

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES



Trusted Value

The strength of everyday essentials

Unbiased market research at your fingertips

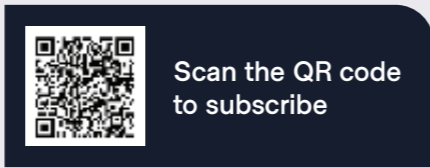
Subscribe to Industry Insights Reports

With the largest, most frequent and most successful commercial property portfolio auction program in Australia, Burgess Rawson from CBRE has always been renowned as the litmus test of the commercial property industry.

Using current market research and unbiased industry data, we're able to assist clients along every step of their property journey.

Our Industry Insights Reports are an important and informative publication that focus on key sectors including large format retail, pubs & liquor, convenience retail, early education, fast food, healthcare, industrial and more.

Subscribe for free today to access and receive superior, current and unbiased information to help you make the right property decisions.



Welcome



Natalie Couper
Senior Director

NATALIE.COUPER

Welcome to Portfolio Magazine 180

Our recent September Portfolio Auction event was our largest this year and a standout achievement, with over \$156 million in transactions and a stellar success rate that exceeded expectations. The result reflected not just market momentum, but a clear appetite for quality assets and strategic investment opportunities.

Healthcare, fast food and convenience retail remained strong performers, alongside early education, where we negotiated more than \$37 million in transactions for this asset class in the first few weeks of September alone.

The aspiration for sound commercial investments shows no signs of slowing. As interest rates continue to ease, the latest government data reveals commercial real estate debt has grown to record levels increasing by almost 10% over the year to \$416 billion, evidence of rising confidence in the sector.

In this edition, we turn our attention to the enduring strength of supermarkets, one of the most trusted asset classes in commercial real estate.

From their origins as local grocers to today's high-volume, multi-format retail anchors, supermarkets have consistently proven their value. They offer reliable foot traffic, long-term leases, and strong tenant covenants, making them a foundation of many investor portfolios.

We also shine the spotlight on Shepparton, a regional centre gaining traction for its connectivity, population growth, and increasing commercial activity. We profile fast growing Mexican restaurant, Zambrero, a brand that's not only expanding rapidly but also redefining fast casual dining through innovation and purpose-led growth.

Lastly, CBRE's Debt and Structured Finance team share how they're structuring deals to deliver exceptional outcomes helping clients navigate financial complexity, unlock significant savings and secure the capital they need to grow, invest and seize new opportunities.

Whether you're tracking market trends, exploring new opportunities or simply staying informed, this issue offers insights into the forces shaping Australia's commercial property sector.



Portfolio Team

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

Burgess Rawson from 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.

BURGESSRAWSON.COM.AU

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, Burgess Rawson from 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.



Trusted Value

The strength of everyday necessities

From the aisles of yesteryear's corner grocer to today's sprawling retail complexities, supermarkets have long been a foundation of Australian life. They're more than just a place to pick up milk and bread; they're community anchors, essential service providers, and increasingly, they're becoming one of the most resilient and sought-after commercial property investments.


Even as shopping habits shift and consumer behaviour evolves, supermarkets have retained their enduring appeal among both shoppers and investors alike. Recent sales figures underscore this strength.

According to Burgess Rawson from CBRE data, more than \$268 million worth of supermarket assets have transacted since July 2024 alone with average yields falling 15 basis points to 5.49%. That level of activity highlights the depth of demand for these properties, reflecting their reputation as defensive investments with stable cash flow and reliable long-term tenants.






Stores	Over 1,100 stores Australia wide
Revenue	AU\$69.08B, up 1.7% from FY24
Supermarkets	Sales increased 3.1% to AU\$51.45 billion
Dividend	Final dividend of 45 cents per share



Stores	861 stores Australia wide
Revenue	AU\$43.6B, up 6.2% from FY24
Supermarkets	Sales increased 4.3% to AU\$39.99 billion
E-Commerce	Strong growth contributing to overall revenue increase
Dividend	Final dividend of 32 cents per share



Stores	600 th store opened in Wright, Canberra ACT (May 2025)
Revenue	AU\$10.86 billion (FY23)
Expansion	Selective new openings in Australia
E-Commerce	Limited trials of online "Special Buys" expanding



Stores	Over 1,200 stores Australia wide
Revenue	AU\$17.32B, up 8.9% from FY24
Net Profit	AU\$283.3M, up 10% from FY24
Food	Excluding tobacco, food sales increased 20.8% to AU\$8.8 billion
Liquor	Sales increased 3.4% to AU\$5.31B
Hardware	Sales increased 8.3% to AU\$2.68B
Dividend	Final dividend of 9.5 cents per share

For investors, the attraction of supermarkets lies in their fundamentals. Unlike some retail categories that are vulnerable to e-commerce disruption, supermarkets trade in essentials, fresh food, pantry staples, household basics, that Australians need regardless of broader economic conditions.

This gives them a resilience that few other asset classes can match. When the economy softens, discretionary spending might shrink, but people still head to their local supermarket.

Supermarkets also offer scale and adaptability. At one end of the spectrum, national chains like Coles and Woolworths anchor large shopping centres, driving traffic that benefits surrounding tenants.

At the other end, smaller independent operators, such as IGA stores, thrive on their ability to connect with local communities. These independents often adapt their offerings to reflect the unique character and preferences of their neighbourhoods, providing both consistency and a sense of familiarity. For investors, this means the opportunity to invest in assets that

not only generate income but also carry a strong social connection.

The tenancy profile of supermarket assets adds to their appeal. Leases are typically long-term, often spanning 10 to 20 years with 10 year options, and frequently include fixed annual rental increases or market reviews. This creates certainty of income, which is particularly attractive in periods of inflation or economic uncertainty. Moreover, supermarkets tend to be operated by highly capitalised, creditworthy tenants, further reducing investment risk.

Another key factor is the limited supply of quality supermarket properties. With only so many prime locations available and supermarkets strategically expanding into existing stores or growth areas, competition for available assets is strong. This keeps prices firm and yields competitive, making supermarkets a highly sought-after investment.

Investor appetite is diverse, spanning institutions, syndicates, and private buyers. Institutions and

funds are drawn to the security of income and defensive qualities, while private investors often see supermarkets as a generational asset, something to hold long term with minimal management hassle. For syndicates, supermarkets offer the opportunity to spread exposure across multiple investors while still securing blue-chip tenants.

The sector's performance also reflects broader consumer dynamics. While online grocery shopping has gained traction, penetration remains relatively low compared to other retail categories. Many shoppers still prefer the tactile experience of choosing their own produce, browsing specials, or making last-minute meal decisions in store. This behaviour reinforces the foot traffic that underpins supermarket success.

Supermarket investments are also buoyed by demographic trends. As Australia's population continues to grow, demand for food and grocery retailing rises in tandem. New housing developments require new retail infrastructure, ensuring supermarkets remain central to urban planning

and community life. This ongoing demand pipeline provides confidence to investors considering long-term commitments.

The spread of recent sales illustrates the market's breadth. Assets range from metropolitan trophy sites, often achieving record yields, to regional and suburban supermarkets where affordability and necessity combine to create stable returns. In every case, the common denominator is strong investor demand and the recognition that supermarkets offer a unique blend of defensive and growth characteristics.

Looking ahead, supermarkets are likely to remain a cornerstone of property investment strategies. The sector balances the heritage charm of small-format community grocers with the scale and efficiency of national operators, ensuring a spectrum of opportunities for investors at all levels.

With over a quarter of a billion dollars in property sales since July 2024 already, the momentum is clear: supermarkets are not just where Australians shop, but where investors continue to find long-term value.

Woolworths Metro Caulfield North VIC | Page 26



The Leaf Store Armadale VIC | Page 54



Unlocking Growth Through Smarter Debt:

CBRE's Debt & Structured Finance Advantage

In commercial property, the ideal finance solution is key to transforming opportunity into success.

In today's market, finance is no longer just about securing a loan, it's about testing the full spectrum of options available. With terms, structures and pricing varying widely between lenders, the difference between staying with one provider and shopping the market can run into millions. That's where having a partner who knows how to navigate this landscape makes all the difference.



At CBRE, the Pacific Debt & Structured Finance (DSF) division has built a reputation for helping clients achieve outcomes that go far beyond expectations.

Under the leadership of Managing Director Andrew McCasker, the team has grown into one of the most trusted platforms in the Pacific region, backed by the strength of its parent company which boasts more than four decades of experience in the United States.

The department today provides advisory services for around \$2.5 billion of debt each year, covering everything from industrial estates to billion-dollar office towers. With access to an extraordinary network of 141 lenders, including banks, non-banks, private funds and global institutions, the team has the reach to design structures that fit each client's ambitions. For many property owners and investors, that means not only securing finance but reshaping their portfolio strategy in the process.

Andrew's group has a distinct edge in the market because of the breadth of service it offers. Beyond origination, the team reviews banking structures annually, making sure clients continue to receive the best terms even as markets shift.

This proactive approach has often translated into material gains. In one recent transaction, savings of 100 basis points were achieved, equating to a significant interest cost savings for the client over the term of the loan.

CBRE's advantage lies in a combination of global scale and local insight. While many clients arrive with long-standing banking relationships, DSF can test the market in a way that few individuals or firms can replicate.

