



Investor Tour

Sydney, Brisbane and Melbourne

1-5 April 2019

NOTE: Tour hosts will pay for food, beverages and coach costs. Attendees are required to pay for their own travel to and from Australia as well as domestic flights and hotels.

Tour sponsored by:



Welcome

Macquarie Bank, Growthpoint Properties Australia (GOZ), Investec Australia Property Fund (IAPF) take great pleasure in welcoming you to Australia.

Over the four day tour, 16 office and industrial properties will be inspected at 14 locations across four metropolitan areas. You will also hear presentations from your hosts as well as CBRE, JLL, GPT Group and Vicinity Centres.

Representatives of IAPF and GOZ will join guests on each day of the tour. Please feel free to ask them any questions you may have at any time.

Require assistance?

If you require assistance before or during the tour, please contact:



Olivia Wilson, Executive Assistant
Growthpoint Properties Australia

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Email: owilson@growthpoint.com.au


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Itinerary

Sunday, 31 March – SYDNEY

 15:35 **Luggage collection and travel to Hotel (QF64)**
16:35 **Location:** Sydney airport to Westin
Contact: Lauren Turner - +27 82 804 1566


 **Hotel Sydney – The Westin**
Location: 1 Martin Place, Sydney

Monday, 1 April – SYDNEY


 08:00 **Welcome and introduction**
 09:00 **Location:** The Westin – Board room
Details: Breakfast provided

 09:00 Pick up from The Westin – 1 Martin Place, Sydney
09:45 **Travel**


 09:45 **Property inspection**
10:30 **Location:** 20 Rodborough Road, Frenchs Forest (Investec)

 10:30 **Travel**
11:15


 11:15 **Property inspection**
12:00 **Location:** 2 Richardson Place, North Ryde (Investec)

 12:00 **Travel**
13:00

 13:00 **Lunch**
14:00 **Location:** Portbar – 36 Charles Street, Parramatta

 14:00 **Property inspection**
14:45 **Location:** 1 Charles Street, Parramatta (Growthpoint)
Contact: Luke Ghosn - 0437 732 648

 14:45 **Travel back to The Westin**
15:45










 18:00 **Drinks and Australian property market presentation by JLL**
19:00 **Speaker:** Andrew Ballantyne - 0437 046 021
Location: Alpha Restaurant - 238 Castlereagh Street, Sydney


 19:00 **Dinner**
Speaker: Andrew Ballantyne
Location: Alpha Restaurant – 238 Castlereagh Street, Sydney

 **Hotel Sydney – The Westin**
Location: 1 Martin Place, Sydney

Itinerary (continued)











Tuesday, 2 April – SYDNEY

	Check-out prior to 8:00am with luggage Meet in lobby on ground floor
	08:00 Bus to pick up luggage at The Westin Sydney – 1 Martin Place, Sydney 08:15 Note: load luggage on bus
	08:15 Meet in lobby on ground floor to walk to Macquarie offices 08:30 Location: 50 Martin Place, Sydney
	08:30 Presentation by GPT 10:30 Speaker: Callum Bramah and Darren Leung Location: Macquarie office - 50 Martin Place, Sydney Details: Breakfast provided Contact: Brett Ward - 0437 994 451 and Darren Leung - 0429 170 059
	10:30 Travel 11:00
	11:00 Property Inspection 11:45 Location: 219-247 Pacific Highway, Artarmon (Growthpoint) Contact: Helen Storey - 0448 211 808
	11:45 Travel 12:15
	12:15 Property Inspection 13:00 Location: 5 Murray Rose Avenue, Sydney Olympic Park (Growthpoint) Contact: Helen Storey - 0448 211 808
	13:00 Lunch 13:45 Location: Conservatorium at Sydney Olympic Park – 9 Murray Rose Avenue, Sydney Olympic Park
	13:45 Travel to airport 14:30

	16:00 Fly Sydney to Brisbane 16:30 Details: QF536
	16:30 Luggage collection and travel to hotel 17:15
	17:15 Hotel Brisbane – The Westin Brisbane Location: 111 Mary Street, Brisbane City QLD
	18:15 Meet in lobby on ground floor to walk to dinner 18:30
	18:30 Dinner presentation – CBRE Location: Pony Dining – 18/48 Eagle Street, Brisbane City Speaker: Flint Davidson - 0411 183 061

Itinerary (continued)












