LONDON

255

CIRCUIT

Your Gateway To The Commercial Heart of Canberra

GROWTHPOINT
PROPERTIES AUSTRALIA


255


ARTIST IMPRESSION

Building Overview

An exceptional opportunity for innovative organisations looking for a collaborative, engaging, and connected workplace.

Current 5.0 Star NABERS Energy

Growthpoint has developed a pathway and upgrades program to meet the Commonwealth Net Zero policy targeting min 5.5 NABERS Energy rating.

5 Star NABERS Water

Carbon-neutral in operation

The owner will complete electrification works to remove gas from the building

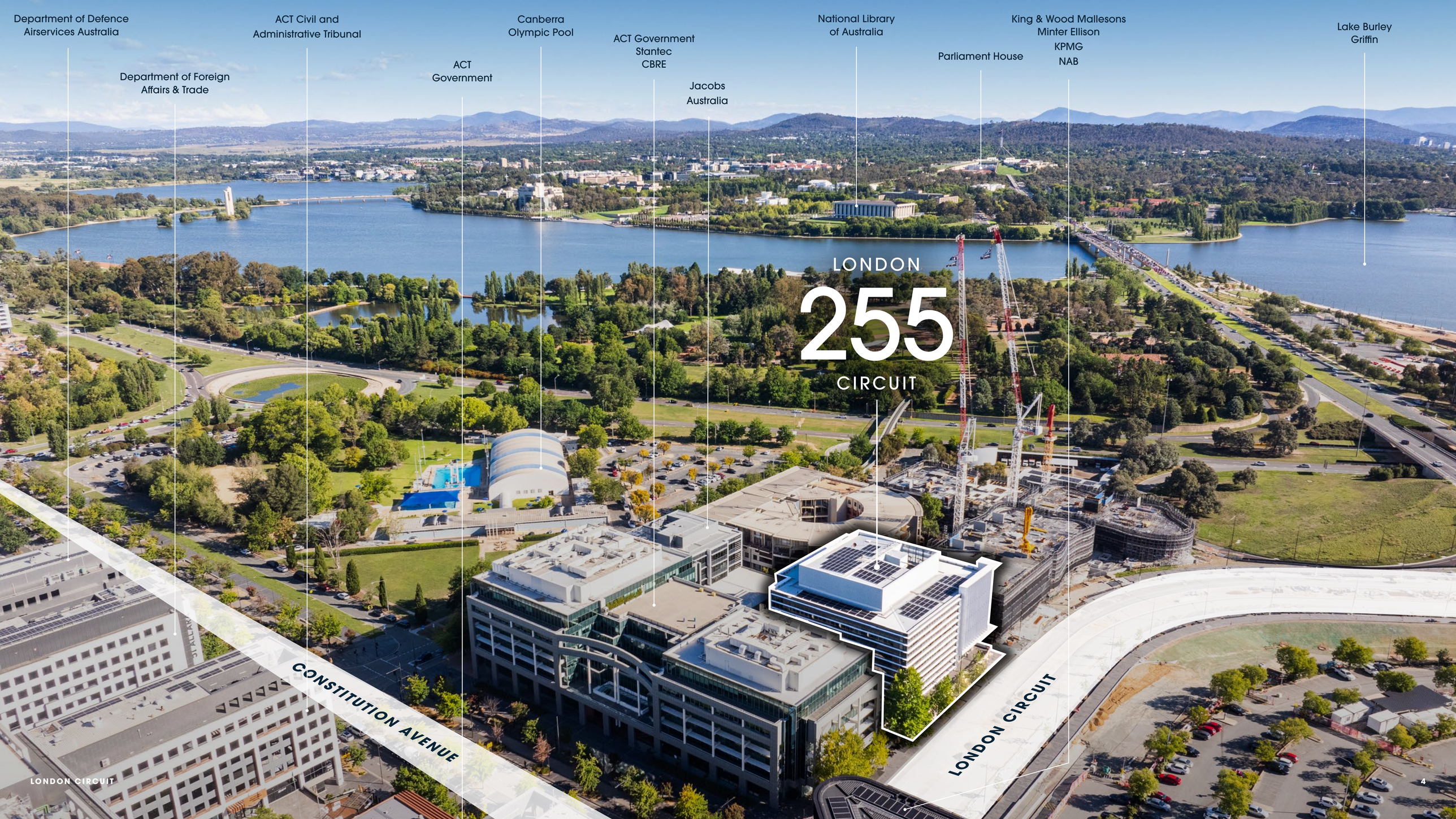
Refurbished end-of-trip with bike storage and premium facilities, coming soon