The result is often improved leverage ratios, longer terms, and pricing that reflects the most competitive conditions available anywhere in the Pacific region. The team also taps into CBRE's global research capability, ensuring strategies are informed by forward-looking analysis rather than historic comparisons.

Another strength has been the ability to anticipate changes in how capital is deployed. As lenders increasingly prioritise sustainable assets, CBRE's advisers have positioned clients to benefit from the shift. The potential refinancing opportunity in Australia's green building market is estimated at up to \$15 billion annually and DSF has become a go-to advisor for investors seeking to align finance with Environmental, Social & Governance (ESG) strategies.

Clients who work with the division consistently report that the value extends beyond cost savings. In many cases, a debt package engineered by DSF has unlocked equity for expansion, or provided the stability of longer terms at the same or even reduced pricing.

For investors juggling multiple projects, that can mean the difference between stalling growth or accelerating acquisitions.

Connected Team

Our team will form a connected partnership with the clients to ensure the optimal debt strategy is built and delivered.



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“At CBRE Debt and Structured Finance, our experienced team across Australia and New Zealand is dedicated to delivering exceptional results for our clients, consistently exceeding expectations and setting new standards of excellence.”

Case Studies

Debt Review

CBRE DSF was engaged by a client to review their existing debt package. While the client was satisfied with their incumbent bank, they had heard that better market pricing was available.

CBRE DSF ran a competitive process, speaking with several lenders. The outcome was a higher LVR, unlocking equity for a new acquisition, extended loan terms by three years, and maintained pricing despite the increased leverage and longer term. This process allowed the client to fast track future acquisitions with certainty of banking support.

New Acquisition

When a client acquired an industrial asset, initial discussions with a couple of banks provided only indicative pricing. CBRE DSF was brought in to assist with closing the funding requirements.

Beyond the banks the client had approached, DSF engaged additional lenders outside the main banks, resulting in debt secured at 0.35% per year lower than market quotes, with all DSF fees paid by the lender.



Proven Experience

We deliver proven results.

\$15.4B Capital Placed **292** Transactions **60** Capital Sources

Since 2014, CBRE DSF has provided clients an integrated service that is unmatched in scale and in expertise across Pacific region.

DSF has access to a diverse range of industry experts, including research, residential projects, cost consultancy and valuations.



Global Platform

We are capital connected.

As a valued partner to domestic and global debt capital sources, we can procure flexible structures and terms for our clients. Our DSF team not only understands debt capital intimately but also places it.

We advise on global funds flow from market to market across the globe. With over 30 years of experience, our well-established business provides CBRE with transparency into all facets of real estate capital markets through extensive regional connections.

Shepparton Surge: Powering Regional Investment

Today, that foundation is broadening. Agriculture remains central, but the local economy has diversified significantly to include logistics, healthcare, education, and advanced manufacturing. This economic mix, combined with Shepparton’s strategic location in northern Victoria is driving a new wave of public and private investment, elevating the city as a regional growth centre with long-term commercial appeal.

Underpinned by a diversified economy encompassing agriculture, logistics, health, education and advanced manufacturing, Shepparton is drawing increased attention from investors seeking affordable entry points and long-term growth potential.

The region’s economic momentum is undeniable. According to the latest figures from economy.id, Greater Shepparton’s Gross Regional Product (GRP) reached nearly \$5 billion in the year to June 2024, a 4.5% increase on the previous year.

Contributing around 0.85% to Victoria’s Gross State Product, Shepparton is playing an increasingly important role in the state’s broader economic picture.

Public investment is keeping pace. The 2024/25 Greater Shepparton City Council budget commits nearly \$70 million to capital works, including road upgrades, stormwater infrastructure, and new community facilities. These works are designed to support the city’s liveability and functionality, while laying the groundwork for sustained development.

Strategically located in north central Victoria, Shepparton benefits from its position on major freight and transport routes. It’s also increasingly seen as a regional alternative to metropolitan centres, offering growth without the price pressures of capital cities. This appeal is evident in the surge of commercial activity across key sectors.

Healthcare, hospitality and large-format retail have seen notable expansion. New developments and refurbishments, including upgrades to medical centres, new bulky goods outlets and repurposed office space, reflect a maturing market supported by strong demand and investor confidence.

That confidence also extends to land acquisition. A recent purchase of approximately 13 hectares on Doyles Road by a private investor group signals long-term belief in the region’s trajectory.

The site forms part of a future residential precinct expected to deliver thousands of new dwellings and generate hundreds of jobs. It’s a trend echoed across the region: forward-looking investors are banking land in strategic growth areas ahead of future development.

Recent commercial transactions further illustrate the depth and resilience of Shepparton’s market. Burgess Rawson, in conjunction with Gagliardi Scott, recently sold the I-MED Radiology facility on Nixon Street, underpinned by a renewed 10 year lease to Australia’s largest medical imaging provider.

Another deal saw the sale of a fully leased office building on Welsford Street, located near the city’s new \$79 million law courts precinct, with buyers attracted to its strong tenancy profile and central location.

Industrial assets are equally in demand. The Cleanaway facility on Old Dookie Road recently sold to an international investor for \$7 million, achieving a 5.89% yield, a clear sign of confidence in regional industrial offerings.

With continued infrastructure investment, a growing population and a broadening economic base, Shepparton is evolving into a key regional commercial hub.

For investors seeking stability, strong yields and national tenant covenants, the city now offers compelling value in one of Victoria’s fastest-growing corridors.



AIRR/Elders Shepparton VIC | Page 52



Zambrero St Albans VIC | Page 24

Building a Global Brand

The Zambrero Success Story

Zambrero, the popular Mexican food chain founded by Dr Sam Prince in 2005, has become one of Australia's most successful brand stories. What began as a single restaurant in Canberra, launched with just \$16,000 of Prince's savings while he was still a medical student, has grown into a global powerhouse with more than 300 locations across Australia, New Zealand, Ireland and the United States.

The brand's growth has been driven by a simple yet effective formula: fresh, nutritious Mexican food served quickly and at an accessible price point. Equally important has been the company's ability to build a strong identity.

Zambrero doesn't just sell burritos and bowls; it markets itself as a brand with purpose.

Its Plate 4 Plate initiative, which donates a meal to someone in need for every burrito or bowl purchased, has resulted in hundreds of millions of meals distributed globally. This social impact has created a powerful emotional connection with consumers, reinforcing loyalty and positioning Zambrero as more than just another quick-service retail chain.

From a business perspective, Zambrero's streamlined operations and distinctive branding have enabled consistent replication across multiple markets. The model is efficient to run, relatively simple to staff, and adaptable to various locations, from high-street retail strips to suburban neighbourhood centres. The company's success in expanding internationally is testament to its resilience and scalability.

The rise of Zambrero offers a clear lesson: tenants like this represent security and growth. In a retail environment where traditional categories such as fashion have been disrupted by e-commerce, food and beverage tenants remain essential anchors. Fast-casual operators, particularly those backed by strong franchise systems, attract steady daily traffic and generate repeat business, characteristics that underpin stable rental income and reduce vacancy risk.

Zambrero brings further advantages. Its ethical positioning and health-focused menu align with evolving consumer expectations, strengthening long-term relevance. Brands that resonate across demographics are far less vulnerable to economic cycles, meaning landlords can expect greater resilience through downturns. This translates into reliable occupancy, potential rental growth, and stronger asset values.

The broader trend is clear: investors are increasingly targeting resilient, values-driven food operators as cornerstone tenants in their retail portfolios. Zambrero's success highlights why these businesses not only drive footfall but also create the kind of sticky customer loyalty that underpins strong trading performance. That performance, in turn, supports the long-term viability of the lease.

Delivering both profit and purpose, Zambrero illustrates how the right operator can elevate a property's value. For investors, securing tenants of this calibre is about more than filling space, it's about future-proofing their portfolios for years to come.





October Portfolio Campaign

MELBOURNE
10:30AM AEDT
TUESDAY
21 OCTOBER

SYDNEY
10:30AM AEDT
WEDNESDAY
22 OCTOBER

BRISBANE
10:30AM AEST
THURSDAY
23 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.