Wednesday, 3 April – BRISBANE

	Check-out prior to 7:50am with luggage Meet in lobby on ground floor
07:50	Bus to pick up luggage at The Brisbane – 111 Mary street, Brisbane City, QLD
08:00	Note: load luggage on bus, paper bag breakfast provided
 08:00	Travel
08:45	
 08:45	Property inspection
09:15	Location: 85 Radius Drive, Larapinta (Investec)
 09:15	Travel
09:30	
 09:30	Property inspection
10:00	Location: 70 Distribution Street, Larapinta (Growthpoint)
	Contact: Chris Hefferan – 0447 176 100
 10:00	Travel
10:45	
 10:45	Property inspection
11:15	Location: 333 Ann Street, Brisbane (Growthpoint)
	Contact: Pamela Nell - 0422 478 640
 11:15	Travel
11:30	
 11:30	Property inspection
12:00	Location: 324 Queen Street, Brisbane (Investec)
 12:00	Travel
12:15	
 12:15	Property Inspection
13:00	Location: 100 Skyring Terrace, Newstead (Growthpoint)
	Contact: Sarah McMillen - 0417 199 645

 13:00	Lunch in Newstead
14:15	Location: Defiant Duck – Newstead, 3/84 Longland Street, Brisbane City
 14:15	Travel
14:30	
 14:30	Property inspection
15:15	Location: SW1, 22 Cordelia Street, South Brisbane (Growthpoint)
	Contact: Pamela Nell - 0422 478 640
 15:15	Travel to the airport
15:45	
 17:10	Fly Sydney to Brisbane
20:35	Details: QF536
	Note: Dinner on flight
 20:35	Luggage collection and travel to hotel
21:15	
 21:15	Hotel Melbourne – Sofitel Melbourne
	Location: 25 Collins Street, Melbourne, VIC

Itinerary (continued)





Thursday, 4 April – MELBOURNE

	08:15 08:30	Meet in lobby on ground floor to walk to Growthpoint offices
		Presentation – JLL Melbourne Office presentation
	08:30	Speaker: Annabel McFarlane
	09:30	Location: Growthpoint offices – Level 31, 35 Collins Street, Melbourne
		Details: Breakfast provided
		Contact: Olivia Wilson
	09:30 09:45	Travel
	09:45 10:15	Property inspection
		Location: 449 Punt Road, Richmond (Investec)
	10:15 10:30	Travel
		Property inspection and David Jones presentation
	10:30 12:00	Location: Buildings 1&3, 572-576 Swan Street, Richmond (Growthpoint)
		Speaker: Ian Moir
		Contact: Tara Phillips – 0423 730 530 and Brooke Whatmore – 0432 761 947
	12:00 12:30	Travel
	12:30	Presentation by Vicinity and lunch at Chadstone Shopping Centre
	14:00	Location: Chadstone Shopping Centre
		Speaker: TBC
		Contact: Clare Hughes – 0419 571 141
	14:00 15:00	Walk around – Chadstone Shopping Centre
		Location: 1341 Dandenong Road, Chadstone
		Note: Look around

	15:00 15:45	Travel
		Property inspection
	15:45 16:30	Location: 75 Dorcas Street, South Melbourne (Growthpoint)
		Contact: Russell Prothero – 0407 053 446
	16:30 17:00	Travel back to the Sofitel
	19:20 19:30	Meet in lobby on ground floor to walk to dinner
	19:30	Farewell drinks and dinner
		Location: Gingerboy - 27-29 Crossley St, Melbourne
	21:15	Hotel Melbourne – Sofitel Melbourne
		Location: 25 Collins Street, Melbourne

~ END OF TOUR ~

Friday, 5 April – MELBOURNE to SYDNEY

		Check-out prior to 5:15am with luggage
		Meet in lobby on ground floor
	05:30 06:15	Travel to airport
		Fly Melbourne to Sydney
	07:00	Details: QF408
	08:25	Note: Meal on flight
	08:40 09:30	Luggage collection and travel to Macquarie offices
		Location: 50 Martin Place, Sydney



Host &
presenter
profiles

Growthpoint Properties Australia (GOZ)

GROWTHPOINT
PROPERTIES



Growthpoint is an ASX listed real estate investment trust or A-REIT (ASX Code: GOZ), with a mandate to invest in Australian property in the industrial, office and retail sectors.

The objective of the Group is to provide investors with a tradeable security producing consistently growing income returns and long-term capital appreciation.

Assets are only acquired where they add to the overall portfolio quality and enhance or secure distributions to Securityholders.

Key results for HY19

- \$548.3 million acquisitions, developments and expansions committed
- Successful completion of \$135 million Rights Offer
- Upgraded FY19 FFO Guidance to at least 24.8 cps
- NTA uplift of \$0.17, or 5.3%, versus 30 June 2018
- Gearing at bottom end of target range

Other key information

- Market capitalisation \$3.0 billion
- Gearing 35.0%
- ASX comparison:
 - 10th largest A-REIT by market capitalisation
 - 105th largest entity by market capitalisation

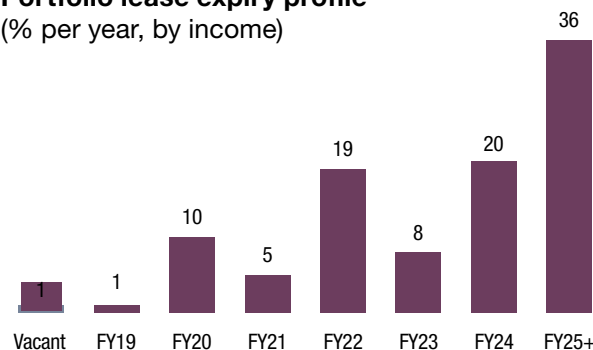
See growthpoint.com.au for more information.

