 205
Michael Hooper 0488 332 682
Matt Smith 0400 366 096

Investment Portfolio Auction

10:30am AEST
Thursday 29 October
Level 3, 1 Eagle Street

*Approx



Blue-Chip Large Format Retail Investment Significant 5,015 sqm* Freehold Offering

Seaford (Melbourne) VIC
300A Frankston-Dandenong Rd

A-grade defensive investment with dual income streams

As new 10 and 7 year leases to Planet Fitness and The Salvation Army

2025 build offering strong depreciation benefits

Important 72 on-site car parks

Net Income: \$664,568 pa* + GST

- Frankston-Dandenong Road: Major arterial connecting the Mornington Peninsula to 5,000+ Greater Dandenong businesses via direct EastLink, Princes Hwy and South Gippsland Hwy access, carrying 189,000+ vehicles passing daily
- Within Seaford's newest integrated business park in Melb's tightly held SE growth corridor, anchored by Guzman Y Gomez, Wendy's, Starbucks and Storhub, accessible via new signalised intersection
- Seaford/Frankston: Established bayside precinct 36km from Melb CBD, serving 160,000+ residents across Government designated Central Activity Area forecast for significant population growth

Planet Fitness
300A Frankston-Dandenong Rd

- Ten (10) year lease to August 2035 plus three (3) further five (5) year options to August 2050
- Fixed, annual compounding 3% rental increases ensuring continued income growth
- 5,500 current memberships underpinned by a globally leading & affordable membership model
- Planet Fitness: one of the world's largest fitness franchises with 2,896 locations globally, backed by New York-based Franchise Equity Partners
- Bravo Fit: exclusive AUS master franchisee, operating 32 clubs with rights for up to 100 locations nationwide
- Impressive 1,800sqm* leisure & wellness centre with significant \$2m tenant funded fit-out

The Salvation Army
300A Frankston-Dandenong Rd

- Seven (7) year lease to November 2032 plus three (3) further five (5) year options to November 2047
- Fixed, annual compounding 3% rental increases ensuring continued income growth
- The Salvation Army: One of Australia's most trusted charitable organisations, generating approx. \$1.3b in revenue (AUS), backed by a global presence spanning 130+ countries
- Landlord favourable net lease structure with tenant paying all usual outgoings (land tax exempt)
- Significant 807sqm* building in line with Salvation Army's corporate fit-out



Contact

Jamie Perlinger 0413 860 315
Matthew Wright 0458 290 588
Rick Jacobson 0413 830 083

To be Sold Together by Expressions of Interest

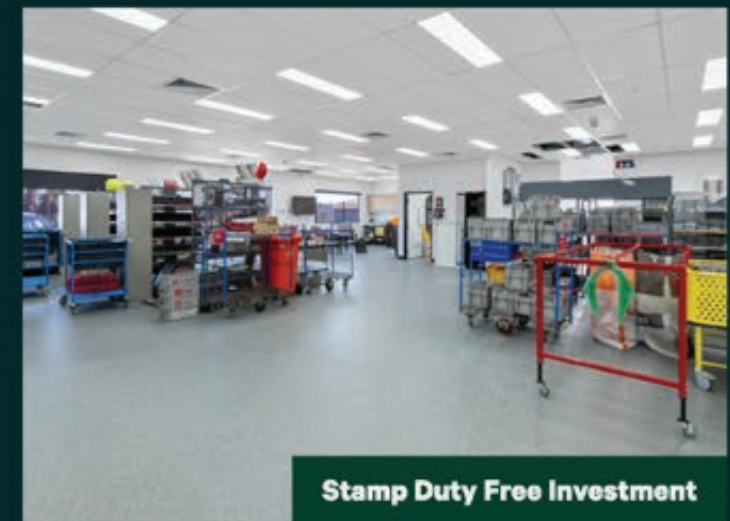
Closing 3pm AEDT
Thursday 5 November 2026

*Approx



Brand New 15 Year Net Lease to Australian Government

Brand New 2026 Construction - Max Depreciation Benefits
One Of South Australia's Fastest Growing Cities



Stamp Duty Free Investment

High Exposure Corner Freehold Dominant 4,225sqm* Distribution Centre



Murray Bridge SA
2 Brinkley Road

Brand new 15 year net lease to 2041
plus 2 further 5 year opts to 2051

Tenant pays 100% of outs incl
rates, insurances, taxes & mgt fees

Rare compounding fixed 3.5% rent
increases guaranteeing growth

Net Income: \$381,273 pa* + GST

- Australia Post: wholly owned by the Australian Government, operating 4,118 Post Offices nationally with group revenue of \$9.45 billion¹
- Substantial 4,225sqm* freehold landholding with 151m of frontage & valuable dual street access incl 15 on-site car spaces & low site coverage
- Purpose-built Australia Post Distribution Facility with capacity to process 949,000 parcels per year
- Part of Australia Post's \$500m+ SA network investment, incl. the Adelaide Parcel Super Hub, as household online spend rises 14% to \$5.6b
- Murray Bridge: anchor to the \$7.6b Gifford Hill precinct, planned for 17,100 homes & 44,000+ residents, SA's largest since the 1950s²

Contact

Yosh Mendis 0434 413 188
Ned Looker 0448 689 573
RLA 208125

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx. ¹Australia Post ²Plan SA



Two Brand New Freehold Fast Food Investments within One of Victoria's Fastest Growing LGA's

Wollert (Melbourne) VIC
Lot 1 & 2/17 Symphony Lane

Brand new 20 year leases to Guzman Y Gomez and El Jannah

Landlord friendly NET leases

Attractive fixed 3% annual rent increases

- Situated within Wollert's premier fast food & convenience retail precinct with BP, McDonald's & KFC all adjacent and providing seamless integration
- Brand new construction (2026), offering maximum depreciation saving benefits across both properties
- Positioned in the heart of Melbourne's Northern growth corridor, surrounded by 17,900+ new homes within a 6km* radius³
- City of Whittlesea: one of VIC's fastest growing LGAs, population to reach 360,000+ by 2041

