

Media Release

30 November 2025

Aware Real Estate and Barings acquire Home HQ Artarmon from a fund managed by Growthpoint Properties Australia for \$180.1 Million

SYDNEY – Aware Real Estate and Barings have each acquired a 50% ownership interest in the large-format retail centre Home HQ Artarmon, for a total value of **\$180.1 million** from a fund managed by Growthpoint Properties Australia (**Growthpoint**).

Located at 1 Frederick Street, Artarmon on Sydney's Lower North Shore, Home HQ is a dominant, award-winning adaptive reuse retail centre. Completed in 2010, the centre comprises approximately 23,135 sqm of gross lettable area (GLA) across three levels including a multi-level basement car park. The centre is anchored by Freedom Furniture, Nick Scali and The Good Guys, alongside 25 additional homemaker tenancies including leading national brands.

The asset occupies a dominant position in its trade area and is situated within a major health, commercial and rapidly growing residential precinct, with excellent access via arterial roads and two train stations.

In collaboration with BlackRock's APAC Real Estate team, the Growthpoint managed fund acquired Home HQ in 2018. It has been repositioned over the investment period, with \$9 million capital invested and a successful targeted leasing program which saw national or ASX-listed tenant representation increasing from 71% in 2018 to 93% currently (weighted by GLA). Over FY25, more than 3,400 sqm of space was leased including new food and beverage anchor, Depot Brewery, underscoring the asset's strong leasing momentum.

Home HQ Artarmon is a leader in sustainability, boasting a 6-star NABERS Energy rating and a 6-star NABERS Water rating. Its sustainability credentials are further supported by extensive rooftop solar installations and grey water recycling, reducing operating costs and future-proofing the asset against tightening ESG requirements.

Growthpoint Executive Director, Funds Management Sam Sproats said:

"We acquired this quality asset in 2018 with a defined strategy to reposition the tenancy mix and enhance the income profile, with a vision for what the value-add could be. We are proud to have delivered this strategy, and with a 'full house' of complimentary tenants, the new owners can look forward to strong demographic growth. As we realise the value of the asset at the end of the fund term, our Investors can be very satisfied with the repositioning delivered and value created."

Aware Real Estate Transactions Manager Zak Felton said:

"This acquisition is strongly aligned with our east-coast retail strategy. The asset's dominant trade area, proven leasing depth and tenancy diversification makes it a compelling addition to our portfolio, and we are pleased to partner with Barings to maximise the opportunity."

Barings Real Estate Australia Head of Real Estate Gareth Price said:

"Barings is investing a 50% share in this asset via its BRAVA V Fund, which is the fifth fund in the Australia Value Add Fund series, first launched in 2010. This transaction marks BRAVA V's third acquisition since September 2025. We are delighted to continue our long-standing partnership with Aware Real Estate on Home HQ Artarmon, a centre that continues to demonstrate strong performance and exceptional tenant demand due to its scale, scarcity and established trading position."

About Aware Real Estate

Launched in 2022, Aware Real Estate actively manages Aware Super's directly-owned Australian industrial, office, retail and mixed-use property portfolio. With approximately A\$2 billion in assets under management, Aware Real Estate invests, repositions and manages high-quality real

estate to deliver strong returns for members and meaningful outcomes for communities.

About Barings

Barings is a US\$470+ billion* global asset management firm that partners with institutional, insurance, and intermediary clients, and supports leading businesses with flexible financing solutions. The firm, a subsidiary of MassMutual, seeks to deliver excess returns by leveraging its global scale and capabilities across public and private markets in fixed income, real assets and capital solutions.

*As of September 30, 2025

About Growthpoint

Since 2009, Growthpoint has been investing in high-quality real estate. Growthpoint directly owns a portfolio of modern, high-quality, office and industrial properties and manages a portfolio of office, industrial and retail assets for third-party wholesale syndicates and institutional investors.

Growthpoint Properties Australia (ASX: GOZ) is an internally managed real estate investment trust (REIT), listed on the ASX. It is part of the S&P/ASX 300 and holds a Moody's Baa2 rating for its senior secured bank credit facility and achieved its Net Zero Target by 1 July 2025 across directly owned operationally controlled office assets and corporate activities.

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