*As at 31 December 2018

Key metrics*

Number of properties	59
Total value	\$3,860.8m
Occupancy	99%
HY like-for-like value change (\$m / % of asset value)	\$163.4m / 4.9%
Total lettable area	1,038,683 sqm
Weighted average property age	10.7 years
Weighted average valuation cap rate	6.0%
WALE	5.1 years
WARR	3.3%
Average value (per sqm)	\$3,718
Average rent (per sqm, per annum)	\$256
HY net property income	\$108.8m
Number of tenants	151

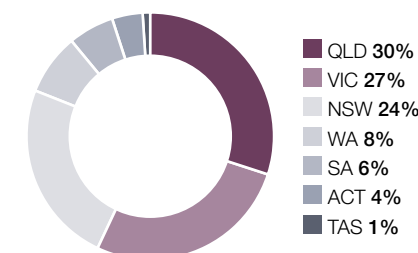
Portfolio lease expiry profile* (% per year, by income)



Top ten tenants* (by passing rent)

	%	WALE (yrs)
Woolworths	14	4.0
NSW Police	8	5.4
Commonwealth of Australia	7	7.6
Bank of Queensland	4	8.1
Country Road/ David Jones	4	13.5
Linfox	4	4.4
Samsung Electronics	2	3.2
Lion	2	5.3
ANZ Banking Group	2	1.2
Jacobs Group	2	7.8
TOTAL / Weighted Average	49	5.8
Balance of portfolio	51	4.3
Total portfolio	100	5.1

Geographic diversity* (by property value)



Growthpoint Properties Australia (GOZ)



Key Personnel



Timothy Collyer
Managing Director

Tim has over 30 years' experience in ASX listed and unlisted property funds management, property investment and development,

property valuation and property advisory. He has been involved with numerous corporate transactions including mergers, acquisitions, takeovers, recapitalisations and property portfolio purchase and disposals.

Tim has worked across the office, industrial and retail property sectors. He served as the Property Trust Manager at Australand Property Group for a period of six years where he was responsible for the management of its listed and unlisted property trusts. Tim has also held management positions at Heine Funds Management, where he was responsible for the management of an ASX listed A-REIT office fund, and at a major accounting firm within its real estate advisory group.



Michael Green
Head of Property

As Chief Investment Officer, Michael oversees the asset selection, asset management, property management, facilities management,

environmental sustainability and property analysis functions of the Group.

Michael has over 16 years' experience in listed and unlisted property fund management, property investment and development, both in Australia and Europe.

Michael was previously based in London and worked as a transaction manager for Cordea Savills. Michael was responsible for acquisitions and asset management in the BENELUX region for Cordea Savills Pan European Funds. Prior to moving to Europe, he spent four years as a property analyst for Australand's listed and unlisted property trusts.

Michael holds a Bachelor of Business (Property).



Dion Andrews
Chief Financial Officer

Dion is a Chartered Accountant and is responsible for the financial reporting obligations of the Group as well as

debt structuring, raising debt capital and technology.

Dion has over 17 years' experience in accounting roles in a corporate capacity.

Prior to moving to the Group, Dion spent five years at a listed property funds group, MacarthurCook, as Senior Finance Manager and before that held the role of Group Accountant for a funds management group in London.

Dion holds a Bachelor of Business from the University of South Australia and is a fellow of the Association of Certified Chartered Accountants.



Daniel Colman
Investor Relations Manager

Daniel is the Investor Relations Manager at Growthpoint Properties Australia and is responsible for managing and building

the profile of Growthpoint with domestic and international institutional investors, as well as providing financial analysis to the executive team in consideration of potential M&A opportunities.

Prior to beginning with Growthpoint, Daniel spent 4 years in the Investor Relations team at National Australia Bank and before that worked as a broker with JBWere. Prior to these roles, Daniel worked with Barclays Private Bank in London.

Investec Australia Property Fund (IAPF)

Fund Profile

Managed by the Investec Group, Investec Australia Property Fund is the first Australian REIT to be inward listed on the Johannesburg Stock Exchange (JSE Code: IAP).

The Fund aims to provide sustainable returns to unitholders by investing in quality office, industrial and retail properties in Australia and New Zealand, giving unitholders exposure to the Australasian real estate market in hard currency.

The Fund is a focused real estate fund with all investment decisions based on property fundamentals.