Guzman Y Gomez
Lot 1/17 Symphony Lane



- Brand new 20 year lease to 2046 plus 2x15 year options to 2076
- Rare net lease structure with tenant responsible for all outs, incl land tax, as per the lease
- Guzman y Gomez (ASX:GYG): One of Australia's fastest growing fast food operators, with over 250 sites nationally
- Large 2,230sqm* freehold site, with exposure Craigieburn Road E, servicing over 94,000 vehicles passing weekly
- Expansive dual lane wrap-around drive-thru with important 19 on-title car spaces
- **Net Income: \$320,000 pa* + GST**

El Jannah
Lot 2/17 Symphony Lane



- Brand new 20 year lease to 2046 plus 2x10 year options to 2066
- Tenant responsible for all usual outgoings as per the lease
- El Jannah: established and growing fast food chain with 64+ locations, with a huge cult following
- Recently acquired by General Atlantic, a US based equity firm with \$130b in AUM² that has an aggressive expansion plan of 200 stores by 2031
- Impressive 1,572 sqm* freehold site, with drive thru and important 14 on-title car parks
- **Net Income: \$342,670 pa* + GST**

Contact

Matthew Wright 0458 290 588
Beau Coulter 0413 839 898
Justin Kramers 0460 349 605
Lionel Mercuri 0497 844 705

Investment Portfolio Auction To be sold individually

10:30am AEDT
Wednesday 28 October
Crown Casino, Melbourne

*Approx



Dominant LFR Investment New Lease to ASX Giant

High Traffic Large Format Retail Centre including ALDI, Repco, Snap Fitness, Clark Rubber & Ansteys Medical



Rebel Sport | New 5 Year Net Lease Super Retail Group: \$2.8B Mkt Cap



East Maitland (Hunter Region) NSW
4/25 Mitchell Drive

New 5 Year lease to 2031 plus options to 2041

Landlord friendly net lease, tenant pays all usual outgoings including management as per lease

Net Income: \$319,190 pa* + GST

– Rebel Sport: national sporting goods retailer, trading under ASX-listed Super Retail Group (ASX:SUL), which operates 750+ stores nationally across four brands¹

– Highly exposed modern 1,350sqm* store located in LFR centre neighbouring ALDI, Repco & Snap Fitness

– Positioned within the Green Hills retail precinct, opposite Stockland Green Hills, one of the Hunter region's major shopping centres

– Maitland LGA: one of the Hunter Region's fastest-growing council areas, population forecast to grow 59% from 100,439 to 160,056 by 2046²

Contact

Darren Beehag 0411 226 223
Flynn McFall 0481 187 191

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx. ¹AFR ²forecast.id



Rare Freestanding Pad Site Opposite Major SC Renewed 10 Year Net Lease to ASX Giant



Mawson (Canberra) ACT 42 Mawson Place

- Ampol (ASX:ASD): ASX100 listed company with 2,000+ sites nationally & a market cap of \$10.06 bn, recently acquiring EG Australia network for \$1.1 bn
- High-profile 1,263sqm* freestanding site with direct exposure to established retail and service precinct
- Directly opposite Mawson Southlands, a major neighbourhood shopping centre anchored by Woolworths and supported by 30+ specialty stores
- Mawson: tightly held inner-south suburb 8km* from Canberra CBD, median house price of \$1,275,000
- Canberra: population to grow by 319,000 over the next 39 years, surpassing 800,000 by 2065

Contact

Yosh Mendis 0434 413 188
Rick Jacobson 0413 830 083
Sam Mulcahy 0499 558 968

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx. SC-Shopping Centre

Renewed 10 year net lease to 2035
plus 3 further 5 year options to 2050

Tenant pays 100% of outgoings as
per the lease

Annual CPI reviews (capped at 4%)

Net Income: \$277,454 pa* + GST



Commanding Newly Built Sydney Childcare New 10 Year Net Lease to National Operator

Campsie (Sydney) NSW 84 Clissold Parade

- Leased to Australia's largest privately owned childcare operator, 90+ centres nationally
- Dense education rich catchment boasting 17 schools and 6,250* enrolments within 5 minute drive
- State-of-the-art four level 82 LDC place centre on dominant 841 sqm* corner landholding
- Strategically located 300m from the new Campsie Metro station and 500m from Campsie Shopping Centre, Woolworths & RSL
- Campsie: an active, family-forming Sydney suburb 10km* from the CBD, with council-endorsed master plan for 6,360* new homes and 7,500* jobs by 2036
- Campsie house prices up 13%* in the past 12 months

Contact

Michael Vanstone 0403 580 528
Yosh Mendis 0434 413 188

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx

Long 10 year net lease to 2036 plus
two further 10 year options to 2056

Fixed 3% annual rent increases,
compounding rental growth

Modern construction offers
significant depreciation benefits

Net Income: \$492,000 pa* + GST



Trophy LFR Freehold Investment Key Central Coast Major Growth Corridor

Outdoor
Elegance

Erina (Central Coast) NSW
201 The Entrance Road

- Outdoor Elegance: Australian owned outdoor furniture retailer with 20+ years of experience and 11 showrooms nationwide
- Large 1,917sqm* high exposure highway freehold improved by a substantial multi-level large format retail building
- Important longstanding occupancy, operating at location since 2013
- Strategic highway location, surrounded by national tenants including Bunnings Warehouse, Petbarn, Red Rooster, GYG and Dan Murphy's
- Erina: part of the booming Central Coast Council, with a growing population of 354,803 and a lucrative economy producing a GRP of \$20.8 billion

