

SELECT

PORTFOLIO

VOLUME 2

W E L C O M E

We are excited to announce the launch of Burgess Rawson from CBRE's second Portfolio SELECT, following the outstanding success of our inaugural campaign earlier this year. The first Select Portfolio set a high benchmark, delivering outstanding results driven by strong buyer interest across a carefully curated selection of premium assets.

One of the standout highlights from the initial campaign was the successful sale of the Warners Bay, NSW mixed-use asset for \$19.38 million. This property, featuring prominent tenants such as Hungry Jack's and the Salvos, demonstrated the market's appetite for well-positioned commercial properties with strong, diverse tenant profiles. Alongside this, the sale of the 7-Eleven in Clarkson, WA and several other quality assets further showcased the demand for resilient investments underpinned by secure leases and essential services.



Yosh Mendis | Head of Agency NSW

A stylized, handwritten signature of Yosh Mendis in a gold color, written in a cursive script.

The success of the first Portfolio SELECT not only reflected the confidence investors have in high-quality commercial real estate but also reaffirmed by our ability to identify and present assets that meet evolving market needs.

Building on this momentum, Portfolio SELECT Volume 2 offers another premium collection of investment opportunities spanning the medical, mixed-use, and essential services sectors.

We look forward to delivering exceptional results once more, continuing to provide investors with access to well-located, resilient assets that underpin wealth creation and portfolio diversification.



Scan here to explore opportunities

THE POWER OF PRECISION

Portfolio SELECT

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

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

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

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

A New Standard in Premium Property

What defines a Portfolio SELECT asset? Each property within this exclusive collection satisfies exacting criteria that discerning investors demand:

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

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

Beyond the Ordinary EOI

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

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

The Investment Case for Premium Commercial

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

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

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

Featured Portfolio SELECT Properties

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

Portfolio SELECT Volume 2 includes several standout assets that exemplify our investment philosophy.

Medical & Commercial Centre, Charlestown NSW

This institutional-grade Medical and commercial centre occupies a high-profile corner location at the gateway to Charlestown's medical and commercial precinct. Anchored by PRP Diagnostic Imaging and supported by leading occupiers including Hunter Coast Dermatology & Laser and Allianz, the property features a multi-level 3,240sqm* facility with undercover parking for 62 cars.

The property is strategically located adjacent to the new \$65 million Charlestown Health Hub

and close to the Charlestown Square Shopping Centre, Lake Macquarie Hospital and Charlestown Private Hospital.

Medical Specialist Centre, Blacktown NSW

This premium freehold healthcare specialist centre is anchored by a brand-new 10-year net lease to PRP Diagnostic Imaging, supported by complementary healthcare operators including Blacktown Dermatology, Panorama GP & Medical Centre, and Rehab Pro.

Strategically positioned within one of Western Sydney's leading healthcare precincts, directly adjacent to Blacktown Hospital, the property comprises of a state-of-the-art facility with substantial on-site parking for 100 cars.

Purpose-built in 2024, 13 & 15 Panorama Parade, Blacktown, offers significant depreciation benefits while delivering secure, long-term income underpinned by essential healthcare services in one of Sydney's fastest-growing regions.

Health and Retail Hub, Marsden Park NSW

A future income-proof defensive asset in Sydney's fastest-growing corridor. Neighbouring

blue-chip operators including IKEA, Costco, Bunnings, McDonald's, Ampol, KFC, Domino's, Guzman y Gomez and The Marsden Brewhouse amongst others, the asset captures exceptionally strong consumer traffic. Fully leased to global and national tenants, it offers long-term income with strong compounding rental growth. An institutional grade opportunity in a dynamic commercial hub.

QV Tower, Launceston TAS

QV Tower stands as one of Launceston's most iconic and prominent buildings, strategically positioned at 11 High Street in one of the city's most affluent suburbs. This impressive 8-storey commercial tower commands an exceptional presence and offers unparalleled convenience, located just minutes from the Launceston CBD.

Following an extensive, multi-year redevelopment, QV Tower has re-established itself as a premier destination for medical and allied health professionals across greater Launceston. This transformation is a fitting continuation of the site's legacy, having formerly served as Launceston's Maternity Hospital for more than 60 year.

BEYOND EXPECTATIONS

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

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

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

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

Rather than navigating the often opaque world of off-market transactions, sophisticated buyers gain comprehensive due diligence, transparent pricing parameters, and a level playing field.