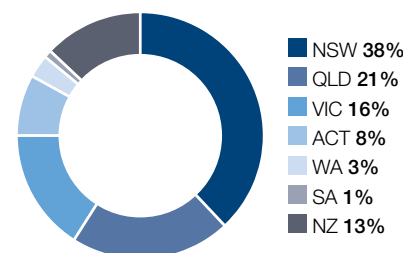
The objective of the Fund is to grow and diversify its asset base by investing in high quality commercial real estate assets that possess the following qualities:

- Positioned in well located commercial precincts in Australia and New Zealand
- Medium- to long-term lease profiles
- Limited or no short-term capex requirements
- Contractual rental growth
- Strong tenant covenants

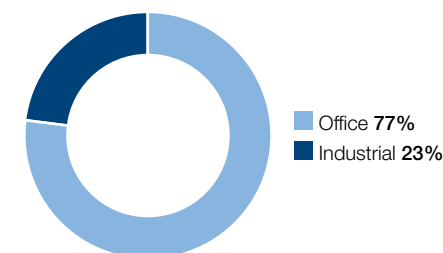
Fund snapshot*

Market capitalisation	R6.1b / AUD606m
No. properties	27 (15 industrial; 12 office)
Asset value	AUD1,013m
Total GLA	285,587 sqm
Gearing	36.3%
WALE	5.1 years
Weighted average escalation	3.3%
Vacancy	1%

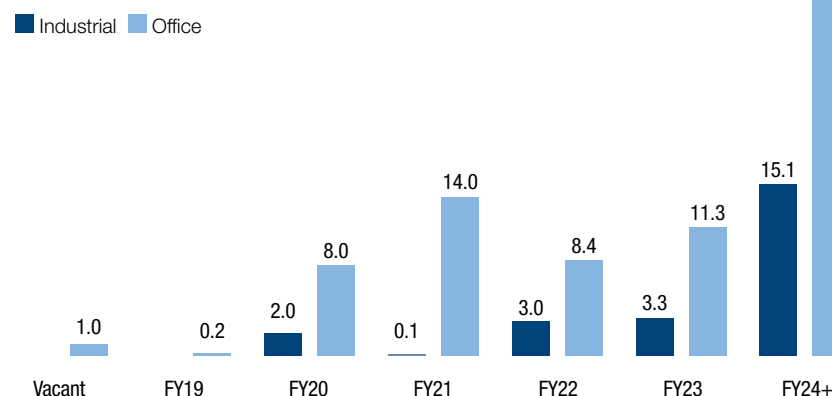
Geographic diversity* (by income)



Sector diversity* (by income)



Lease expiry profile* (% by revenue)



*As at 30 September 2018

Investec Australia Property Fund (IAPF)



Key Personnel



Graeme Katz
CEO

Graeme joined the Investec Group to head up the Australian property team

in 2006. Prior to that he was general manager of investment sales at Mirvac Group where he was the key person and responsible officer for the Mirvac real estate licence dealing with their registered and unregistered schemes. Graeme is a director of a number of companies within the Investec Group. He was previously a director of the Property Investors Association of Australia.



Zach McHerron
Fund Manager

Zach has 20 years' experience in a range of legal, corporate,

property development and property funds management roles. Zach joined the Investec Group in 2007 and is involved in the structuring, capital raising and management of property funds. Zach has a Bachelor of Laws, Bachelor of Commerce (Finance) and a postgraduate diploma in Business Administration.



James Graves
Head of Asset Management

James joined the Investec Group in 2017 to head up

the Investec Australia Property Fund asset management function, bringing with him 10 years of commercial real estate experience. Prior to joining the Investec Group, he held a variety of positions in the property industry in Australia and overseas, with a focus on successfully maximising asset value through measurable gains in occupancy, income, tenant satisfaction and retention. James has a Bachelor of Business and Commerce, a Master in Business Administration and speaks fluent Portuguese.



Tom Greenwell
Asset Manager

Tom is an asset manager for the Investec Australia Property Fund.

He joined the Investec Group in 2015 bringing with him five years of commercial and industrial real estate experience. Prior to joining the Investec Group, Tom was a property manager for global institutional owner/developer, Goodman Group. Tom has a Bachelor of Business and Commerce.



David Cupit
Transactions

David has 15 years' experience in a range of finance, accounting, property

funds management and property development roles. David joined the Investec Group in 2007 and has been involved in property development, strategic office leasing and capital transactions. David's primary responsibility is the origination and execution of property acquisitions for Investec Australia Property Fund in Queensland. David has a Bachelor of Commerce (Accounting) and is a chartered accountant.

Macquarie Bank



Key Personnel



Mahir Hamdulay
Property Analyst
Chartered Accountant CA(SA), B.Com(Hons), PGDA

Mahir joined Macquarie in January 2016 to cover REITs. Prior to joining Macquarie he spent four years as an auditor at EY, where Mahir focused on the domestic financial services and retail industry. He has 5 yrs equity research experience having previously covered Banks, General Financials and Global Industrials at South African investment companies.