Contact

Kieran Bourke 0417 418 007
Ben Parsonage 0455 331 841

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx

Brand new six (6) year net lease to 2032 plus options to 2044

Annual CPI increases capped at 4%

Tenant pays all outgoings as per lease

Net Income: \$380,000 pa* + GST



Premium Childcare in Sought-After Location 15-Year Net Lease to 2036 + Options to 2056



Sunshine Bay (Batemans Bay) NSW
2 Cunningham Crescent
(corner Sunshine Bay Road)

- Sunshine Bay ELC: locally owned and operated early education provider with a strong trade history
- High occupancy 100 LDC place centre underpinned by a high-demand childcare location with 3.3 (0 to 5-year-olds) per LDC place
- Substantial 2,602sqm* corner site within 500m of St Bernard's and Sunshine Bay Primary Schools
- Impeccably maintained 705sqm centre constructed in 2021
- Sunshine Bay: sought-after suburb only 3km from Batemans Bay and within the Eurobodalla Shire, one NSW's fastest growing corridors with the resident population forecast to grow 45% by 2041

15-year net lease to 2036

Two 10-year options to 2056

Tenant pays 100% of outgoings

Significant depreciation benefits

Net Income: \$347,800 pa* + GST

Contact

Adam Thomas 0418 998 971
Natalie Couper 0413 856 983
Michael Vanstone 0403 580 528

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx



Premium Industrial & Showroom Facility Tightly held Bulky Goods Precinct



Wagga Wagga NSW
35-37 Dobney Avenue

Seven (7) year lease to 2029 with further options to 2039

Annual CPI rent reviews

Tenant pays all outgoings including land tax (SHB)

Net Income: \$237,720 pa* + GST

- High profile 2,750sqm* freehold site with significant frontage to Dobney Avenue
- Watertek: Long-standing, 100% Australian-owned tenant with over 30 years' experience supplying plumbing, irrigation and industrial pumping solutions to trade and commercial customers
- Strong 6 month bank guarantee to the performance of the lease
- Strategic, tightly held industrial and bulky goods hub, surrounded by national tenants including Bunnings, Mobil, Reece and Tyrepower
- Wagga Wagga: The largest inland city in NSW with a current population of circa 70,000+

Contact

Kieran Bourke 0417 418 007
Matthew Wright 0458 290 588
Lee Holdsworth 0408 177 936

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx



Ultra Rare Byron Bay Childcare New Build Offering Major Depreciation



Suffolk Park (Byron Bay) NSW
17 Clifford Street

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

Fixed 3.5% compounding increases
Supported by personal guarantee

Purchase below replacement cost

Tenant pays 100% outgoings

Net Income: \$159,600 pa* + GST

- Kool Beanz: leading privately owned operator with a network of 15 premium centres across Australia and a further 5 currently under development
- State-of-the-art 42-place LDC childcare centre on a 758sqm* landholding, with 90% occupancy and no competition within 3.5km*
- Undersupplied catchment, with a ratio of 7.02 children (0-5yr old) to 1 LDC place, 163% higher than NSW avg supporting strong trade of tenant
- Suffolk Park: one of Northern NSW's most premium beachside suburbs, with a median house price of \$2.17 million, minutes from Byron Bay
- Byron Bay: world famous location with median house price of \$2.87M up 15% in the past 12 months

Contact

Josh Scapolan 0484 229 829
Yosh Mendis 0434 413 188
Sam Mulcahy 0499 558 968

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx



Premium Entry Level LFR Freehold Directly Opposite Major Shopping Centre



Yamba NSW
20 Treelands Drive

10 year lease to 2031 plus 2 further 5 year options to 2041

Fixed 3% annual rent increases ensuring compounding rental growth

Prized 1,758sqm* industrial freehold in major commercial corridor

Net Income: \$119,665 pa* + GST

- Pets Domain: high performing national pet retailer with 76+ stores, owned subsidiary of Pet Solutions
- Well configured 1,758sqm* freehold improved by an immaculate 777sqm* industrial tilt panel showroom with ample parking, zoned E1 Local Centre
- Australia's pet care sector is now valued at \$14 billion, with 29 million pets across a population of 26 million and \$33 billion spent annually.
- Strategically positioned with 22m* frontage to Treelands Drive, Yamba's key retail strip, across from Coles-anchored Yamba Fair SC & McDonald's
- Yamba: one of NSW's fastest growing coastal regions with population forecast to increase over 28% by 2046

Contact

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

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx. SC - Shopping Centre



Ultra Rare Triple Net Lease To 2031 Upcoming Rent Review, Potential Uplift



Raymond Terrace (Newcastle) NSW
89 Benjamin Lee Drive

15 year lease to November 2031 plus two further 5 year options to 2041

Rare triple net lease: tenant pays 100% of all usual outgoings including capital works & structural repairs

Net Income: \$83,962 pa* + GST

- Lakeside Creative Minds: longstanding operator established 2016 with current high occupancy
- Well presented purpose-built 39 LDC place centre, ideally located just 250m from Grahamstown Public School on a high-profile corner landholding
- Rental potentially below market value (\$2,153/place) with upward only market review due November 2026 offering immediate rental uplift
- Undersupplied 2km catchment with a favourable childcare ratio of 4.14 children per licensed place - 50% above the NSW state ratio of 2.77¹
- Raymond Terrace: Priority growth precinct, 5,400 new residents by 2041, anchored by new \$2.1B M1 motorway linking Newcastle just 26km away

Contact

Darren Beehag 0411 226 223
Michael Vanstone 0403 580 528

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx. Gapmaps



Entry Level Health & Wellness Investment Brand New 5 Year Net Lease + Option

Nelson Bay NSW
91 Stockton Street

- The Wellness Path: an established Holistic Day Spa trading since 2021, offering a wide range of self care and relaxation services
- Modern health & wellness centre with a team of 10 staff, offering six treatment rooms, sauna and outdoor spa
- 879sqm* freehold with dedicated on site parking, strategically situated on main arterial into town centre
- Port Stephens: named Wotif's 2025 Aussie Town of the Year serving as a key getaway location only 2.5 hours from Sydney CBD boasting beaches, sand dunes, sea life, national parks and dining