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

When committing to acquisitions at premium price points, buyers rightfully demand a thorough understanding of both the asset and its competitive context. Our portfolio methodology satisfies this requirement by presenting multiple high-calibre opportunities simultaneously, establishing clear value benchmarks that support confident decision-making.

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

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

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

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

PREMIUM HIGHLIGHTS



Clarkson WA
7-Eleven & Starbucks

\$ \$10,330,000 % 6.00% Yield



Warners Bay NSW
The Bayside Centre

\$ \$19,386,160 % 5.99% Yield



West Croydon SA
OTR/Viva Energy & Krispy Kreme

\$ \$13,800,000 % 5.51% Yield



Invermay TAS
Tool Kit Depot

\$ \$8,100,000 % 5.19% Yield



Greytanes NSW
7-Eleven & McDonald's

\$ \$18,400,000 % 3.97% Yield



Wodonga VIC
Civilmart

\$ \$14,710,000

PREMIUM HIGHLIGHTS



Moonee Ponds VIC

OTR/Viva Energy

💰 \$11,001,000 📈 4.37% Yield



Corio VIC

Civilmart

💰 \$15,000,000 📈 5.37% Yield



Paynesville VIC

Ritchies IGA & Australia Post

💰 \$10,000,000 📈 5.35% Yield



Warrawong NSW

McDonald's

💰 \$12,850,000 📈 4.10% Yield



Jamisontown NSW

Reece

💰 \$13,250,000 📈 5.13% Yield



Port Macquarie NSW

Lumus Imaging/Healius

💰 \$14,200,000 📈 5.98% Yield

THE EOI PROCESS

EOIs, the Burgess Rawson from CBRE way

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

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

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

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

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

Due Diligence

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

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

How to Submit Your Offer

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

Completed, Unconditional Contract of Sale

Full contract of sale documentation is available upon request.

EOI Form

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

Priority of Offers

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

No Guarantee of a "Second Round"

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

To Avoid Disappointment

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

Inspections

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



CHARLESTOWN

NEWCASTLE, NEW SOUTH WALES

CHARLESTOWN MEDICAL & COMMERCIAL CENTRE

Positioned at the gateway to Charlestown's medical and commercial precinct, this premier investment features institutional-grade healthcare and corporate tenancies within a landmark landholding. 'PRP Charlestown' is strategically located next to the brand-new Charlestown Health Hub and directly across from Charlestown Square, which attracts 10 million* visitors annually.



Building Area*
3,240sqm



Dual Street Frontage*
107 metres



Site Area*
1,704sqm



Net Income pa*
\$1,785,578

Expressions of Interest Closing
Thursday 18 September 2025



- + Defensive healthcare and commercial tenancy with complementary uses
- + PRP Diagnostic Imaging: a leading diagnostic imaging provider servicing owned by IFM Investors and UniSuper, with a combined \$381 billion* in AUM
- + Adjacent to the brand-new \$65 million* Charlestown Health Hub, anchored by IPN Medical, Ramsay Surgical Centres, Sonic Healthcare, and Novatrials
- + Premium 3,240sqm* multi-level facility with parking for 62* vehicles; centrally positioned on a 1,704sqm* corner landholding, zoned MU1 Mixed Use
- + 4.5 star NABERS rating
- + Tenants responsible for all outgoings as per the leases