New Properties For Sale



Supermarket

Tenant	Location	State	Income pa	Page
Woolworths & BWS	Caulfield North (Melbourne)	VIC	\$521,443	26
Leaf Store	Armadale (Melbourne)	VIC	\$308,834	54



Large Format Retail

Tenant	Location	State	Income pa	Page
Officeworks	Hermit Park	QLD	\$820,048	22
AIRR/Elders	Shepparton	VIC	\$427,563	52
Cheap as Chips	Echuca	VIC	\$325,480	53
Pets Domain	Ingham	QLD	\$105,000	46
Pets Domain	Port Augusta	SA	\$101,640	47



Medical & Health

Tenant	Location	State	Income pa	Page
McNamarra House	Orange (Central West)	NSW	\$850,728	20
Daintree Medical Centre	West Wodonga (Albury)	VIC	\$570,396	20
PRP Diagnostic Imaging	Hornsby	NSW	\$516,672	28
PRP Diagnostic Imaging	Gordon	NSW	\$468,366	28
PRP Diagnostic Imaging	Adamstown	NSW	\$303,007	28
PRP Diagnostic Imaging	Erina	NSW	\$226,654	28
Vets Central	Avonsleigh (Melbourne)	VIC	\$146,500	56

New Properties For Sale



Fast Food

Tenant	Location	State	Income pa	Page
El Jannah	Liverpool (Sydney)	NSW	\$281,377	33
KFC	Parkwood (Riverton)	WA	\$224,425	61
KFC	Narrabri	NSW	\$175,000	37
San Churro	Battery Point (Hobart)	TAS	\$132,700	49



Convenience Retail

Tenant	Location	State	Income pa	Page
7-Eleven & Zambrero	St Albans (Melbourne)	VIC	\$580,970	24
7-Eleven	East Rockingham (Perth)	WA	\$406,756	60
United Petroleum	Yamanto (Brisbane)	QLD	\$379,211	40
7-Eleven	Wyong (Watanobbi)	NSW	\$343,135	31
7-Eleven	Traralgon	VIC	\$305,362	55
United Petroleum	Shearwater (Port Sorell)	TAS	\$197,620	48



Food Retail

Tenant	Location	State	Income pa	Page
Cavills Steakhouse & Rooftop Bar	Runaway Bay (Gold Coast)	QLD	\$195,700	43
Dillies Modern Sri Lankan Cuisine	Melbourne CBD	VIC	\$70,536	58
Le's Vietnamese Street Food	Melbourne CBD	VIC	\$58,545	58
Collins Kebabs and Cafe	Melbourne CBD	VIC	\$53,079	58



Multi Tenanted Retail

Tenant	Location	State	Income pa	Page
Multi-tenanted	Port Macquarie	NSW	\$311,444	32
Multi-tenanted	Berry (South Coast)	NSW	\$232,918	35



Early Education

Tenant	Location	State	Income pa	Page
Woodlands Early Learning	Sunbury (Melbourne)	VIC	\$464,475	51
Aspiring Early Learning	Dubbo	NSW	\$455,114	30
Kids Club	Springwood	NSW	\$264,000	34
G8 Education	Helensvale (Gold Coast)	QLD	\$249,454	41
Goodstart Early Learning	Albany Creek (Brisbane)	QLD	\$240,306	42
Star Kingdom	Minto	NSW	\$206,500	36
Goodstart Early Learning	Mount Isa	QLD	\$162,552	44



Office & Government

Tenant	Location	State	Income pa	Page
VicRoads	Wendouree (Ballarat)	VIC	\$628,000	50
Elders	Yea (Seymour)	VIC	\$122,324	57
Butterfish	Newcastle	NSW	\$64,500	38



Industrial/Automotive

Tenant	Location	State	Income pa	Page
G.J Gardener	Burpengary (Brisbane)	QLD	\$114,816	45
Auto Masters	Burpengary (Brisbane)	QLD	\$95,000	45



Development Site

Tenant	Location	State	Page
Development Site	Dubbo	NSW	39



Dual Freestanding Medical Facility Significant 6,729sqm* Healthcare Hub



West Wodonga (Albury) VIC
7 Daintree Way

Longstanding leases to 2029
plus options through to 2043

Purpose built medical centres
providing depreciation benefits

CPI & fixed 3% rent reviews

Net Income: \$570,396 pa* + GST

- + Daintree Medical Centre: established medical centre providing integrated allied health with more than eight speciality services
- + Terry White Chemmart: leading retail pharmacy in Aus with 600+ pharmacies nationally, delivering high quality pharmacy solutions
- + Flagship 6,729sqm* freehold landholding improved by 1,108sqm* of total building, including medical, specialist centres & pharmacy
- + Multi-disciplinary centre including general practice, specialist services, dental, pathology & cardiology services
- + Albury-Wodonga: One of Australia's most vital regional centres, 105,743 residents, projected to grow 34.4% to 141,082 by 2046¹
- + City of Wodonga: gross regional product of \$3.39 billion¹

100% Leased Multi-Level CBD Centre ASX Listed & National Tenants



Orange (Central West) NSW
60-62 McNamara Street

Longstanding occupancy history
with complimentary tenancy mix

Mix of 4%, 3% & CPI annual rent
reviews, ensuring income growth

Substantial CBD business centre
Net Income: \$850,728 pa* + GST

- + Prominent 1,111sqm* CBD site improved by an immaculate 2,458sqm* 4-level commercial centre, 2.0 star NABERS rating
- + Anchored by ASX listed and nationally recognised tenants, NSW Govt, Westpac & Rabobank
- + Zoned E2 Commercial Centre, allowing for a variety of uses
- + Orange: population set to increase to 325,000 individuals by 2041¹

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Sam Mercuri 0413 830 709

For Sale by EOI
To be sold individually
Closing 3pm AEDT
Wednesday 29 October 2025

¹Approx ¹Profile.id



ne/Boundaries Indicative Only



Proven & Successful Officeworks Landmark

**Townsville's Busiest Intersection
250,000+ Cars Passing Weekly¹**

One of Australia's Highest Performing
Stores in Under-Supplied Catchment



Townsville (Hermit Park) QLD
48 Charters Towers Road

13 year lease to December 2029
plus 4 x 5 year options to 2049
Fixed 2.8% annual rent increases
112* valuable on-site car spaces
Net Income: \$820,048 pa* + GST

- + Officeworks: wholly owned subsidiary of Wesfarmers Ltd with market cap of A\$104.36B*
- + Freehold 8,506sqm* corner site with immaculate 3,472sqm* high-clearance retail showroom
- + Significant expansion in 2019 - exceptional depreciation benefits
- + Townsville: population forecast to grow 52% to 306,053 residents by 2046²

Contact
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Neville Smith 0400 068 205

For Sale by Expressions of Interest
Closing 3pm AEDT
Thursday 30 October 2025

*Approx ¹Gapmaps ²Forecast.id

Rare, Metro Melbourne Convenience Retail & Fast Food Centre



Significant Depreciation Benefits

Brand New, Offering Massive Depreciation Benefits Neighboring Australia's Most Dominant Tenants

St Albans (Melbourne) VIC
53 Sunshine Avenue

Long 11.02 Year WALE

Sunshine Avenue carries over
252,000* vehicles weekly

Annual 3% & 3.5% rent increases

Net Income: \$580,970 pa* + GST

- + Brand-new 2025 development anchored by 7-Eleven, Zambreiro & laundromat offering diversified daily-needs income streams, each with major tenant-funded fit-outs to their latest corporate designs
- + St Albans Convenience Retail Centre: premium fast food and convenience retail centre completed in 2025, strategically positioned on the high-traffic homebound side of Sunshine Avenue, directly connecting to Keilor Central Shopping Centre
- + Gateway site, metres from the on and off ramps to Western Ring Road(M80) an important arterial and freight corridor to metropolitan Melbourne carrying a further 128,000* vehicles daily
- + St Albans: 28km* from Melbourne's CBD, the suburb's population is forecast to grow 27% by 2046

Premium Gateway Site - Immediate Access to Western Ring Road

- + 7-Eleven: new 12-year lease to 2037 + options; Australia's top convenience chain with 760+ stores, acquired for \$1.71 billion, part of a 46,000-store global network
- + Zambreiro: new 10-year lease to 2035 + options; fast-growing food brand with 300+ stores globally, valued at \$1 billion AUD
- + Laundromat: new 10 year lease to 2035 plus options: recent \$400,000 tenant funded fit out
- + Evie: new 10-year lease to 2035 + options: Australia's leading provider of DC fast charging infrastructure for EV's, 300 stations nationally
- + Investor preferred net lease structure – all tenants paying all usual outgoings, excluding land tax



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 David Napoleone 0417 308 067
 Beau Coulter 0413 839 898

For Sale by Expressions of Interest
 Closing 3pm AEDT
 Wednesday 29 October 2025

*Approx
 ^Assum



Trophy Woolworths Supermarket + BWS Long 17.5 Year Lease

Australia's #1 Supermarket Retailer

Rare Entry Level Woolworths Percentage Rent Imminent

Caulfield North (Melbourne) VIC
358 Orrong Road

17.5 year lease to 2035 plus options through to 2055

Modern signature store with significant tax depreciation

Set & forget investment

Net Income: \$521,443 pa* + GST

+ Woolworths Group: Australia's largest retailer with 38% market share and \$67.9B in sales FY24¹

+ Iconic 1,042sqm* ground level Woolworths + BWS with valuable on-site car parking

+ Position perfect in highly populated catchment, \$1.2B* spend on groceries & liquor²

+ Future value upside potential with turnover rent imminent



Contact
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Justin Kramersh 0460 349 605

Investment Portfolio Auction
10:30am AEDT
Wednesday 22 October
Crown Casino, Melbourne

*Approx ¹Woolworths Group
²Gapmaps

4 x PRP Diagnostic Imaging & Radiology Investments



Hornsby NSW



Adamstown NSW



Gordon NSW



Erina NSW

The Ultimate Medical Imaging Portfolio

Hornsby (Sydney) NSW
53 Palmerston Road

- + New 10 year net lease to 2034, plus 2 x 5 year options to 2044
- + Well-presented imaging facility in core medical precinct with valuable SP2 Infrastructure zoning
- + Adjacent to recently redeveloped \$386m+ Hornsby Ku-ring-gai Hospital
- + Hornsby: pop of 154,834, GRP of \$8.98B⁴, 20km* to Sydney
- + **Net Income: \$516,672 pa***