Contact

Darren Beehag 0411 226 223
Flynn McFall 0481 187 191

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx



Generational High Profile Manly Beach Freehold Receiver Sale | Invest, Own/Occupy or Add Value

Manly NSW
36-38 South Steyne

E1 zoning, 10m height limit & 2.5:1
FSR providing future upside (STCA)

Recent & extensive refurbishment
providing significant depreciation
benefits to incoming purchaser

Invest, Occupy, Add-Value

- High functioning hospitality premises with fully equipped kitchens & cool rooms on all levels, plus grease trap, range hood, a pizza oven & transferable liquor licence
- High profile 335sqm* freehold landholding improved by 750sqm* of adaptable floor area across 3 levels
- Prime positioning 45m* from 'The Corso' with frontage to the world famous Manly Beach, attracting approximately 9 million people p.a.
- Manly: important position in Northern Beaches council, with a GRP of \$22.6b and a growing population of 272,656*

Contact

Lord Darkoh 0434 675 724
Angus Beevers 0431 744 830
Yosh Mendis 0434 413 188

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx. *Economyid



*Outline/Boundaries Indicative Only



Exclusive Office in Blue Chip Position

Skyview on Brunswick Prime James St & Howard Smith Wharves Precinct

Fortitude Valley (Brisbane) QLD
Levels 10 & 11/458 Brunswick St

New 8-year lease to anchor tenant
Stunning river and city views
Less than 1km* to Brisbane CBD
Net Income: \$954,351 pa* + GST

- 1,438sqm* NLA (not disclosure affected)
- 18 exclusive use car parks with excellent 1:80sqm* on NLA ratio
- Access to 5 star hotel facilities including rooftop pool and gymnasium
- Modern building constructed in 2020 with refurbishments just completed in the shared lobby
- Two commercial floors atop the newly rebranded, The Alva Hotel

Contact
Josh Scapolan 0484 229 829
Nick Wedge 0421 988 505
Jack Morrison 0431 246 846

For Sale via
Expressions of Interest
Closing 3pm AEST
Thursday 5 November 2026

*Approx (as at 1 October 2026)



Head Office Lease

Premium Large Format Retail Investment New 10-Year Lease to National Operator



Dalby QLD
44-48 Patrick Street

New 10-year lease + Opts to 2046
Fixed 3.5% annual rental increases
Favourable 'Major Centre' zoning
2,679sqm* site + 30 on-site car parks
New \$1.3m landlord refurbishment

Estimate Net Income:
\$481,069 pa* + GST

- Choice The Discount Store: successful national retailer established in 1996 with a network of 85+ stores and growing national footprint
- Well-presented and maintained 2,094sqm* building with important access to rear loading dock
- Importantly located in the CBD opposite Coles & 100m* from Dalby Shoppingworld, anchored by Woolworths, BIG W & supported by 40+ retailers
- 10,600+ residents & 3,700+ dwellings within a 3km* radius, supporting the strong long-term trade of the tenant
- Dalby: one of Australia's richest agricultural regions, currently experiencing a surge in property prices, with an annual growth of 26.7%

Contact
Craig Chapman 0427 110 132
Tom Lawrence 0428 626 117
Conor Dwyer 0474 564 621

Investment Portfolio Auction
10:30am AEST
Thursday 29 October
Level 3, 1 Eagle St, Brisbane

*Approx



4,908sqm* Brisbane Landbank Opportunity Net Lease to Australia's Largest Provider



Browns Plains (Brisbane) QLD
847 Wembley Road

- Goodstart Early Learning: Australia's largest early education provider with 670+ centres nationally
- 144m* of dual street frontage to Wembley Road (140,000+ vehicles* passing weekly) and Browns Plains Road (100,000+ vehicles* passing weekly)
- 1km* from Grand Plaza Browns Plains, anchored by Big W, Kmart, Coles, Woolworths & 110+ retailers
- 150 LDC places across two separate centres
- Highly desirable fixed, compounding 3% annual rental increases ensuring guaranteed rental growth
- Brisbane: home of the 2032 Olympics and the third largest city in Australia, with a population forecast to grow 28.04% to 3.288 million residents by 2035

Contact

Josh Scapolan 0484 229 829
Fin Hume 0488 008 975
Conor Dwyer 0474 564 621

For Sale via

Expressions of Interest
Closing 4pm AEST
Wednesday 4 November 2026

*Approx

5 year net lease + options to 2044

Tenant responsible for 100% of outgoings including land tax

Rent below market value with uncapped market review in 2029

22 Schools within a 5km* radius

Net Income: \$477,405 pa* + GST



Brand New 10 Year Lease to Pets Domain Servicing 35,000+ Trade Catchment



Dalby, QLD
42 Patrick Street

Brand new ten (10) year lease to October 2036 plus options to 2051

Fixed 3% annual rent increases

Tenant pays usual outgoings

Income: \$391,600 pa* + GST

- Pets Domain: a wholly owned subsidiary of Pets Solutions International, 78 store locations nationally
- Substantial 1,889sqm* freehold with recently refurbished dual showrooms under one 'Head Lease'
- Positioned opposite Coles, Harvey Norman and nearby Medicare/ Centrelink, Aldi, Woolworths, Supercheap Auto, Kmart and McDonald's
- Dalby: commercial centre of the Western Downs region, strategically positioned within the broader Darling Downs agricultural and resources corridor, regional catchment of 35,000+ people

Contact

Shaun Venables 0411 860 865
Craig Chapman 0427 110 132
Rick Jacobson 0413 830 083