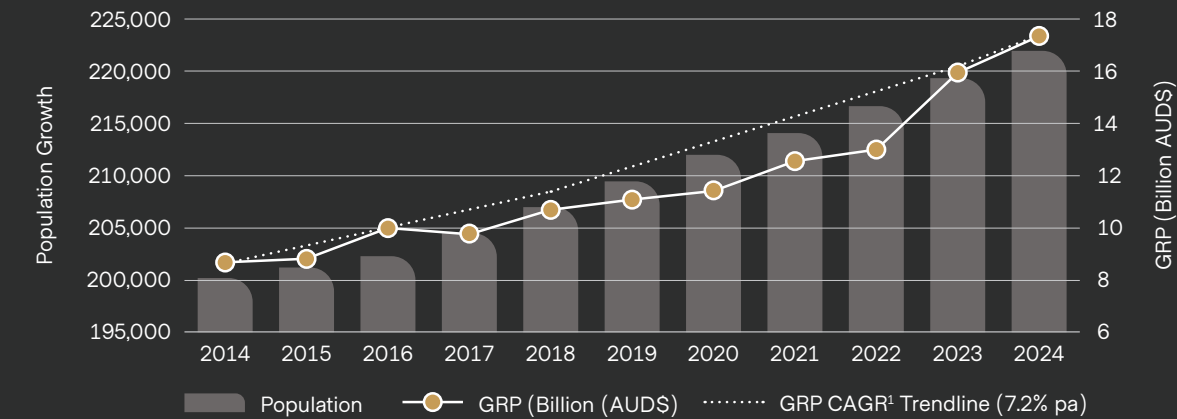
CHARLESTOWN

Charlestown Medical & Commercial Centre | Newcastle NSW, 95 Pacific Highway

95 Pacific Highway, Charlestown, stands as a cornerstone of the area's medical and commercial precinct. Set across a 1,704sqm* corner landholding with unrivalled presence on the Pacific Highway, the property is improved by a multi-level, 3,240sqm* healthcare and commercial facility. The income is underpinned by leading tenants including PRP Diagnostic Imaging, one of Australia's premier imaging and radiology providers, alongside Hunter Coast Dermatology & Laser and Allianz.

Ideally located amongst Charlestown Private Hospital, Lake Macquarie Private Hospital, and the new Charlestown Health Hub, which is anchored by IPN Medical, Ramsay Surgical Centres, Sonic Healthcare, and Novatrials, 95 Pacific Highway offers a premium-grade healthcare facility with undercover parking for 62* vehicles and offers strong value-add potential.

Lake Macquarie Population & GRP Growth



Sales Team

- Yosh Mendis**
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- Geoff Sinclair**
0451 462 759
- Darren Beehag**
0411 226 223



MARSDEN PARK

SYDNEY NEW SOUTH WALES



EL JANNAH, KIDDIWINKS, SNAP FITNESS AND SAVERS

A future income-proof defensive asset in Sydney's fastest-growing corridor. Neighbouring blue-chip operators including IKEA, Costco, Bunnings, McDonald's, Ampol, KFC, Domino's, Guzman y Gomez and Marsden Brewhouse amongst others, the asset captures exceptionally strong consumer traffic. Fully leased to global and national tenants, the property offers long-term income with strong compounding rental growth. An institutional grade opportunity in a dynamic commercial hub.



WALE*

10 Years



Recoverable Outgoings

100%



Site Area*

4,781sqm



Net Income pa*

\$1,525,500

**Expressions of Interest Closing
Wednesday 24 September 2025**



- + Strong future-proof income stream underpinned by brand new 10 year WALE and compounding fixed 3.5% & 3.0% annual rent increases
- + Brand new construction completed in 2025, the high-specification building delivers maximum depreciation benefits and features substantial tenant capital fitouts
- + Rare net lease structure with 100% of outgoings recoverable by tenant, including land tax and property management fees
- + Strategic Western Sydney location in one of Australia's fastest growing corridors, with the population forecast to grow 249% by 2041

MARSDEN PARK

Heath & Retail Hub | Sydney NSW, 2 Ultimo Place

This flagship retail and social infrastructure asset anchors Marsden Park's rapidly evolving commercial precinct. Positioned on a key main road 4,781sqm* corner site with 197 metres* of triple street frontage, the property offers scale, exposure and long-term growing income security.

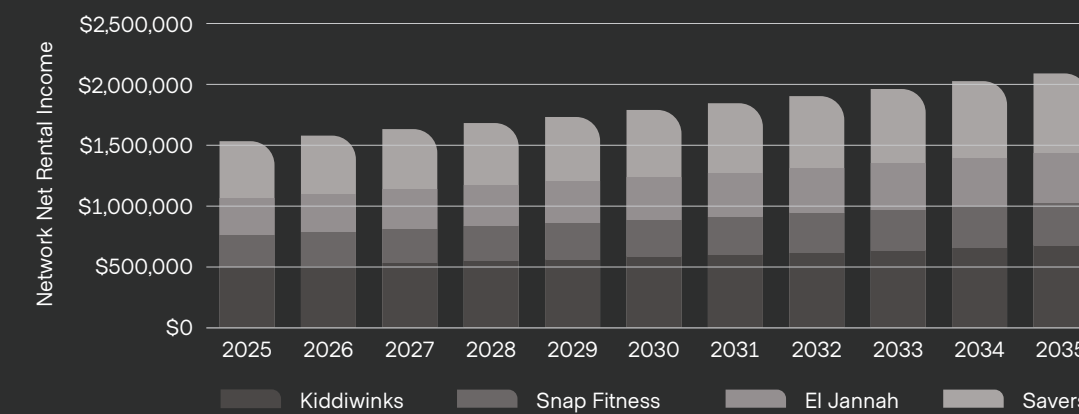
Neighbouring national tenants IKEA, Costco, Bunnings, McDonald's, Guzman y Gomez, Total Tools and RSEA amongst others, the property benefits from consistent trade within a high-growth corridor, and a local population forecast to grow 249% by 2041.*



Fully leased to El Jannah (drive-thru), Snap Fitness, Savers, and Kiddiwinks childcare, the centre generates \$1,525,500 per annum, underpinned by a new 10-year WALE and fixed compounding rent increases of 3.5% and 3.0%. With a rare net lease structure, tenants pay 100% of outgoings, including land tax and management fees, delivering an effortless and exceptional income profile.