Darren Leung
Research Analyst

Darren is a senior member of the listed property securities team in Macquarie Group's Research division. He is responsible for financial and equity analysis; industry analysis; and stock selection. The team has coverage of 21 listed Australian REITs of which 9 are directly under Darren's coverage; including Growthpoint Australia (GOZ).

Darren has over 6 years of experience in the financial markets and has covered a range of industries on the Australian stock exchange (property; general industrials; small cap resources; telecommunications; media).

Darren holds a Bachelor of Commerce (majors: Accounting and Finance) from Monash University (Clayton) in Melbourne, Victoria. He is also a Chartered Financial Analyst (CFA) Charterholder.



Andrew Ballantyne
Executive Director,
Head of Research
Australia

Andrew is an experienced industry researcher with fifteen+ years' experience across the property,

management consultancy and logistics industry sectors. He holds an MBA from Durham University Business School, an MA in Applied Research and a BA (Hons) in Business Economics.

Andrew joined us in July 2007 and is the Head of Research Australia. He manages the largest and most diverse property research team in Australia, which is highly integrated with our research platforms in Asia Pacific, Europe and the Americas.

Andrew is a well-respected commentator and analyst in the commercial property industry. He is widely quoted in the media and presents at industry events hosted by the Property Council of Australia, Australia Property Institute and Construction Forecasting Council.

Andrew is also involved with a number of universities and has guest lectured at University of Technology Sydney, the University of Melbourne and the Royal Melbourne Institute of Technology (RMIT).



Leigh Melbourne
Executive Director

Leigh has over 15 years' experience in the property industry and has successfully concluded over 60 commercial office transactions across

Australia for over \$8bn. Having a background in Engineering and Valuations, Leigh has a strong technical and analytical capability which has assisted him in transacting some of the largest office transactions in Australia's history.



Joshua Tebb
Senior Director,
Office Leasing

Joshua Tebb has been with JLL for over ten years and currently leads the metropolitan office leasing business. Joshua is one of

the most active agents in the Metropolitan corporate leasing market, having completed more transactions for a wider base of clients than any of his competitors. His market knowledge, energy and strong work ethic have resulted in JLL's suburban leasing business now being the most active within the market.



Annabel McFarlane
Senior Director,
Research, VIC

Annabel is an experienced property industry professional and researcher with 20 years' experience in academia, research

and valuation working in the UK, USA and Australia. She is responsible for the production of thought leadership papers and market analysis covering office, industrial, retail and residential markets in Victoria.

Annabel is a well-respected commentator and analyst in the property industry and has presented at industry events run by the Property Council of Australia and Australia Property Institute and as guest lecturer at the University of Melbourne and RMIT University.

Overview

With broader and deeper capabilities than any other company, CBRE is the leading full-service real estate services and investment organization in the world.

CBRE Group, Inc. is the world's largest commercial real estate services and investment firm, with 2018 revenues of \$21.3 billion and more than 90,000 employees (excluding affiliate offices). CBRE has been included in the Fortune 500 since 2008, ranking #207 in 2018. It also has been voted the industry's top brand by the Lipsey Company for 18 consecutive years, and has been named one of Fortune's "Most Admired Companies" for seven years in a row, including being ranked number one in the real estate sector in 2019. Its shares trade on the New York Stock Exchange under the symbol "CBRE."

CBRE offers a broad range of integrated services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services.



Bruce Baker
Executive Managing Director, Pacific Capital Markets and Senior Managing Director, Queensland

Bruce Baker joined CBRE in January 2009

as Senior Managing Director, Queensland.

Bruce came from two (2) years of employment with Trinity as Head of Funds Management where he was responsible for the performance of a number of wholesale property funds with a portfolio value in excess of \$1 Billion. Prior to his role at Trinity he was with Colliers International for over 11 years where he was both Managing Director of the Qld business and National Director of Investment Sales. Prior to his time at Colliers, he completed a Law degree and worked for lawyers Gadens in Brisbane.

Bruce has a strong understanding of most aspects of property both from an owners and service providers prospective. His specialized field of competence is however property transactions where he can bring all of his experience and skills to bear. Prior to joining Trinity in late 2006, he was a nationally recognized investment sales operative and responsible for transacting a number of significant properties including Waterfront Place in Brisbane for \$635 Million in 2015.



Flint Davidson
Director, Institutional Investment Properties

Flint's core focus is to drive collaboration across the Capital Markets - Office business, ensuring

there is a unified and sophisticated strategy around CBRE's approach to transactions and client relationship management.

Flint commenced his property career with CBRE as a cadet in Sydney in 1997, where he spent nearly a decade working in the NSW market where he was involved in the sale and marketing of a wide range of investment property including numerous office investments and portfolio sales.