For Sale by

Expressions of Interest
Closing 3pm AEST
Wednesday 11 November 2026

*Approx



Rare Lease Structure

Trophy Freestanding Hungry Jack's 8.7 Year* WALE & Significant Depreciation



Kingaroy QLD
95 Youngman Street

- Hungry Jack's: Leading national fast-food chain with 480+ stores, 19,000* employees and serving over 88 million customers annually
- State-of-the-art construction in 2023, providing significant tax-saving depreciation benefits
- Strategically located directly opposite Kingaroy Mall anchored by Woolworths & BIG W
- High exposure 2,023sqm* freehold corner landholding with important dual street frontage to the Bunya Highway and Alford Street, providing direct exposure to 70,000 vehicles passing weekly*
- Kingaroy: robust commercial hub in the South Burnett Region, 155km* from Brisbane with an estimated trade catchment of 32,555* residents

Contact

Mikaela O'Farrell 0412 425 368
Craig Chapman 0427 110 132
Josh Scapolan 0484 229 829
Tom Lawrence 0428 626 117

Investment Portfolio Auction

10:30am AEST
Thursday 29 October
Level 3, 1 Eagle St, Brisbane

*Approx

Long twelve year net lease to 2035
plus 2 x 10 year options to 2055

Rare 3.5% annual rent increases with
fixed 5% increase every five years

Tenant pays 100% of outgoings (excl
land tax) incl structural R&M

Net Income: \$313,767 pa + GST**



Triple Net Lease Structure

Rare Entry Level Triple Net Inner-City Childcare Rated Exceeding with 100% Occupancy & Waitlist

West End (Brisbane) QLD
18 Mitchell Street

Brand new 15-year triple net lease to
2041, plus 2x10 year options to 2061

Tenant pays 100% of outgoings
including land tax & structural R&M

Fixed 3.50% annual rental increases

Net Income: \$225,000 pa* + GST

- Kids at West End: locally operated early education provider licensed for 60 LDC places, on-site for 20+ years
- Lease supported by a personal guarantee and 3-month bank guarantee, providing additional security and income protection for investors
- Underpinned by a tightly held residential catchment and a land value (UCV) of \$2.1 million
- Prized education precinct boasting 25* schools & 20,000+ students within 3km*
- West End: booming high-growth LGA, 3km* from the Brisbane CBD, with population forecast to surge 58% to 28,500+ people by 2041

Contact

Josh Scapolan 0484 229 829
Fin Hume 0488 008 975
Craig Chapman 0427 110 132

Investment Portfolio Auction

10:30am AEST
Thursday 29 October
Level 3, 1 Eagle St, Brisbane

*Approx



Land Rich Industrial Zoned Childcare 20 + 10 + 10 Year Triple Net Lease to 2060

Currumbin Waters (Gold Coast) QLD 34 Wheeler Crescent

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: \$145,918 pa* + GST¹

- Goodstart Early Learning: Australia's largest early education provider with 670+ centres nationally
- Proven 68 LDC place centre on expansive 1,904sqm* Gold Coast corner freehold, underpinned by high underlying land value & favourable zoning
- Current rental well below market (\$2,146/place) with attractive market review every five years
- High exposure corner landholding with more than 90 metres of dual street frontage to Wheeler Cres & Coghill Dr, plus ample secure on-site parking
- Currumbin Waters: southern Gold Coast position on the newly upgraded \$1.5 billion* M1 corridor
- Gold Coast: one of Australia's fastest growing cities, 31% population increase to 1 million* by 2041

Contact

Yosh Mendis 0434 413 188
Josh Scapolan 0484 229 829

Investment Portfolio Auction

10:30am AEDT
Tuesday 27 October
Sydney Opera House

*Approx. *As at 1 November 2026



Established Childcare Freehold & Business Significant Redevelopment Upside

Runaway Bay (Gold Coast) QLD 59 Mungera Street

Substantial 2,431sqm* landholding, 10km* from Surfers Paradise

Licensed for 91 LDC places, 'Meeting' NQS Ratings

20+ years of continuous childcare operation, demonstrating proven location fundamentals

- Current operating business, allowing immediate income potential for an owner-operator or a clean redevelopment opportunity with vacant possession
- Positioned in an undersupplied childcare location
- Immediate proximity to the Harbour Shores Development, a \$2.5 billion, 16ha waterfront master-planned community expected to feature 2,000+ new dwellings and various amenity
- Prized education and residential precinct boasting 11* schools, 10,000 students, & 90,000 residents within 5km
- Gold Coast: Global tourism powerhouse and Australia's most populated non-capital city with 762,000+ residents, anticipating a 31% increase to over 1,000,000 by 2041

Contact

Stuart Rooke 0475 976 489
Jacob Siever 0481 553 762

For Sale by Expressions of Interest

Closing 4pm AEST
Thursday 29 October 2026

*Approx



Stamp Duty Free Childcare Investment 20 Year Net Lease to Leading Operator



Salisbury Heights (Adelaide) SA 61 Stanford Road

- Eden Academy: industry leading early education provider with a network of 60+ centres nationally
- Brand-new construction completed in 2026, offering outstanding depreciation benefits
- New 108 LDC place centre on expansive 2,717sqm* landholding including parking for 28 cars
- Strategically located within a prominent schooling catchment, 550m* from Salisbury Heights Primary School with a further eight schools within 3km*
- Within close proximity to Elizabeth City Centre, the retail and lifestyle precinct for northern Adelaide
- City of Salisbury: by 2046, the City of Salisbury's population is forecast to exceed 155,000 residents

Contact

Adam Thomas 0418 998 971
Natalie Couper 0413 856 983
Oliver Grivell 0478 069 579
RLA 208125