Completed in 2025, the state-of-the-art building provides max depreciation benefits, 95+ on-site car spaces, and direct arterial access, reinforcing its institutional-grade quality as a future income-proof, set-and-forget investment.

Marsden Park Income Growth



Sales Team



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0434 413 188



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0488 220 830



LAUNCESTON

TASMANIA



QV TOWER

QV Tower is an exceptional medical investment opportunity featuring an extensively renovated medical facility, offering a high-quality, purpose-built environment tailored for healthcare professionals. The property showcases a modern fit-out, while retaining its charming heritage history.

Currently home to a strong mix of established allied health professionals including speech pathology, dietitians, psychologists, and general practitioners. The facility offers a truly comprehensive and collaborative medical environment.



Building Area*
6,780sqm



Street Frontage*
49 metres



Site Area*
4,293sqm



Net Income pa*
\$1,193,747

**Expressions of Interest Closing
Thursday 18 September 2025**



- + Highly desirable 'Urban Mixed Use' zoning
- + 47 on-title car spaces
- + Strong occupancy history
- + Launceston: The city is widely recognised as a main gateway to Tasmania being just under an hours flight from Melbourne. The Launceston airport welcomed over 1.4 million* passengers throughout the previous financial year, which represents a 10% increase on the same time last year and the airport's busiest 12-month period on record

LAUNCESTON

QV Tower | Launceston TAS, 11 High Street

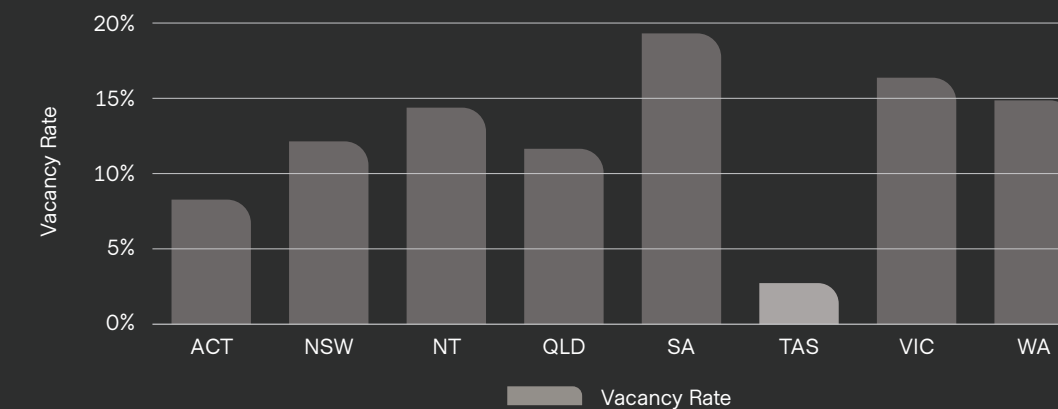
QV Tower stands as one of Launceston's most iconic and prominent buildings, strategically positioned at 11 High Street in one of the city's most affluent suburbs. This impressive 7-storey commercial tower commands an exceptional presence and offers unparalleled convenience, located just minutes from the Launceston CBD.

Following an extensive, multi-year redevelopment, QV Tower has re-established itself as a premier destination for medical and allied health professionals across greater Launceston. This transformation




is a fitting continuation of the site's legacy, having formerly served as Launceston's Maternity Hospital for more than 60 years.

While the tenancy profile is anchored by medical and allied health users, the building's high-quality refurbishment has also attracted a range of local and national firms seeking true A-Grade office accommodation. This type of space is in critically short supply in Launceston, largely due to the heritage overlays that impedes large-scale redevelopment within the CBD core.