Brand new lobby offering meeting lounges, concierge and biophilic space seating

Refreshed on-floor amenity

Existing purpose-built fitout available

Zone 3 security presence


Department of Defence
Airservices Australia
Department of Foreign
Affairs & Trade
ACT Civil and
Administrative Tribunal
ACT
Government
Canberra
Olympic Pool
ACT Government
Stantec
CBRE
Jacobs
Australia
National Library
of Australia
Parliament House
King & Wood Mallesons
Minter Ellison
KPMG
NAB
Lake Burley
Griffin
LONDON
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CIRCUIT
CONSTITUTION AVENUE
LONDON CIRCUIT

Canberra's Most Connected Business Precinct

1. National Convention Centre
2. Commonwealth Park
3. Canberra Centre
4. Civic Square
5. Acton Waterfront
6. Magistrates Court
7. ACT Supreme Court
8. ACT Legislative Assembly
9. Canberra Museum
10. Canberra Olympic Pool
11. Canberra Theatre
12. UNSW Canberra City

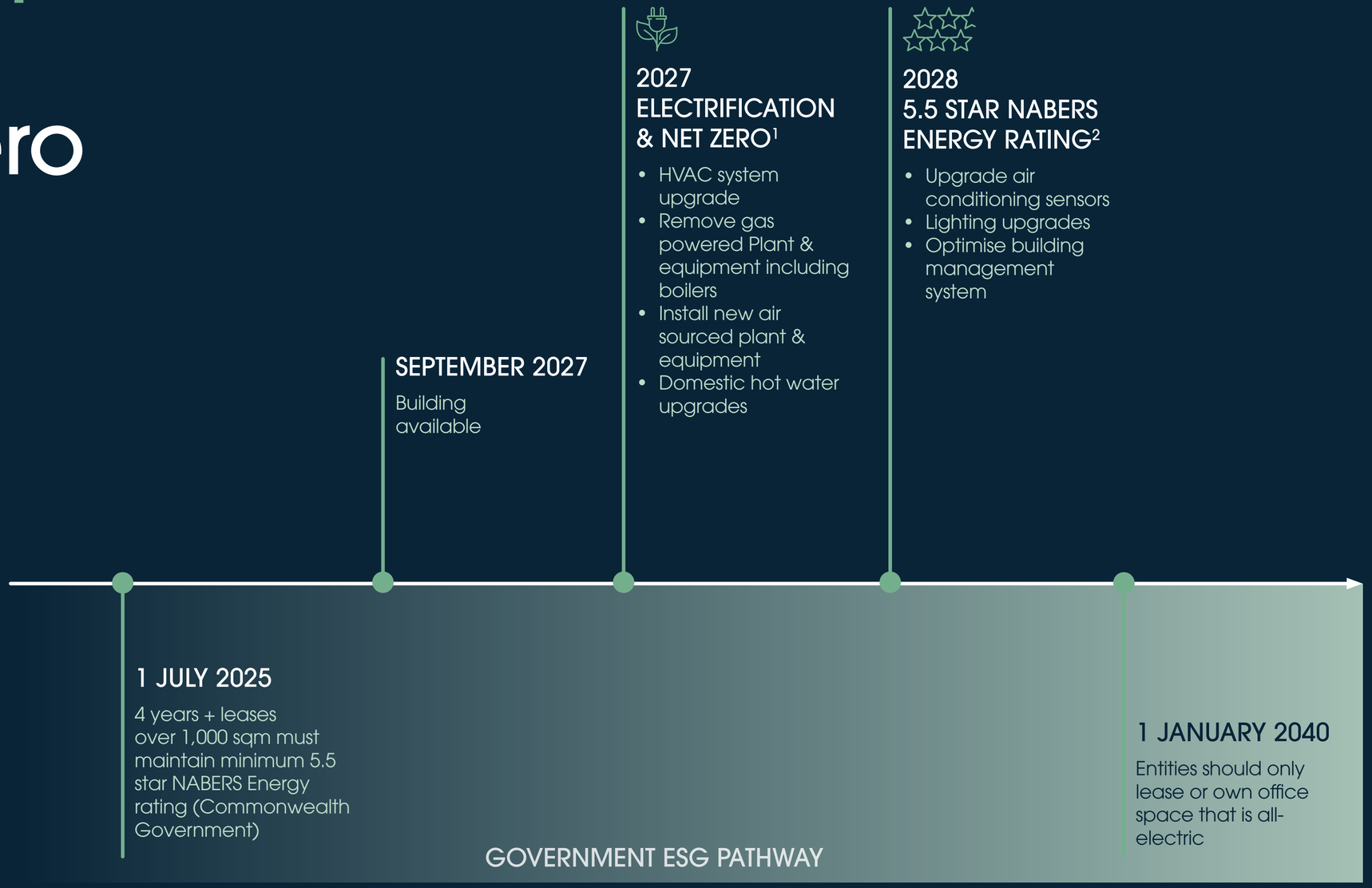
- Café
- Restaurant
- Bike Path
- Bus Stop
- Parking
- Light Rail Stage 1: Gungahlin to City
- Light Rail Stage 2A: City to Commonwealth Park (under construction)
- Proposed Light Rail Stage 2B: Commonwealth Park to Woden