Gordon (Sydney) NSW
11/741 Pacific Highway

- + Longstanding net lease to 2028, plus options to 2038
- + Strong trading 554sqm* medical imaging specialist centre, extensive tenant fit-out
- + Neighbouring major retailers - Woolworths, McDonald's, Harvey Norman & BWS
- + Ku-ring-gai Council: pop. of 128,362 GRP of \$8.73 billion⁴
- + **Net Income: \$468,366 pa***

Adamstown (Newcastle) NSW
156 Bruncker Road

- + Longstanding net lease to 2029, plus option to 2039
- + Key 1,443sqm* freehold with major development potential, 20m* permitted height (STCA)
- + Improved by 836sqm* building area with 27* valuable on-grade & underground car parks
- + Newcastle: population of 176,860 GRP of \$22.72 billion⁴
- + **Net Income: \$303,007 pa***

Erina (Central Coast) NSW
2/167 The Entrance Road

- + Longstanding net lease to 2028, plus option to 2033
- + Prominent 504sqm* high specification imaging facility
- + Directly adjacent to blue-chip tenants, Bunnings & Guzman y Gomez, and only minutes away from Erina Fair shopping mall
- + Central Coast: population set to soar by 14.47% by 2046⁴
- + **Net Income: \$226,654 pa***



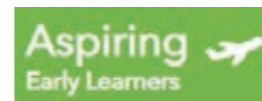
Contact
Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759
Luke Easton 0472 546 001
Sam Mulcahy 0499 558 968

Investment Portfolio Auction
To be sold individually
10:30am AEDT
Tuesday 21 October
Sydney Opera House

*Approx ¹prpimaging.com.au
²As per the lease



Brand New Next-Generation Childcare 15 Year Lease | Opposite Guzman y Gomez



Dubbo NSW
2 Woomera Circuit

15 year net lease to 2040 plus options extending to 2055

Fixed 3.5% annual increases delivering 62% rental growth over the initial lease term

Net Income: \$455,114 pa* + GST

- + 132-place LDC childcare facility with 1,101, sqm building and generous outdoor playscape
- + New build, max depreciation
- + High demand location - 11 schools within a 5-minute drive
- + Land rich 4,143sqm* site just off Mitchell Highway neighbouring Guzman y Gomez & Domino's
- + Dubbo: NSW regional city, an integral part of the Central West with a population of 212,000+¹

Contact
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Yosh Mendis 0434 413 188
John Ingui 0486 011 406

Investment Portfolio Auction
10:30am AEDT
Tuesday 21 October
Sydney Opera House

*Approx ¹ABS

High Performing Central Coast 7-Eleven Strategic 1,922sqm* Highway Freehold



Wyong (Watanobbi) NSW
156 Pacific Highway

5 year lease to 2027 plus option extending to 2032

Pacific Highway: key Central Coast arterial supporting over 255,000 vehicles weekly¹

Net Income: \$343,135 pa* + GST

- + 7-Eleven: Australia's #1 convenience retailer 760+ sites
- + Recently acquired for \$1.71B* by 7-Eleven International operator of 46,000 sites globally
- + Prominent dual frontage site with Pacific Highway exposure & modern fibreglass tanks
- + Central Coast: booming LGA with 354,803² residents and a GRP of \$20.8 billion³

Contact
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Ben Parsonage 0455 331 841

Investment Portfolio Auction
10:30am AEDT
Tuesday 21 October
Sydney Opera House

*Approx ¹NSW Government
²Profile.id ³Economy.id



100% Leased Multi Tenanted Freehold Thriving Mid North Coast CBD

Port Macquarie NSW
109 William Street

7 established tenants, several in occupation for 20+ years

Strong lease profile: new 7 year anchor lease over first floor

Net Income: \$311,444 pa* + GST

- + Commanding 671sqm* central CBD landholding with rare and valuable basement parking
- + Prime position within bustling retail precinct next to Port Central Shopping Centre
- + E2 Commercial Centre zoning, supporting various uses (STCA)
- + Port Macquarie: fast growing North Coast hub, set to rise over 46% by 2056

Contact
Darren Beehag 0411 226 223
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Investment Portfolio Auction
10:30am AEDT
Tuesday 21 October
Sydney Opera House

*Approx

Exclusive Sydney Fast Food Investment Brand New 15 Year Net Lease to 2040

Liverpool (Sydney) NSW
2/279-287 Macquarie Street

Brand new 15 year net lease to 2040 plus 3 x 5 year opts to 2055

Rare fixed 3.5% annual increases

Net lease - Tenant pays all outs incl. rates, land tax & insurance

Net Income: \$281,377 pa* + GST

- + El Jannah: 27+ yrs of experience with 50+ locations nationally
- + New 575sqm* fast food fit-out offering significant depreciation
- + Strategic CBD location close to Westfield Liverpool & Liverpool Plaza Shopping Centres
- + Valuable frontage to Macquarie St, 400m* to Liverpool Station
- + Liverpool: population forecast to grow 40%+ to 353,000* by 2046

Contact
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Andre Taouil 0433 764 860
Sam Mulcahy 0499 558 968

Investment Portfolio Auction
10:30am AEDT
Tuesday 21 October
Sydney Opera House

*Approx





Dominant Childcare Fully Renovated 2025 New 15 Year Net Lease to 2040 + Options



Springwood (Sydney) NSW
10 Springwood Avenue

New 15 year net lease to 2040
plus options to 2060

Fixed 3.25% pa. rental increases
delivering 56% income growth
over the initial term

Net Income: \$264,000 pa* + GST

- + Presents as new, 48 place centre offers excellent depreciation
- + Kids Club: highly experienced operator with an expanding network along Eastern Seaboard
- + Springwood: Popular Sydney commuter suburb at the foothills of the Blue Mountains, offering affordable family living
- + Excellent school catchment: 14 schools with 6,850* school aged enrolments within a 10min drive¹



Contact
Michael Vanstone 0403 580 528
Kieran Bourke 0417 418 007



Investment Portfolio Auction
10:30am AEDT
Tuesday 21 October
Sydney Opera House

*Approx
1 Gapmaps



The Best Freehold Position in Berry First Time To Market in 60+ Years



Berry (South Coast) NSW
115 Queen Street

Secure income stream across 5
diverse & complimentary tenants

100% long term occupancy

Fixed 3% annual rent increases

Net Income: \$232,918 pa* + GST

- + Prestigious location, in the heart of Berry's premium retail, tourism & trade catchment
- + Prominent rare triple frontage to Queen St, Arcade & Albert Court
- + Immaculate tenant fit-outs, and abundant off street parking
- + Berry: sought after NSW South Coast location, 2 hours from Sydney & 40 mins to Wollongong
- + #1 NSW Top Tourism Town¹



Contact
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Luke Easton 0472 546 001



Investment Portfolio Auction
10:30am AEDT
Tuesday 21 October
Sydney Opera House

*Approx ¹berry.org.au



Strong-Trading Sydney Childcare New 15 Year Net Lease to 2040 + Opts



Minto (Western Sydney) NSW
16 Surrey Street

New 15 year net lease to 2040
plus options to 2060

Fixed 3.5% annual rent
increases with ratchet
provisions at market review

Net Income: \$206,500 pa* + GST

- + Star Kingdom: boutique provider with 9 further centres
- + Strategic location only 600m* from Minto Public School and the Woolworths - anchored Minto Mall
- + Strong childcare catchment: 28% more 0-4 year olds (than the NSW average) within a 5min drive
- + High occupancy 59 place centre rated 'Exceeding'¹ with imminent tenant-funded capital upgrade

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 21 October
Sydney Opera House

*Approx
¹National Childcare Quality Standards



National Fast Food With 10 Year Lease High Profile 2,031sqm* Drive-Thru KFC



Narrabri NSW
193 Maitland Street

10 year lease to 2034 plus option
extending through to 2039

KFC: iconic fast food brand
serving 2M+ customers weekly*

Net Income: \$175,000 pa* + GST

- + Restaurant Brands: leading ASX & NZX listed QSR brand operating 521+ stores globally¹
- + Strategic 2,031sqm* corner freehold site with valuable drive-thru & ample parking
- + Massive local capital expenditure Santos gas project \$3.6 billion⁴
- + Narrabri: thriving economy with a GRP of \$4.24B², and 2,100 new homes over the next 20 years³

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 21 October
Sydney Opera House

*Approx ¹Restaurant Brands ²Remplan
³NSW Government ⁴AFR - May 2025



Entry Level Newcastle CBD Investment National Allied Health Service Provider



Newcastle West NSW
504/653 Hunter Street

New 3 year net lease to 2028
plus one further option to 2031

Attractive fixed 3.5% annual
rent increases

Built in 2025 - max depreciation

Net Income: \$64,500 pa* + GST

- + Butterfish: established national NDIS allied healthcare service provider operating Australia wide
- + Landlord friendly net lease, tenant responsible for outgoings including property management
- + Brand new A-grade commercial office space, meeting room kitchen & on-title car space
- + Newcastle: key growth region supporting 176,000+¹ people and GRP of almost \$23 billion²