For Sale by Expressions of Interest

Closing 3pm AEDT
Thursday 5 November 2026

*Approx

Brand new 20-year net lease to 2046
Two 10-year options to 2066

Desirable 3% annual rent increases

Tenant pays all usual outgoings
including management fees

Net Income: \$447,225 pa* + GST



Prized Inner City Melbourne Childcare 20 Year Net Lease to National Operator



Elwood (Melbourne) VIC 147-149 Brighton Road

- Eden Academy: Industry leading early education provider with a network of 60+ centres nationally
- Commanding three-storey purpose-built childcare centre licensed for 100 LDC places on a prominent corner with direct frontage to the Nepean Highway with 16 basement car spaces
- Well-presented strong trading childcare with high occupancy and extensive waitlist
- Irreplaceable 923sqm* corner position on Brighton Road (Nepean Highway), with main road frontage and exposure to 70,000+ passing vehicles daily
- Elwood: blue chip bayside suburb with a median house price of \$2,000,000, adjoining Brighton and only 6km to the Melbourne CBD

20 Year net lease to 2041 plus one
further 10 year option to 2051

Compounding fixed 3.25% annual rent
increases, guaranteeing growth

Net Lease - tenant pays 100% outs
incl rates, insurance, R&M's & land tax

Net Income: \$586,706 pa* + GST

Contact

Yosh Mendis 0434 413 188
Natalie Couper 0413 856 983
Marcello Caspani-Muto 0417 065 777

For Sale by Expressions of Interest

Closing 3pm AEDT
Tuesday 3 November 2026

*Approx



2019 Construction - Near New

High Yielding Commercial Building Premium Position Near 'Golden Mile'

Nunawading VIC
39 Norcal Road

- 1,144sqm* building with class-leading amenity including lifts and bathrooms to all floors
- Most tenants on renewed leases with tenant funded fit-outs providing long term surety
- Constructed by award winning 'Wilmac' in 2019 providing strong depreciation benefits
- Moments to Nunawading's 'Golden Mile' including Bunnings, JB Hi-Fi, The Good Guys, Harvey Norman plus many, many more
- Nunawading: affluent and booming metro Melbourne suburb 18km* from CBD with median house price of \$1,201,000¹

Strong income diversity with 7 tenants across 10 tenancies

Fixed 3% & 3.5% rent increases

Tenants pay all usual outgoings

Net Income: \$359,605 pa* + GST

Contact

David Napoleone 0417 308 067
Jimmy Tat 毕家辉 0439 399 118
Mark Foster 0475 454 431

For Sale by Expressions of Interest

Closing 3pm AEDT
Wednesday 28 October 2026

*Approx. ¹By income. ²Forecast. ³id



Potential 50% Stamp Duty Savings

Double-Fronted Ballarat CBD Freehold Established Retail & Medical Tenants

**Ballarat Central VIC, 9-11 Little
Bridge St & 12-14 Bridge Mall**

Strong 4.23-year WALE¹

Fixed 3.5% & 4.5% annual increases,
ensuring rental growth

Diversified income streams across
three tenancies

Passing Rent: \$213,150 pa* + GST

- UFS: in operation 140+ years with a network of 5 medical centres and 19 pharmacies across VIC
- Minimac: est. 1967; premium homewares retailer with 15 locations across VIC, SA & TAS
- Significant 778sqm* C1Z landholding with dual street frontage via Bridge Mall and Little Bridge St
- Expansive 821sqm* building inclusive of dedicated retail, medical and office space
- Positioned in the heart of the Ballarat CBD, with Coles, Woolworths, Big W and Dan Murphy's all within 200 metres
- Ballarat: VIC's largest inland city with population forecast to grow 29.35% to 164,365 by 2046²

Contact

Matthew Wright 0458 290 588
Rick Jacobson 0413 830 083
Sam Mercuri 0413 830 709
Raoul Holderhead 0413 860 304

Investment Portfolio Auction

10:30am AEDT
Wednesday 28 October
Crown Casino, Melbourne

*Approx. ¹By income. ²Forecast. ³id

ufs
MINIMAX
enterprising ideas for your life



Recently Refurbished Childcare | ASX Tenant Main Rd Location Adj. Medical Centre



G8 EducationTM

Wantirna South (Melbourne) VIC
1305 High Street Road

- G8 Education: Australia's largest ASX-listed early education provider with 350+ locations
- Established and upgraded 67 LDC place centre
- Strategic main road position only 550m* from Waverley Christian College (2,200+ enrolments) and 700m* from Knox Gardens Primary School (450+ enrolments)
- Conveniently located opposite High Street Road Retail Strip anchored by Anytime Fitness, Foodworks and a variety of specialty retailers
- Wantirna South: desirable suburb strongly represented by families with children, with this cohort making up 49.6% of the suburb's population, and only 24km* from Melbourne CBD

Contact

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

Investment Portfolio Auction

10:30am AEDT
Wednesday 28 October
Crown Casino, Melbourne

*Approx

Renewed 5-year net lease to 2030
Two further 5-year options to 2040
Tenant pays all outgoings including
land tax and management fees
Fixed 4% annual rent increases

Net Income: \$207,826 pa* + GST



Long-Established Childcare | ASX Tenant Triple Net Lease to 2037 + Option to 2047



G8 EducationTM

Mornington (Melbourne) VIC
16 Robertson Drive (Cnr Jacana St)

- G8 Education: Australia's largest ASX-listed early education provider with 350+ centres nationally
- Current rental below market (\$3,016/ place), with market review in January 2028
- Exceptional 1,428 sqm* corner site only 200m* from the Mornington Park Primary School
- Established 67 LDC place centre with extensive upgrades recently undertaken by tenant
- Conveniently located 550m* from Peninsula Homemaker Centre anchored by Bunnings, Officeworks, Harvey Norman & 75+ specialty stores
- Mornington: popular bayside suburb with a median house price of \$1,200,000 (up 12% year-on-year) and part of the Mornington Peninsula