Brown to Green Our Pathway Towards Net Zero

255 London Circuit will be one of the first existing buildings in Canberra to achieve a Net Zero greenhouse gas emission strategy, targeting:

- Full building electrification by 2027
- Net Zero by 2027[1]
- Upgrade 5.0 star NABERS Energy rating to 5.5 stars[2] by 2028



1. Base building. Strategy is based on net zero operational carbon emissions and does not include embodied carbon emissions.
2. Base building rating.

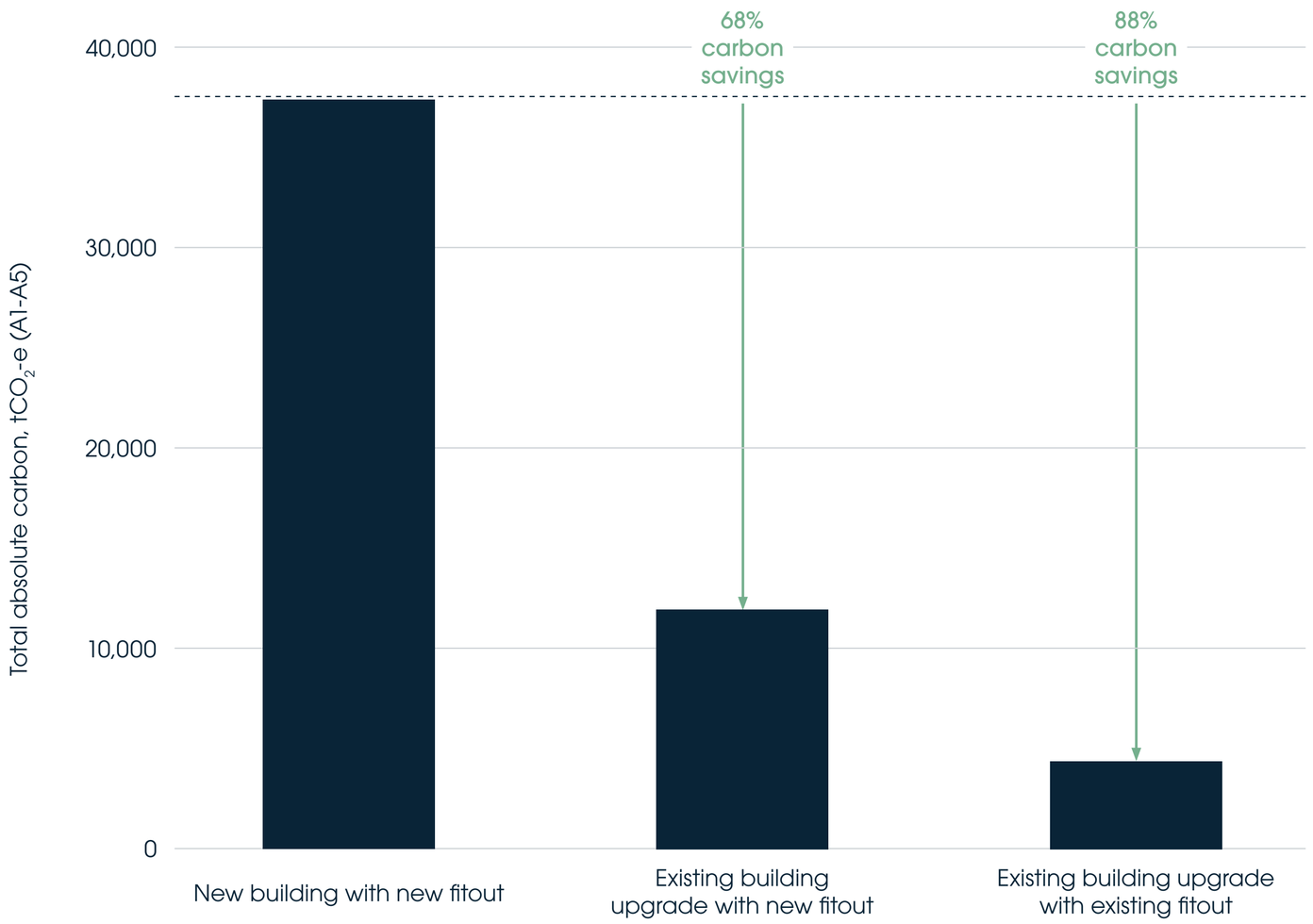


Figure 1: Potential upfront carbon reduction from adaptive reuse of existing building and office spaces

Carbon Impact of Adaptive Reuse

Adaptive reuse is a process of repurposing an existing building and materials into a functional office space, while retaining the core elements **reducing carbon, cost and time.**