Following his relocation to Brisbane in 2005, Flint has held a number of office and business line leadership roles, first assuming leadership of the Milton office, and more recently the position of Brisbane Managing Director and Head of Queensland Capital Markets - Office. Under his leadership, the Queensland Capital Markets - Office team has achieved a market-leading position and undertaken significant transactions such as Waterfront Place for \$650 million in 2015 in addition to over \$1.12Bn in 2016 & 2017.

Flint's core focus remains on the disposal of major CBD and fringe office assets across Queensland.

GPT Group



Overview

The GPT Group is one of Australia's largest diversified property groups and a top 50 ASX listed company by market capitalisation.

GPT owns and manages a \$24 billion portfolio of offices, logistics, business parks and prime shopping centres across Australia.



Callum Bramah Head of Corporate Development & Research

Callum joined GPT Group in January 2014 and is responsible for driving group and divisional strategy, M&A

and fundamental property research. Callum is a member of the GPT Group Investment Committee. Prior to GPT Group, Callum worked at Macquarie for 11-years where he held the roles of Head of Property Research for Asia-Pacific based in Hong Kong, Head of Property Research for Australia, Head of Transport Research for Australia, Senior Analyst Consumer & Retail for Australia. Callum has a Master of Commerce from the University of New South Wales, a Master of Business Administration from the University of Technology Sydney and a Bachelor of Science from the Australian National University.

David Jones / Country Road Group

DAVID JONES

COUNTRY ROAD GROUP



Ian Moir
Executive Director
and Group Chief
Executive

Ian was appointed to the Board of Country Road Group in October 1998. He was formerly Chief Operating Officer

of the company before being appointed Chief Executive Officer in November 2000. He was previously Executive Director and Chief Operating Officer of Woolmark. He was appointed to the Board in January 2010 and was appointed the Group Chief Executive Officer in November 2010.

He is a member of the Risk and Compliance, Social and Ethics and Sustainability Committees. Ian is also the Chairman of the Woolworths, David Jones and Country Road Group boards.

Other directorships include: Woolworths, David Jones, Country Road Group, and Woolworths Holding (Mauritius) Limited.



Vicinity Centres



Overview

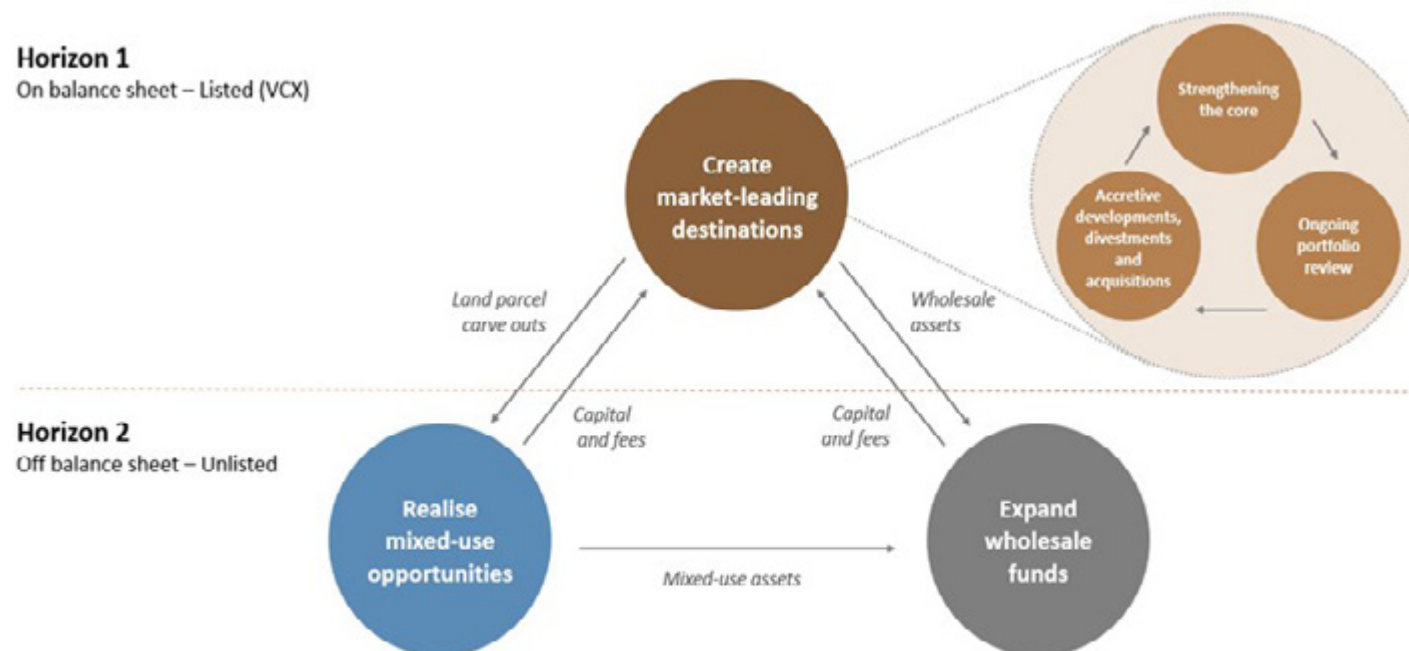
Vicinity Centres (Vicinity or the Group) is one of Australia's leading retail property groups with a fully integrated asset management platform and \$26 billion in retail assets under management across 66 shopping centres, making it the second largest listed manager of Australian retail.