Contact

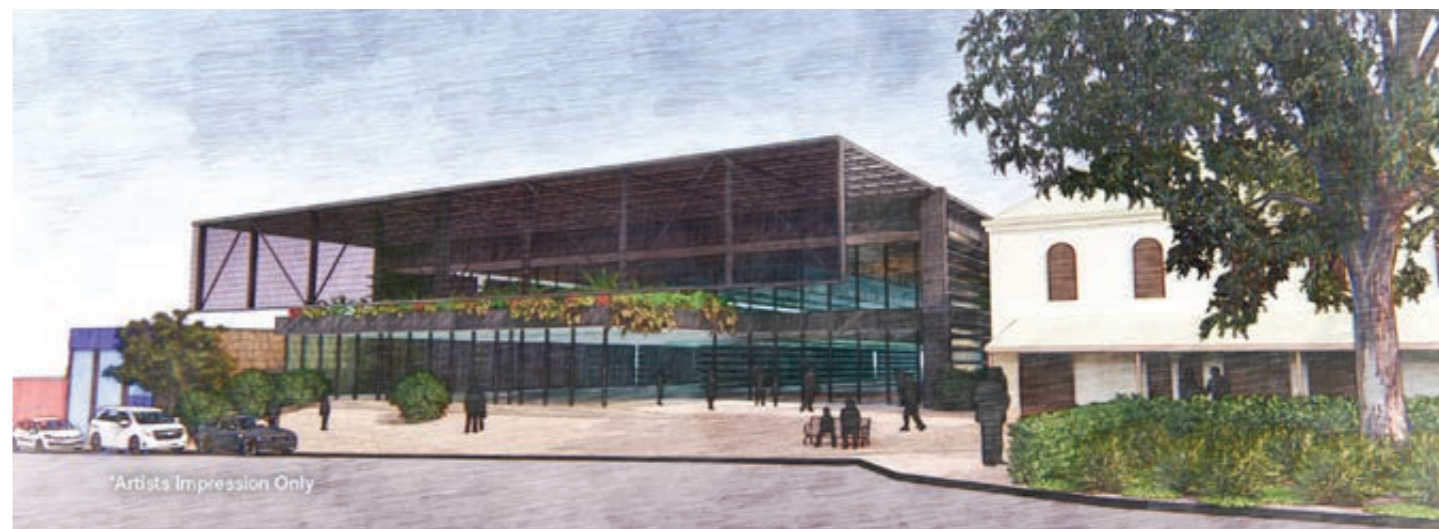
Flynn McFall 0481 187 191
Sam Mulcahy 0499 558 968
Ben Parsonage 0455 331 841



Investment Portfolio Auction

10:30am AEDT
Tuesday 21 October
Sydney Opera House

*Approx ¹profile.id ²economy.id



Huge 4,370sqm* CBD Development Opportunity Metres from Dubbo Square Shopping Centre

Dubbo NSW
199-209 Macquarie Street

Large 4,370sqm* central CBD site
B3 Commercial Core zoning

Dubbo - epicentre of the Orana
Renewable Energy Zone (REZ)
\$25 billion* investment scheme

Close to all amenities

- + Central position close to Coles anchored Dubbo Square Shopping Centre & Mitchell Hwy
- + Important 87 metres* dual road frontage including (ROW)
- + Extensive planning & design completed for 112 serviced apartments plus 55 car spaces
- + Dubbo: integral to Central West NSW, catchment 212,000, heart of Orana REZ \$25 billion investment



Contact

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Raoul Holderhead 0413 860 304



For Sale by Expressions of Interest

Closing 3pm AEDT
Wednesday 19 November

*Approx ¹ABS



Trophy Convenience Retail Truck Stop Dominant High Profile 4,583sqm* Site



Yamanto (Brisbane) QLD
18a Saleyards Road

15 year net lease to 2038 plus
4x5 year options to 2058
Fixed 3% annual rent increases
Prime dual-access site offering a
combined 75m* frontage
Net Income: \$379,211 pa* + GST

- + United Petroleum: Australia's largest independent fuel retailer, operating 500+ sites nationally
- + Constructed in 2023, providing significant depreciation benefits
- + Direct frontage to Warwick Road, 140,000* vehicles passing weekly
- + Immaculate 291sqm* convenience store with ample on-site parking
- + Located in 7th fastest growing LGA in Australia, forecast to reach 533,802* residents by 2046



Contact
Tom Lawrence 0428 626 117
Neville Smith 0400 068 205
Matt Smith 0497 263 244



Investment Portfolio Auction
10:30am AEST
Thursday 23 October
The Westin, Brisbane

*Approx



Prized Childcare Opportunity Premium Location | ASX-Listed Tenant



G8 Education™

Helensvale (Gold Coast) QLD
4 Sir John Overall Drive

High-profile 2,636sqm* site
adjoining McDonald's
Strong intrinsic land value
Enormous dev. potential with
54m* building height limit
Net Income: \$249,454 pa* + GST

- + G8 Education (ASX:GEM): Australia's largest ASX-Listed childcare provider, with 400+ locations nationally
- + Mixture of annual CPI reviews & fixed 3.5% increases, ensuring continued income growth
- + Positioned within 500m* of Helensvale Plaza & Westfield Helensvale
- + Gold Coast: forecast to grow by 20.41% to 820,000 by 2035



Contact
Josh Scapolan 0484 229 829
Fin Hume 0488 008 975



Investment Portfolio Auction
10:30am AEST
Thursday 23 October
The Westin, Brisbane

*Approx



93 LDC Place Centre



Prominent Metro Brisbane Childcare Triple Net lease to 2036 + Options to 2056



Albany Creek (Brisbane) QLD
36 Flamingo Drive

Annual CPI rent increases
(min 2.5% and max 6%)

Triple net lease: tenant pays
100% of outgoings inc all capital
expenditure, multi-holding land
tax, insurances & mgmt fees

Net Income: \$240,306 pa* + GST

- + Goodstart: Australia's largest early education provider with over 660 centres nationally
- + Current rental below market, with next market review in 2026
- + Irreplaceable 2,531sqm* corner site with dual frontage to both Albany Creek & South Pine Rds, and 66,000+ cars passing daily
- + Brisbane: home to the 2032 Olympics & population forecast to grow 230% to 4.2M by 2050*

Contact
Adam Thomas 0418 998 971
Natalie Couper 0413 856 983
Yosh Mendis 0434 413 188

Investment Portfolio Auction
10:30am AEDT
Tuesday 21 October
Sydney Opera House

*Approx

Trophy Gold Coast Restaurant & Rooftop Bar Freehold Investment With Future Upside

Runaway Bay (Gold Coast) QLD
6 Bayview Street

Renewed 5 year net lease to 2030
plus 2 x 5 year options to 2040

Tenant responsible for 100% of
outgoings, as per lease

Fixed 3% annual rent increases

Rent: \$195,700 pa* + GST

- + Cavills Steakhouse: award winning Gold Coast restaurant and rooftop bar est. 1984
- + Strategic 'medium density residential' zoning for future use
- + Recent 2018 construction, offering significant tax benefits
- + Commanding location with access to Marine Parade and within 8km* of Surfers Paradise
- + Gold Coast: population forecasted to exceed 1,000,000 by 2050

Contact
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Craig Chapman 0427 110 132
Matt Smith 0497 263 244

Investment Portfolio Auction
10:30am AEST
Thursday 23 October
The Westin, Brisbane

*Approx



Long-Established Childcare Investment Triple Net Lease to 2033 + Options



Mount Isa QLD
7-9 Pamela Street

Annual CPI rent increases (min 2.5% and max 6%)

Triple net lease: tenant pays 100% of outgoings inc all capital expenditure, multi-holding land tax, insurances & mgmt fees

Net Income: \$162,552 pa* + GST

- + Goodstart: Australia's largest early education provider with over 660 centres nationally
- + Well-maintained 74 LDC place centre with recent capital upgrade
- + Current rental below market, with market review every 5 years
- + Located metres from both Mount Isa Hospital and town centre underpinned by Coles, Kmart and McDonald's

Contact
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Natalie Couper 0413 856 983
Josh Scapolan 0484 229 829

Investment Portfolio Auction
10:30am AEDT
Tuesday 21 October
Sydney Opera House

*Approx

Two New Premium Freestanding Automotive & Showroom Investments



Burpengary (Brisbane) QLD
1 & 2/148C Station Road

Auto Masters: 10 year net lease to 2033 plus options to 2043

Net Income: \$95,000 pa* + GST

G.J. Gardener Homes: 5 year net lease to 2029 plus option to 2034

Net Income: \$114,816 pa* + GST

- + Auto Masters: founded in 1975 with 95+ locations nationally
- + G.J. Gardener Homes: industry leader, constructing 36,000+ homes globally since 1983
- + Tenants pay 100% of outgoings incl land tax & management fees
- + Significant depreciation benefits
- + Burpengary: booming North Brisbane growth corridor located 30km* from the CBD

Contact
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Craig Chapman 0427 110 132