Upfront emissions are generated during or prior to construction and accounted for approximately 7% of Australia's national emissions in 2022–23.

Adaptive reuse is a core element of circular construction principles. It significantly reduces upfront carbon emissions and plays a key role in achieving science-based targets for a 1.5°C scenario, aligning with the Paris Agreement and Australia's climate goals.

Retaining and upgrading 255 London Circuit saves over 33,000 tonnes of CO_2-e upfront compared to a new build with a new fitout, supporting sustainable practices and lower carbon footprints.

Taking ~16,700 cars off the road for a year[1]

Planting ~1,023,000 trees to offset the emissions[2]

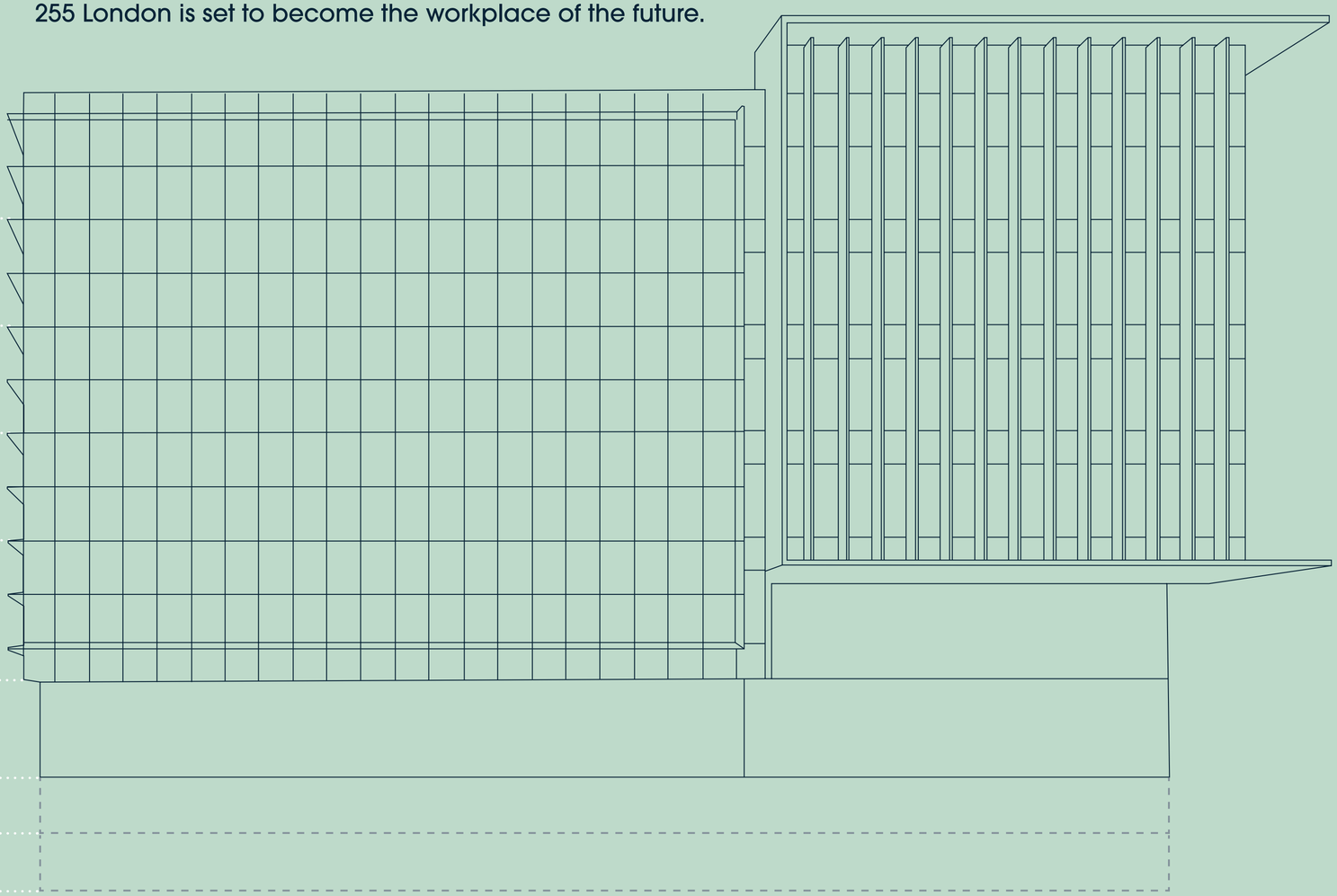
Taking ~183,400 one-way flight trip from Melbourne to Canberra[3]