Office Vacancy Rate Per State



Sales Team

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SYDNEY CBD

PARRAMATTA CBD

BLACKTOWN HOSPITAL

BLACKTOWN HOSPITAL

WESTERN SYDNEY UNIVERSITY SCHOOL OF MEDICINE

BLACKTOWN

SYDNEY, NEW SOUTH WALES

BRAND NEW MEDICAL SPECIALIST CENTRE

Premium freehold healthcare specialist centre anchored by a brand-new 10-year net lease to PRP Diagnostic Imaging, and supported by complementary medical tenants, Blacktown Dermatology, Panorama GP & Medical Centre, and Rehab Pro. 'PRP Blacktown' is strategically located within Western Sydney's leading healthcare precinct, directly adjacent to Blacktown Hospital. The property offers secure, long-term income streams underpinned by non-discretionary healthcare services.



WALE*
7.8 Years



Building Area*
1,741sqm



Site Area*
1,194sqm



Net Income pa*
\$971,825

Expressions of Interest Closing Thursday 18 September 2025



- + Anchored by PRP Diagnostic Imaging: leading diagnostic imaging providers, servicing one million+ patients pa, owned by IFM Investors & UniSuper with a combined \$381B* AUM
- + Premium freehold medical investment comprising of a three-level 1,742sqm* state-of-the-art facility, 1,194sqm* landholding with 100* parking spaces
- + Desirable net leases with tenants paying outgoings as per leases
- + Purpose built in 2024 providing substantial depreciation benefits
- + Strategically located within Western Sydney's largest healthcare precinct, directly adjacent Blacktown Hospital

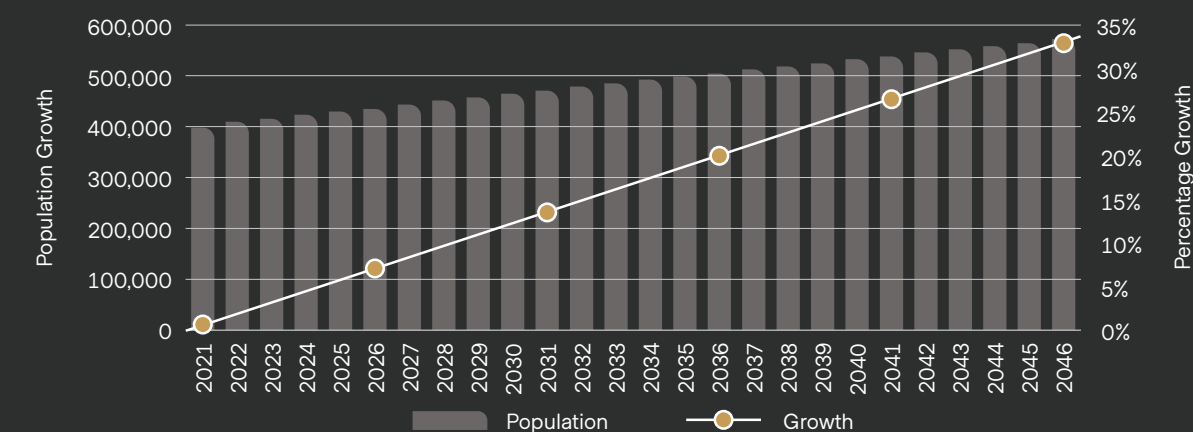
BLACKTOWN

Blacktown Medical Specialist Centre | Sydney NSW, 13 & 15 Panorama Parade




This brand-new medical centre occupies a prominent 1,194sqm* site with 101 metres* of triple street frontage. The Blacktown Medical Specialist Centre has been meticulously designed to meet the demands of modern healthcare operators. Its three-level basement car park offers unrivalled accessibility for 100* vehicles, while the building's layout supports a seamless mix of medical tenancies, including PRP Diagnostic Imaging, Blacktown Dermatology, Rehab Pro, and Panorama GP & Medical Centre.

Situated in the heart of Western Sydney's rapidly evolving medical corridor, the asset benefits from strong surrounding infrastructure, a high-profile location directly adjacent to the new Blacktown Hospital, and robust population growth. This combination of strategic positioning, quality design, and strong tenant covenants provides a secure platform for long-term rental performance and capital appreciation.

Blacktown City Council Population Forecast



Sales Team

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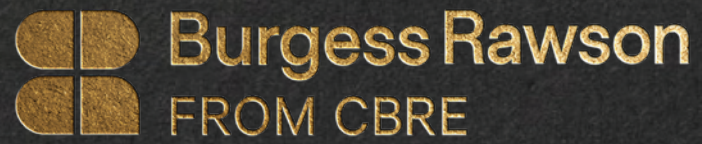
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Burgess Rawson

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