The Group has a Direct Portfolio with interests in 62 shopping centres (including the DFO Brisbane business) and manages 33 assets on behalf of Strategic Partners, 29 of which are co-owned by the Group. Vicinity is listed on the Australian Securities Exchange (ASX) under the code 'VCX' and has over 26,000 securityholders. Vicinity also has European medium term notes listed on the ASX under the code 'VCD'.

Unlocking Vicinity's potential

Horizon 1

On balance sheet – Listed (VCX)



Vicinity Centres



2018 Highlights

Our vision is to reimagine destinations of the future, creating places where people love to connect.

Chadstone is Australia's

No.1

retail, dining and
entertainment destination

Total return

11.1%

for FY18

DFOs

Australia's No.1
outlet centre portfolio

Most sustainable retail property company

across Australia and Asia Pacific and #4 globally
as recognised by Global Real Estate Sustainability
Benchmark (GRESB) in 2017

Unrivalled premium CBD retail offer

across Australia's three largest CBDs

Significant Pipeline

of development and
mixed-use opportunities



Property summaries





20 Rodborough Road, Frenchs Forest, New South Wales



Valuation	WALE
\$61.0m	6.8 yrs

Description

A-grade office building in suburban office location with good quality tenants.

Other Key Metrics

Major tenants	KFC
NLA	13,023 sqm
Occupancy	94%
Escalation	3.2%

Figures as at 30 September 2018.



2 Richardson Place, North Ryde, New South Wales



Valuation	WALE
\$90.0m	2.8 yrs

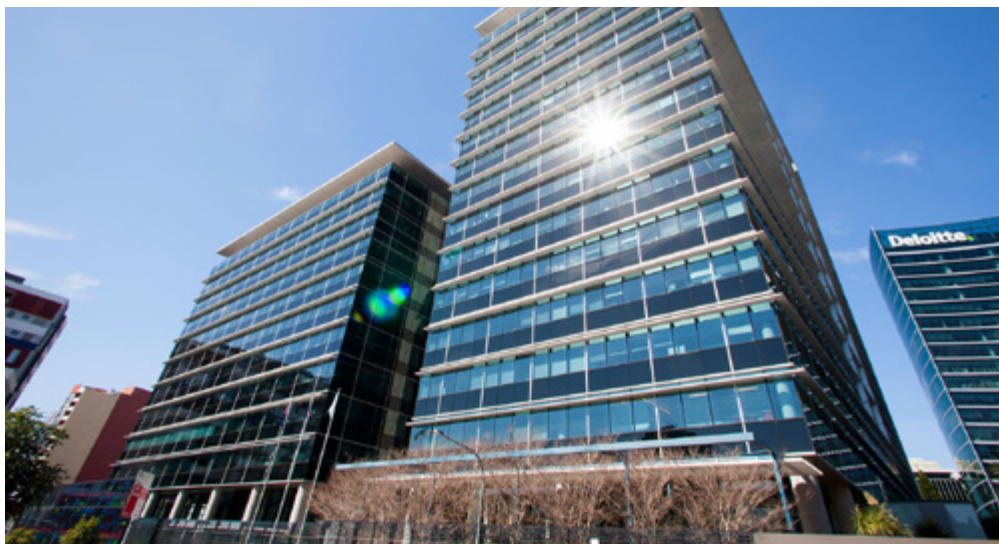
Description

A-grade office building located in established fringe office precinct.

Other Key Metrics

Major tenants	Honeywell
NLA	15,205 sqm
Occupancy	100%
Escalation	3.3%

Figures as at 30 September 2018.



1 Charles Street, Parramatta, New South Wales



Valuation	WALE
\$346.0m	5.4 yrs
Description	
A 5 star NABERS Energy rated, A-grade office building constructed in 2003, which is fully leased to NSW Police.	

Other Key Metrics

Major tenants	NSW Police
Lettable area	32,356 sqm
Site area	6,460 sqm
Constructed	2003
Weighted annual rent increases	3.5%
Capitalisation rate	5.3%
Discount rate	6.8%

Figures as at 31 December 2018.



Building C, Gore Hill Technology Park, 219-247 Pacific Highway, Artarmon, New South Wales



Valuation	WALE
\$130.0 m	4.3 yrs
Description	
A modern 5 star Green Star rated (by design) and 4.5 star NABERS Energy rated A-grade office building, comprising two ground and five upper office levels.	