1. Based on the average CO2 per km (g/km) for the average new light vehicle sold in 2019 of 181 g/km (Vehicle emissions | Green Vehicle Guide) and average distance driven per year for passenger vehicles in Australia of 11,000km (Survey of Motor Vehicle Use | ABS).
2. Based on the average of 1 mature tree to absorb 31.5 kgCO2-e per year, and 31 trees to be planted to offset 1 tonne of CO2 over their lifetime (Calculation of CO2 offsetting | Encon).
3. Based on 0.18 tCO2 per trip of a direct, one-way flight trip from Melbourne (MEL) to Canberra (CBR) in Australia, approximately 500 km, for one traveller in Economy Class (CO2 Flight Calculator | MyClimate).

Source: TSA Riley Report

Stack Plan

A standalone opportunity with flexible workspaces, modern facilities and amenities, and smart technology, 255 London is set to become the workplace of the future.



Level 5	1,502sqm
Level 4	1,555sqm
Level 3	1,556sqm
Level 2	1,555sqm
Level 1	1,497sqm
Ground Floor	1,308sqm
Basement 1	Car Park / End of Trip
Basement 2	Car Park / Storage 453sqm

Whole Building opportunity

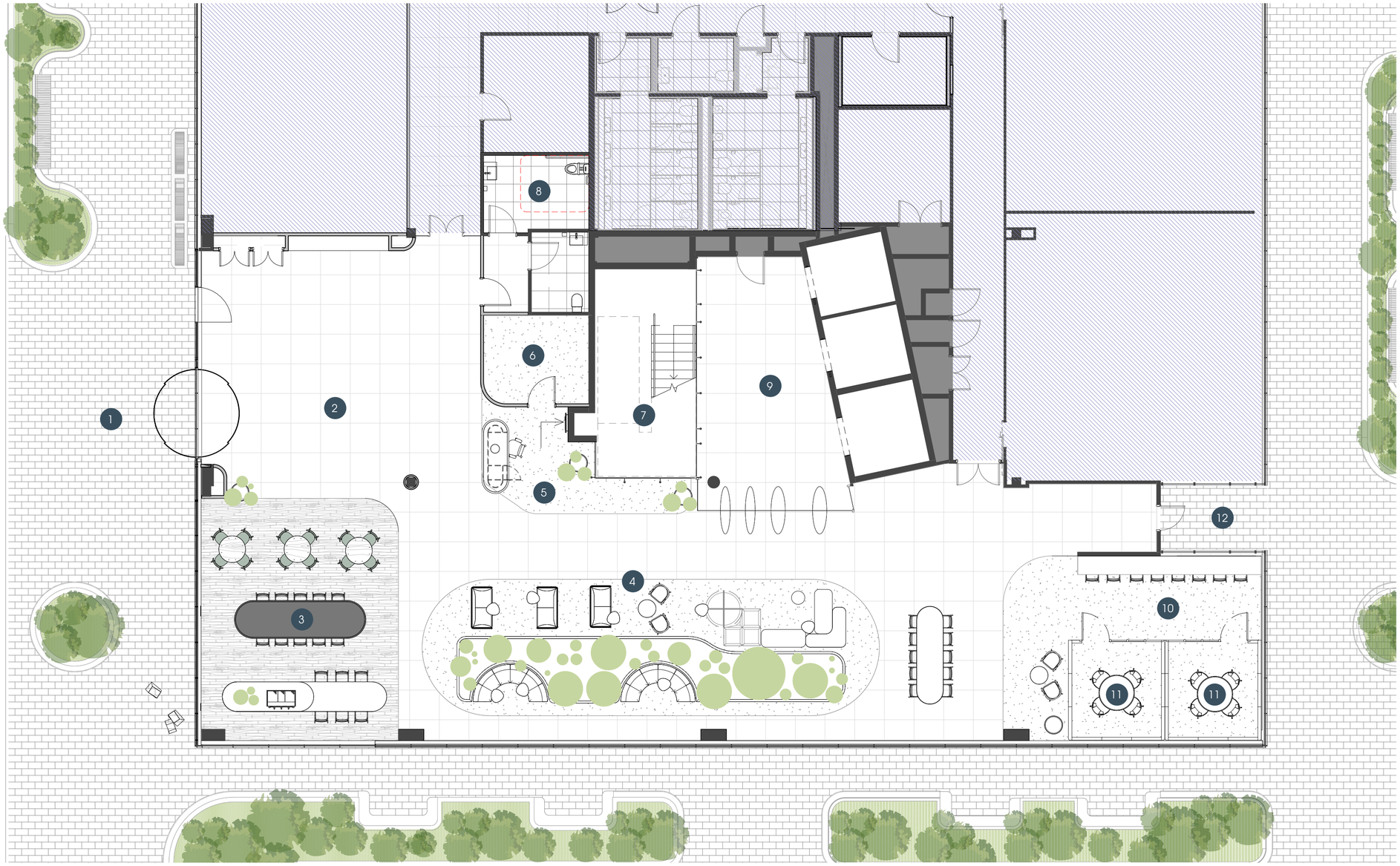
Zone 3 Security

Contiguous Floors

Interconnected contiguous floors featuring an internal staircase, facilitating seamless inter-floor movement for occupants.

Existing Government Fitout

Ground Floor



1. Main Entrance
2. Entry Lobby
3. Flexi - Library/Collaboration Space
4. Biophilic Space Seating
5. Reception
6. Security
7. Stairs
8. DDA
9. Lift Lobby
10. Open Workspace
11. Meeting Pod
12. Rear Entrance


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LONDON CIRCUIT
Elevators
Ground
Level 01
Level 02
Level 03
Level 04
Level 05

A Focus on Wellness

- Arrival Lounge
- Showers and Changeroom Amenity
- 70 Bicycle Racks



1. Lift Lobby
2. Male End of Trip
3. Female End of Trip
4. DDA
5. All Gender
6. Stair Lobby
7. Bicycle Storage


ARTIST IMPRESSION