Contact

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

Investment Portfolio Auction

10:30am AEDT
Wednesday 28 October
Crown Casino, Melbourne

*Approx

Tenant pays 100% of outgoings,
including land tax (multiple holding),
management fees and all structural and
capital works
Annual CPI (min 3%) rent increases plus
ratchet provision at market review

Net Income: \$202,104 pa* + GST



Landmark 120-Year Hospitality Institution | 4.85 Acres* on High Exposure C1Z Corner

Kinglake VIC
28 Whittlesea-Kinglake Road

- Landmark hospitality venue established in 1906, operating continuously as a community institution and meeting place for more than 120 years -one of Victoria's most enduring pub assets
- 5 year net lease to July 2030, plus 2 x 5 year options to 2040 with annual CPI rent increases providing consistent income growth
- Expansive 19,650sqm* (4.85 acres*) C1Z corner landholding with 194m* of total street frontage, providing outstanding exposure, accessibility and presence at the gateway to Kinglake

194m* corner frontage with exceptional exposure

Significant liquor licence accommodating a total licensed capacity of 916* patrons

Net Income: \$191,942 pa* + GST

Contact

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

For Sale by
Expressions of Interest
Closing 2pm AEDT
Thursday 29 October 2026

*Approx



Strong-Trading Childcare Opposite School Triple Net Lease to National Operator

Cranbourne North VIC
78-80 Hoysted Avenue

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

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

Net Income: \$172,500 pa* + GST

- Affinity Education: leading early education provider with over 250 centres nationally
- Established 50 LDC place centre with recent tenant upgrades
- Annual CPI (min 2.5%) rent increases plus ratchet provision at market review
- Strategic 1,127sqm* corner landholding directly opposite Courtenay Gardens Primary School with over 800 annual enrolments
- Located only 400m* from Cranbourne Retail Precinct anchored by national retailers including Bunnings, JB Hi-Fi, Officeworks & The Good Guys
- City of Casey: One of Victoria's fastest-growing LGAs, with population to exceed 614,000+ by 2046



Contact

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

Investment Portfolio Auction
10:30am AEDT
Wednesday 28 October
Crown Casino, Melbourne

*Approx



Tradelink - 230+ Locations Nationally Three (3) Year Net Lease to 2028 plus Opts



Morwell VIC
Unit 1/192-208 Princes Drive

- Tradelink: est. 1854, national plumbing supplies business with over 230 locations
- Acquired for A\$170 million by Metal Manufactures (MM) in 2024. MM is owned by Blackfriars Corp & the US-based Colburn family with 5,700+ staff & 600+ locations across AUS & NZ
- High profile modern large format retail showroom with important rear loading bay/roller door access
- Morwell: strong trade catchment of 75,000+ people
- Latrobe City: one of Victoria's major regional centres, with an annual economic output of \$17.3B

Contact

Darren Beehag 0411 226 223
Mark Foster 0475 454 431

Investment Portfolio Auction

10:30am AEDT
Wednesday 28 October
Crown Casino, Melbourne

*Approx.

Three (3) year lease to 2028 plus option to 2031

Fixed 4% rent increases

Investor preferred net lease

Net Income: \$77,600 pa* + GST



Occupy or Invest Establish New Childcare Prime Location Opposite Train Station

Essendon (Melbourne) VIC
1 Melfort Avenue

Architecturally designed, 124-place childcare

The property offers flexibility for a range of buyers, including owner-operators, passive investors and childcare groups looking to expand their network

- Positioned across three (3) levels with building area of 1,617sqm*
- Within an affluent inner-northern suburb just 9km* from Melbourne CBD
- Directly overlooking Strathmore Railway Station (100m*)
- Surrounded by a range of reputable primary and secondary schools including Strathmore Primary School (1.3km*), St Vincent de Paul Primary School (330m*), Strathmore Secondary College (600m*)
- Positioned close to major retail precincts Essendon Fields (3.5km*), DFO Essendon (2.0km*) and Moonee Ponds Central (2.4km*)

Contact

Jimmy Tat 毕家辉 0439 399 118
Marcello Caspani-Muto 0417 065 777

For Sale by Expressions of Interest

Closing 2pm AEDT
Wednesday 21 October 2026

*Approx.



Stunning Childcare in Education Precinct

New 20 Year Net Lease to 2046 + Options



Baldyville (Perth) WA
42 Bannardale Rd (Cnr Viva Blvd)

Two further 10-year options to 2066
Tenant pays all outgoings, including land tax
Fixed 3% annual rental increases
Significant depreciation benefits
Net Income: \$440,000 pa* + GST

- Sagewood Early Learning: premium early education provider with 8 operating centres and over 10 years industry experience
- New 764sqm* centre with service approval for 110 LDC places
- Seven schools within a 3km* radius, combining to support over 5,000 full-time students
- Substantial 2,533sqm* corner landholding with 91m* of dual street frontage and 30 car spaces
- Positioned within immediate proximity to Stockland Baldyville, anchored by Coles, Kmart, ALDI and Woolworths, supported by 150 specialty retailers
- Baldyville: high growth municipality with the population forecast to increase by 132% by 2046

Contact
Adam Thomas 0418 998 971
Natalie Couper 0413 856 983

Investment Portfolio Auction
10:30am AEDT
Wednesday 28 October
Crown Casino, Melbourne

*Approx



Approx 8.5% Yield Fully Leased

Investment Opportunity

Pegs Creek WA
17 Crane Circle

Fully leased, retail and commercial asset underpinned by strong tenants, long WALE and fixed rental growth, located in the powerhouse resources hub of Karratha WA
Net Income: \$291,132 pa* + GST

- Income Security: Leased to long-standing tenant Minister of Works (State Government) and Ironman 4x4 (well-established retailer with multiple locations across WA)
- Long WALE: Exceptional stability with three of four leases secured through to 31 July 2036, each supported by an additional 5-year option
- Guaranteed income growth via fixed 3.5% annual rent reviews across all four leases, providing reliable and compounding income growth
- Dominant Demographics: Karratha's median income of \$166,000 p.a. is more than double the national average, providing strong disposable income in the catchment

Contact
Lachlan Andrew 0426 890 080
Derek Barlow 0417 941 478

Investment Portfolio Auction
10:30am AEDT
Wednesday 28 October
Crown Casino, Melbourne

*Approx

Q & A

with Dan Forsyth

SENIOR NEGOTIATOR | CAPITAL MARKETS - PRIVATE WEALTH QLD

A background in commercial property law gives Dan a different perspective on transactions, with an eye for the details that sit beyond the headline numbers.