Investment Portfolio Auction To be sold individually
10:30am AEST
Thursday 23 October
The Westin, Brisbane

*Approx



7.5% Yield Anticipated



No Stamp Duty Payable

Brand New 10 Year Lease + Opts to 2045 Major Recent Tenant Funded Upgrade



Ingham QLD
93-95 Lannercost Street

Brand new 10 year lease to 2035
plus 2x5 year options to 2045

Annual CPI rent reviews

Tenant pays all usual outgoings

Net Income: \$105,000 pa* + GST

- + Pets Domain: a wholly owned subsidiary of Pets Solutions, 79 store locations across Australia¹
- + 690sqm* main road corner freehold in key commercial precinct - 100m* from Coles
- + Impressive recently refurbished 598sqm* retail showroom
- + Ingham: gateway between Townsville & Cairns underpinned by thriving agriculture & tourism industries



Contact

Shaun Venables 0411 860 865
Tom Lawrence 0428 626 117



Investment Portfolio Auction

10:30am AEST
Thursday 23 October
The Westin, Brisbane

*Approx ¹Pets Domain

New 10 Year Lease to Pets Domain Irreplaceable Princes Hwy Position



Port Augusta SA, cnr National
Hwy 1 and Power Station Road

Brand new 10 year lease to 2035
plus options to 2045

Annual CPI rent reviews

Tenant pays all usual outgoings
including land tax

Net Income: \$101,640 pa* + GST

- + Pets Domain: a wholly owned subsidiary of Pets Solutions, 79 store locations across Australia¹
- + Impressive 634sqm* building
- + Situated in key large format retail hub with recognised brands Bridgestone, Stratco and Mitsubishi
- + Access to ample car parks
- + Port Augusta SA: key regional hub with \$1.8B economic output²



Contact

Shaun Venables 0411 860 865
Beau Coulter 0413 839 898
RLA 327401
Rhyce Scott 0422 960 585
RLA 208125 (CBRE SA)



Investment Portfolio Auction

10:30am AEDT
Wednesday 22 October
Crown Casino, Melbourne

*Approx ¹Pets Domain ²Remplan



Rare 20 Year Triple Net Lease to 2036 Fixed 3.5% Annual Rent Increases



Shearwater (Port Sorell) TAS
100 Alexander Street

- + United Petroleum: top tier tenant with over 500 sites nationally
- + 5,951sqm* commercial zone site
- + Neighboring Woolworths & BWS anchored shopping centre
- + Only service station within the entire catchment (12km* radius)
- + Port Sorell: booming bay-side residential precinct with median house prices up 27.5% in the past 12 months¹

20 year head lease to United Petroleum plus options to 2061

Triple net lease structure, tenant pays all outgoings inc. land tax + structural maintenance & repairs

Net Income: \$197,620 pa* + GST

Contact
Rick Jacobson 0413 830 083
Sam Mercuri 0413 830 709
George Wilkinson 0439 173 049

Investment Portfolio Auction
10:30am AEDT
Wednesday 22 October
Crown Casino, Melbourne

*Approx
¹Realestate.com.au

New 10 Year Lease to 2034 to San Churro Rarely Offered Prestigious Salamanca Square



Battery Point (Hobart) TAS
5 Salamanca Square

- + San Churro: established in 2004 with 70 stores nationally
- + Prime 123sqm* holding in the prestigious Salamanca Square
- + Located in the Salamanca Waterfront precinct, a tourist mecca with over 1 million* plus visits per year
- + Booming Hobart Tourism: visitors contribute over \$1 billion annually to Hobart's economy

10 year net lease to 2034 plus a further option to 2039

Tenant pays all usual outgoings including land tax

Annual CPI plus 1% increases

Net Income: \$132,700 pa* + GST

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

Investment Portfolio Auction
10:30am AEDT
Wednesday 22 October
Crown Casino, Melbourne

*Approx



Brand New 5 Year Lease to VicRoads Government backed Investment



Wendouree (Ballarat) VIC
86-88 Learmonth Road

- + VicRoads: A key government essential service providing a strong lease covenant
- + Annual fixed 3% rent increases, ensuring strong growth
- + Significant 8,485sqm* freehold landholding, with 83.7m* of frontage to Learmonth Road
- + Immaculate 1,706sqm* freestanding building with 111 total car spaces

Recent \$1.8 million* refurbishment of the customer service area in 2024

Tenant pays all usual outgoings inc single holding land tax

Net Income: \$628,000 pa* + GST



Contact
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Scott Hawthorne 0400 861 048



For Sale by Expressions of Interest
Closing 3pm AEDT
Wednesday 29 October 2025

*Approx

Expansive Childcare Opposite School 15-Year Net Lease + Options to 2052



Sunbury VIC
55-57 Macedon Street

- + Woodlands: boutique early education provider with 11 centres across Melbourne

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Impressive 901sqm* facility licensed for 144 LDC places

Net Income: \$464,475 pa* + GST

- + Large 3,035sqm* main road corner site opposite Our Lady of Mt Carmel Primary School

- + Close proximity to Sunbury retail precinct and Sunbury Square, anchored by Big W, Coles, Dan Murphy's, Target & Woolworths

- + Sunbury: forecast to grow 138% by 2041 and 38km* from CBD

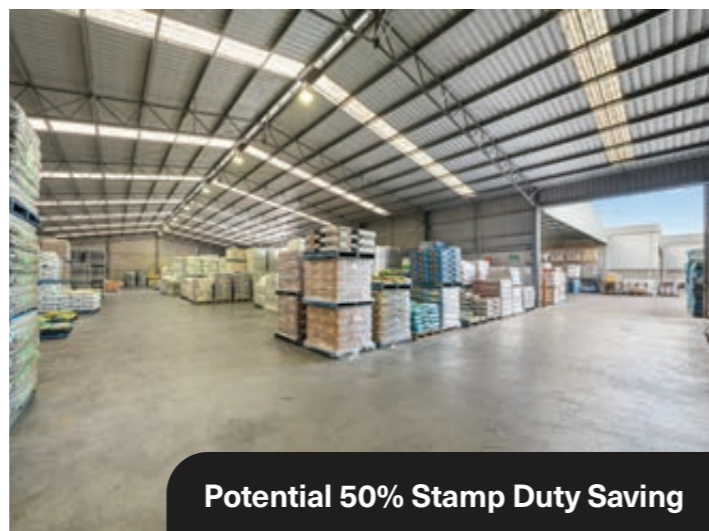


Contact
Natalie Couper 0413 856 983
Adam Thomas 0418 998 971



Investment Portfolio Auction
10:30am AEDT
Wednesday 22 October
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Saving



Potential 50% Stamp Duty Saving

Huge 8,094sqm* Freehold Landholding Renewed Lease to ASX Listed Elders



Shepparton VIC
74-76 Drummond Road

Renewed net lease to Nov 2031 plus option to 2036

Tenant pays all usual outgoings as per the lease

Annual CPI rent reviews

Net Income: \$427,563 pa* + GST

- + AIRR: wholesale business with 9 warehouses nationally, wholly owned by ASX listed Elders with \$1.7 billion* market cap
- + Impressive 3,828sqm* building and AIRR's VIC corporate HQ incorporating office, showroom and warehouse plus hardstand
- + Strategic position in heart of key industrial precinct
- + Shepparton: major regional city with 70,000+ trade catchment

Contact
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Matthew Wright 0458 290 588

Investment Portfolio Auction
10:30am AEDT
Wednesday 22 October
Crown Casino, Melbourne