Floor Plan

Typical Floorplate





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Our Committed Relationship

Growthpoint Property's Australia is proud to manage 14 key properties occupied by the Australian Government, **comprising 31% of our total portfolio.**



Western Australia

836 Wellington Street, West Perth



South Australia

33 Richmond Road, Keswick

10 -12 Butler Boulevard, Adelaide Airport



New South Wales

1 Charles Street, Parramatta



Queensland

307 Queen Street, Brisbane City

15 Green Square Close, Fortitude Valley

100 Skyring Terrace, Newstead



Victoria

109 Burwood Road, Hawthorn

141 Camberwell Road, Hawthorn East

165- 169 Thomas Street Dandenong



Australia Capital Territory

2 Bowes Street, Phillip

255 London Circuit, Canberra

2 Constitution Avenue, Canberra

10 Mort Street, Canberra

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Creating Value Beyond Real Estate

GROWTHPOINT PROPERTIES AUSTRALIA

Since 2009
Growthpoint

$6B
AUM

$4.4M
of 57 office assets valued

Net Zero
by 1 July 2025

Growthpoint provides spaces for you and your business to thrive.

Since 2009 we've been investing in high-quality Australian real estate.

Today, we have $6.0 billion total assets under management[1] – 57 high- quality, modern office and industrial properties, valued at approximately $4.4 billion. We also manage a further nine assets, valued at $1.6 billion, through our funds management business, which invests in office, retail and mixed-use properties.

We are committed to operating in a sustainable way and are on track to achieve our net zero target by 1 July 2025[2].



2 Constitution Avenue,
Canberra, ACT



10-12 Mort Street
Civic, ACT

1. As at 30 June 2024
2. Across our directly owned office assets and corporate activities

Agent Details

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Creative by
Nose to Tail