Today, he specialises in retail, office and medical assets in the \$5 million to \$15 million range, where understanding lease structures, tenant covenants and long-term value drivers can be just as important as yield.

We spoke with Dan about his move from law to agency, and what's shaping private investor demand in Brisbane right now.

You started out as a lawyer before moving into property. What made you jump?

I was already working in commercial property law, so it felt less like leaving property and more like moving closer to the deal. I enjoyed the legal work, but I was always most interested in the people, commercial strategy and motivations behind a transaction.

Agency gives me the platform to identify opportunities, shape campaigns and negotiate outcomes. That combination of property, relationships and competition made the move feel natural.

Has that legal background come through in how you handle a deal now?

Definitely. It helps me quickly understand what underpins an investment - the lease structure, income, outgoings, options, tenant covenant and the risks a buyer will examine. It also trained me to anticipate issues before they become problems.

The most useful part is being able to translate that detail into clear commercial advice without overcomplicating the transaction.

What's actually involved in your day to day as an agent on the Private Wealth team?

It's a mix of building market knowledge, fostering relationships and executing transactions. A typical day can involve speaking with owners, qualifying buyers, analysing comparable sales, preparing appraisals, conducting inspections and progressing live campaigns through negotiations and due diligence. A major part of the role is identifying who owns each asset, what may drive a transaction and which buyers have both the capacity and conviction to perform.

What size and type of deal do you enjoy working on most?

The \$5 million to \$15 million range is particularly interesting, especially neighbourhood retail centres and office buildings, medical and allied-health properties, and other service-based investments. These assets often have more to consider than a headline yield - tenant mix, lease structure, land value and future repositioning potential all matter. That creates an opportunity to properly assess an asset and develop a tailored campaign strategy around its strengths.

What made you want to specialise in private wealth rather than institutional clients?

I was drawn to the personal nature of private wealth. You are often dealing directly with the person whose capital, history and future plans are tied to the property. Every owner has different priorities, whether that is succession, debt reduction, reinvestment or simply achieving the right result after holding an asset for many years. Helping clients navigate those objectives and building long-term connections that extend across multiple transactions is one of the most rewarding aspects of the role.

“The strongest investments are rarely defined by yield alone. Understanding the story behind the income is just as important as the numbers.”

What trends are you seeing in what private investors are looking for in Brisbane right now?

Private investors are selective, but there is strong appetite for secure and easily understood income. Buyers are closely examining tenant covenant, genuine lease tenure, rent-review mechanisms, outgoings recoverability and near-term capital expenditure. Well-located neighbourhood retail, office, convenience and essential-service assets continue to resonate. However, buyers also want sound underlying property fundamentals - good land, a strong location and a credible reletting or alternative-use story. When an asset offers both defensive income and long-term optionality, the buyer pool becomes considerably deeper.

What's stood out to you since joining CBRE?

The combination of scale and entrepreneurship. CBRE provides an incredible depth of information, market reach and access to buyers, but the Private Wealth team remains very hands-on and commercially driven. I've also been impressed by the depth of experience within the team and how much you can learn simply by being involved in live campaigns and listening to experienced agents work through different situations.

What advice has stuck with you from more experienced agents on the team?

A consistent message has been not to make every conversation about whether someone wants to sell today. The better approach is to be curious, learn about the asset and the person behind it, provide useful market information and stay in touch. Listings generally come from trust and timing rather than one perfect phone call. That has encouraged me to focus on developing genuine market knowledge and long-term relationships.



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



New South Wales

T 02 9232 6288
A Level 21, 363 George Street
Sydney, NSW 2000

T 02 8836 7800
A Level 4, 10-14 Smith Street
Parramatta, NSW 2150

T 02 1300 227 311
A Level 29, 177 Pacific Highway
North Sydney, NSW 2060

T 02 9289 3333
A 2B, 2-12 Lord Street
Botany, NSW 2019

Australian Capital Territory

T 02 6232 2733
A Level 4, 2 Constitution Avenue
Canberra, ACT 2601

Queensland & Northern Territory

T 07 3062 7325
A Level 3, Waterfront Place
1 Eagle Street, Brisbane, QLD 4000

T 07 3184 0139
A Ground Floor, 61-73 Sturt Street
Townsville, QLD 4810

T 07 4051 8922
A Level 1, Village Lane, 20 Lake Street
Cairns, QLD 4870

T 07 5581 2000
A Level 18, 50 Cavill Avenue
Surfers Paradise, QLD 4217

T 07 5457 5757
A Level 1, 17 Duporth Avenue
Maroochydore, QLD 4558

Victoria & Tasmania

T 03 9613 0400
A Level 34, 8 Exhibition Street
Melbourne, VIC 3000

T 03 8621 3333
A 61 Yarra Street
Geelong, VIC 3220

South Australia

T 08 8110 3301
A Level 20, 83 Pirie Street
Adelaide, SA 5000

Western Australia

T 08 9320 0000
A Level 25, 250 St Georges Terrace
Perth, WA 6000