*Approx
Forecast 2% CPI increase in Dec 2025

20 Year Lease to 2035 Plus Options Superb Location, Impeccable History



Echuca VIC
146-150 Annesley Street

20 year lease to 2035 plus options to 2045

Fixed 2.5% annual increases

Tenant pays usual outgoings as per the lease

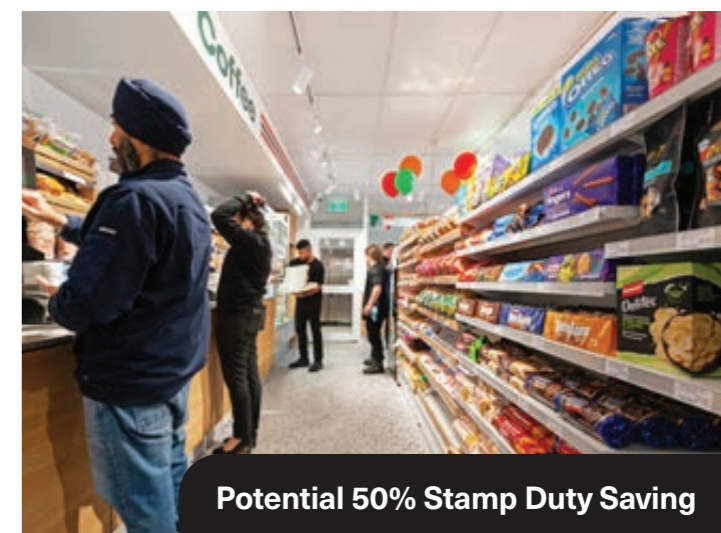
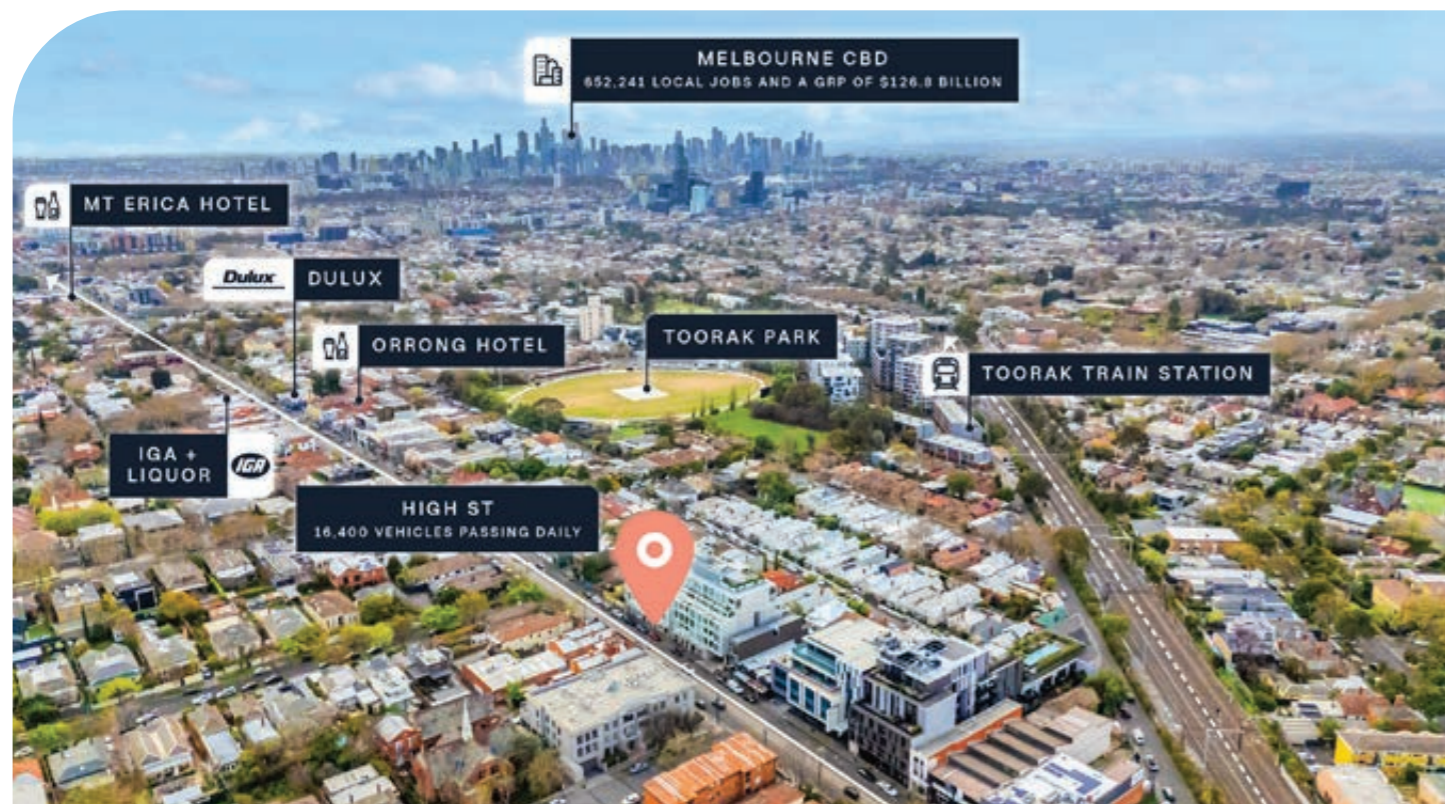
Net Income: \$325,480 pa* + GST

- + Absolute position perfect next to Dan Murphy's & central amongst Woolworths, Big W & K Hub
- + Modern versatile 1,667sqm* building refurbished in 2015
- + Central 2,506sqm* freehold site with 62 metre* street frontage
- + Important 28 on-site car spaces
- + Echuca: Murray River tourist mecca, 60,000+ trade catchment plus year round holiday influx

Contact
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Beau Coulter 0413 839 898

Investment Portfolio Auction
10:30am AEDT
Wednesday 22 October
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Saving

High Performing Prestige Grocer 10 Year Net Lease to 2032



Armadale (Melbourne) VIC
Shop 2, 833 High Street

- + Leaf Store: organic village grocer providing high quality produce with 3 stores, established 2007
- + Spacious 543sqm* ground floor retail with 10 valuable car spaces plus loading bay access
- + Immaculately presented premises, completed 2022 by renowned developer, Moda Corp
- + Armadale: one of Melbourne's most desirable suburbs neighbouring Toorak & Malvern

10 year net lease to 2032 plus options to 2047

Tenant pays usual outgoings

6 month bank guarantee

Net Income: \$308,834 pa* + GST



Contact

Darren Beehag 0411 226 223
Justin Kramersh 0460 349 605



Investment Portfolio Auction

10:30am AEDT
Wednesday 22 October
Crown Casino, Melbourne

*Approx

Brand New 12 Year Net Lease to 2037 First 7-Eleven in Greater Gippsland Region



Traralgon VIC
21 Princes Street (Princes Hwy)

- + Brand new 12 year lease to 2037 plus further options to 2057
- + Fixed annual 3% increases, ensuring compounding growth
- + 2,663sqm* landholding with 54m* of frontage to Princes Hwy
- + 24,000 vehicles passing daily*
- + Near Traralgon Centre Plaza anchored by Coles, Kmart, McDonald's and 50 specialty retailers

7-Eleven: Australia's #1 convenience retailer 760+ sites

Recently acquired for \$1.71B* by 7-Eleven International operator of 48,000 sites globally

Net Income: \$305,362 pa* + GST



Contact

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Mark Foster 0475 454 431



Investment Portfolio Auction

10:30am AEDT
Wednesday 22 October
Crown Casino, Melbourne

*Approx



Renowned Vet Hospital Est. 30+ Years Brand New 5 Year Lease to 2030



Avonsleigh (Melbourne) VIC
441 Belgrave-Gembrook Road

Brand new 5 year lease to 2030
plus options through to 2045

Fixed 3% annual increases
Tenant pays usual outgoings
including rates & insurance
Rent: \$146,500 pa* + GST

- + Vets Central: AUS & NZ's fastest-growing veterinary group with 74 locations & 1,000+ staff
- + 523sqm* building incl. vet clinic, pharmaceutical & diagnostic services plus 4brm doctors residence - under one head lease
- + Significant 3,817sqm* freehold site with 18 marked car spaces
- + Cardinia Shire: population forecast to surge 69% by 2041,¹ home to 16,276 registered pets²

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

Investment Portfolio Auction
10:30am AEDT
Wednesday 22 October
Crown Casino, Melbourne

¹Approx ²id ²Cardinia Shire

Brand New 7 Year Lease to Dec 2031 Elders On-Site For Over 20 Years



Yea VIC
4 Station Street

Brand new 7 year net lease to
December 2031 + options to 2041

Annual CPI reviews
Tenant pays all usual outgoings
Net Income: \$122,324 pa* + GST¹

- + Elders: 185 year old agribusiness success story, market cap \$1.46B
- + Large 2,884sqm* freehold with 105m* of combined frontage
- + Modern building recently undergoing refurbishment and capital works
- + Yea: strategic and expanding regional hub, underpinned by resilient agriculture, tourism and lifestyle industries

Contact
Jamie Perlinger 0413 860 315
David Napoleone 0417 308 067

Investment Portfolio Auction
10:30am AEDT
Wednesday 22 October
Crown Casino, Melbourne

¹Approx ²As at Jan 2026 based upon assumed 2% CPI Increase

Rare Entry Level Collins Street Retail Investments



Attention 7% Yield Buyers Popular Food Arcade Assets

Melbourne CBD VIC, 480 Collins Street

Excellent Collins Street position with extremely high foot traffic servicing the breakfast and lunch rush

Close proximity to Southern Cross Station and Rialto Tower plus direct access to huge number of hotels and offices

Suitable to first time commercial investors and SMSF buyers chasing attractive yields

To be sold individually

Collins Kebabs & Cafe Retail Tenancy 6

- + Seven (7) year net lease from June 2024 to May 2031
- + One further seven (7) year option to 2038
- + Favorable 5% annual rent increases
- + 3 month's rent plus outgoings provided as security plus 4 guarantors
- + **Net Income: \$53,079 pa***

Dillies Modern Sri Lankan Cuisine Retail Tenancy 8

- + Five (5) year net lease from Nov 2024 to Nov 2029
- + Tenant has operated on-site for 15+ years
- + Desirable 4% annual rent increases
- + Market leading 9 month's rent plus outgoings provided as security
- + **Net Income: \$70,536 pa***

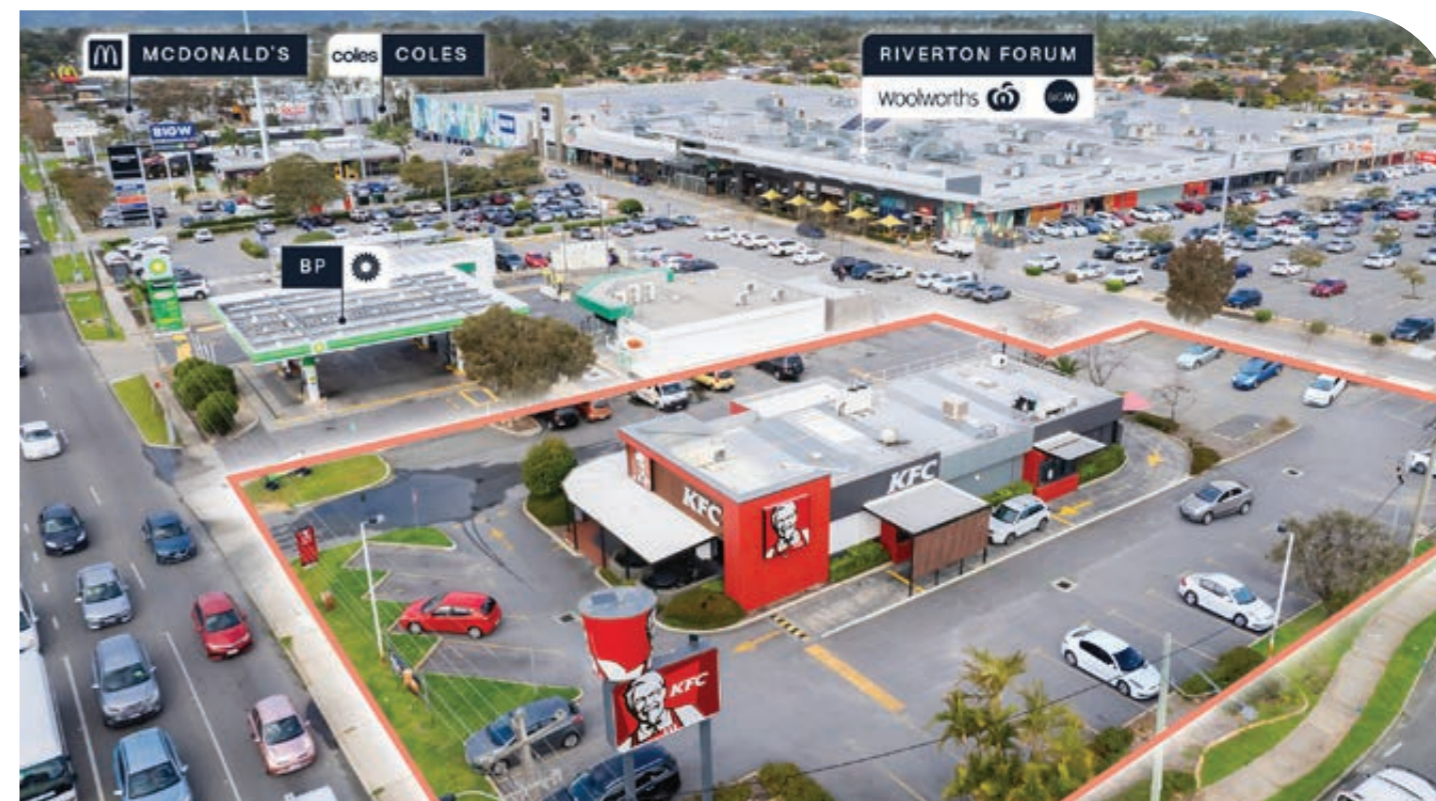
Le's Vietnamese Street Food Retail Tenancy 9

- + Four (4) year net lease from March 2024 to March 2028
- + One further four (4) year option to 2032
- + Fixed 4% annual rent increases
- + 6 month's rent plus outgoings provided as security
- + **Net Income: \$58,545 pa***

Contact
David Napoleone 0417 308 067
Alex Brierley 0447 974 447

**Investment Portfolio Auction
To be sold individually**
10:30am AEDT
Wednesday 22 October
Crown Casino, Melbourne

*Approx



Huge 6,001sqm* Freehold Landholding in One of AUS Fastest Growing LGA's



East Rockingham (Perth) WA
129 Dixon Road

Long 15 year lease to 7-Eleven to 2031 plus options to 2056

Tenants pay all usual outgoings including land tax & insurance

3%, 3.5% & CPI rent increases

Net Income: \$406,756 pa* + GST

- + High profile site incorporating 7-Eleven, drive-thru coffee, car wash and pool display centre
- + All ground leases, tenants responsible for capital and structural repairs & maintenance
- + 404sqm* of development ready land suitable for either fast-food or retail STCA
- + Rockingham: population forecast to grow 64% to 231,559 by 2041

Contact
Beau Coulter 0413 839 898
Rick Jacobson 0413 830 083
Chloe Mason 0466 610 729

For Sale by Expressions of Interest
Closing 2pm AWST
Wednesday 29 October 2025

*Approx

10 Year Lease to Collins Foods (ASX:CKF) Expansive 2,932sqm* Corner Freehold



Parkwood (Riverton) WA
Cnr High Road & Willeri Drive

Renewed 10 year lease through to 2035 plus options to 2045

Tenant paying all usual outgoings including land tax

Fixed 4% annual rent increases

Net Income: \$224,425 pa* + GST

- + Collins Foods: ASX listed giant, 289 KFC stores nationally Market Cap of \$1.24 billion*
- + Located in front of and perfectly integrated with the Riverton Forum Shopping Centre
- + High-profile corner with exposure to 13 million+ vehicles passing annually*
- + Riverton: booming median house price up 18%+ to \$1,230,000 over the last 12 months

Contact
Matthew Wright 0458 290 588
Raoul Holderhead 0413 860 304
Chloe Mason 0466 610 729

Investment Portfolio Auction
10:30am AEDT
Wednesday 22 October
Crown Casino, Melbourne

*Approx

Q&A

with Matthew Wright

SENIOR DIRECTOR, BURGESS RAWSON FROM CBRE

What have been some of the key highlights or turning points that have shaped your journey?

I've been really fortunate that property has given me so many highlights along the way, from my very first campaign through to being recognised by the Property Council of Australia as the Tasmanian Future Leader of the Year, then becoming a partner at two national firms, and now stepping into a Senior Director role with an international firm.

My journey kicked off in Tasmania, where I had the chance to be really hands-on, leading and running some of the state's biggest campaigns. A few that stand out include Citta's \$150 million Parliament Square development and Challenger Limited's Channel Court Shopping Centre, plus the sale and leaseback of Nubco and more recently the former K&D site for the University of Tasmania.

Looking back, each of these moments have been a real turning point, and what's made it all the more rewarding is the people I've worked with and the relationships built along the way.

Are there any transactions that stand out as defining moments in your career?

There have been many standout campaigns throughout my career, but one that really stands out was the recent State Cinema transaction in Hobart.

The property combined heritage, culture and commercial appeal, but what made it more personal was representing a long-standing client I'd worked with since the very early days of my career. We had over 70 enquiries and ended up securing an unconditional contract to an interstate investor from Victoria.

Another unique sale I'm involved with right now is the K&D site on behalf of the University of Tasmania. It's arguably Tasmania's largest development opportunity, almost an entire city block, so stay tuned for more news on that sale soon.

As mentioned, I've been very fortunate to work across such a broad range of assets, government, medical, retail, automotive, early education and development. It's really a testament to our firm and the depth of property we get to bring to market.

What's driving investor momentum across Australia, and how is the market shifting?

Strong yield profiles, limited supply of quality assets, and the consistent performance of essential services continue to attract both domestic and offshore capital.

Long-term leases and stable income streams are driving confidence, particularly in sectors aligned with everyday demand. As infrastructure investment and population growth reshape key regions, investor focus is narrowing in on assets that offer scale, security, and long-term relevance.

Burgess Rawson from CBRE has built a reputation for leading the market in essential-service assets. How does the firm's national platform set you apart when running campaigns and delivering results for clients?

Our national reach allows us to connect with buyers across every state, and our campaigns are backed by deep market data and strategic targeting. The CBRE partnership brings global scale and institutional expertise, which means our clients benefit from broader exposure and sharper insights, especially when it comes to complex or high-value transactions.

“For me, the highlight has been helping clients build long term wealth through strategic advice on purchasing investments and/or development sites and securing the right assets.”

Nationally, commercial property continues to adapt to shifting economic conditions. What trends are you seeing emerge, and where are investors focusing their attention right now?

There's a clear focus on resilience and long-term value. Investors are gravitating toward essential-service assets that can deliver stability and consistent returns. With interest rates easing, buyer activity is gaining again building momentum particularly in growth corridors and suburban hubs where demand remains strong.

For those starting a career in commercial property or capital markets, what advice would you give to help build a successful career?

Be curious, consistent and committed. Be patient and think long term. Learn every part of the transaction process from the key drivers of value to the final end negotiation piece. Focus on building genuine relationships and ask questions. The best long term brokers understand both the numbers and the people involved in each transaction.

You specialise in delivering advice to clients who are looking to develop properties and source market-leading tenants. What's your approach to unlocking value in these projects?

It starts with understanding the site's potential and aligning it with tenant demand. We work closely with developers to shape assets that appeal to national brands. Strategic leasing and tenant mix are major key to long-term value creation.



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



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