Other Key Metrics

Major tenants	Fox Sports
Lettable area	14,375 sqm
Site area	4,212 sqm
Constructed	2012
Weighted annual rent increases	3.5%
Capitalisation rate	5.8%
Discount rate	6.8%

Figures as at 31 December 2018.





3 Murray Rose Avenue, Sydney Olympic Park, New South Wales



Valuation	WALE
\$102.5m	3.2 yrs

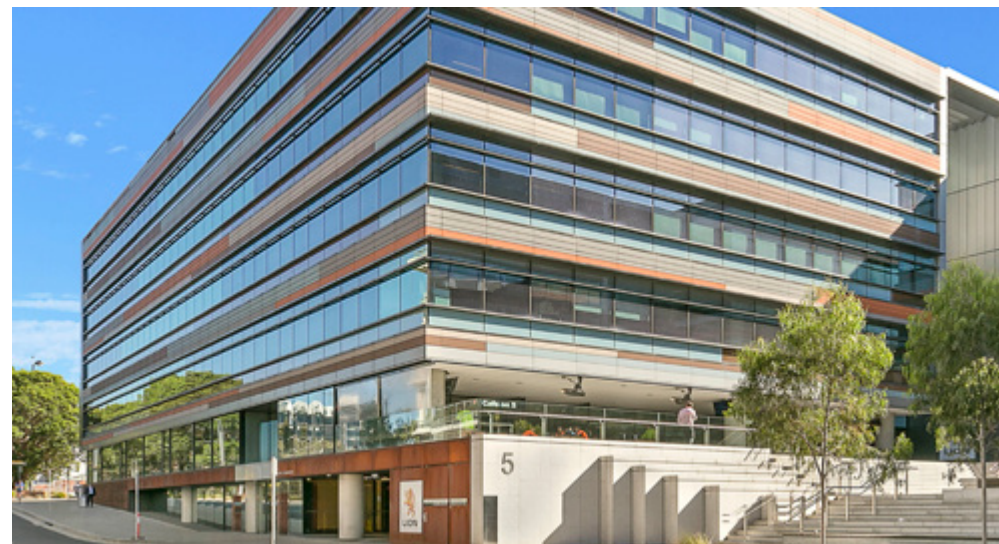
Description

This A-Grade office building, completed in 2015, comprises five levels and was developed as the national headquarters for Samsung. The property is 5 star Green Star rated (as built) and 6 star NABERS Energy and Water rated.

Other Key Metrics

Major tenants	Samsung
Lettable area	13,423 sqm
Site area	3,980 sqm
Constructed	2015
Weighted annual rent increases	3.5%
Capitalisation rate	6.2%
Discount rate	6.8%

Figures as at 31 December 2018.



5 Murray Rose Avenue, Sydney Olympic Park, New South Wales



Valuation	WALE
\$103.0m	5.3 yrs

Description

The building comprises five levels and is 6 star Green Star rated (as built) and 6 star NABERS Energy and Water rated. The asset was recognised by the Property Council of Australia in 2014 Best Sustainable Development 2014.

Other Key Metrics

Major tenants	Lion
Lettable area	12,386 sqm
Site area	3,826 sqm
Constructed	2012
Weighted annual rent increases	3.5%
Capitalisation rate	5.8%
Discount rate	6.8%

Figures as at 31 December 2018.



Property summaries



85 Radius Drive, Larapinta, Queensland



Valuation	WALE
\$18.0m	3.1 yrs

Description

An institutional grade warehouse and distribution facility located in the premier industrial precinct south of the Brisbane CBD.

Other Key Metrics

Major tenants	Coil Steels
NLA	10,088 sqm
Occupancy	100%
Escalation	CPI

Figures as at 30 September 2018.



70 Distribution Street, Larapinta, Queensland



Valuation	WALE
\$228.0m	3.2 yrs

Description

Woolworths major Distribution Centre for SE Qld, purpose-built in 2007, comprises temp-controlled / part-ambient warehousing, hardstand, loading facilities and 2 level office.

Other Key Metrics

Major tenants	Woolworths
Lettable area	76,109 sqm
Site area	250,900 sqm
Constructed	2007
Weighted annual rent increases	2.5%
Capitalisation rate	6.6%
Discount rate	6.5%

Figures as at 31 December 2018.

Property summaries



**333 Ann Street,
Brisbane, Queensland**



Valuation	WALE
\$132.5m	4.0 yrs

Description

This is a 24-level A-grade office building in the Brisbane CBD. The building is 4 star Green Star rated (by design) and 3.5 star NABERS energy rated.

Other Key Metrics

Major tenants	Federation University
Site area	1,563 sqm
Lettable area	16,341 sqm
Car parking	92 car spaces
Constructed	2008
Annual rent increases	3.7%
Capitalisation rate	6.0%
Discount rate	7.0%

Figures as at 31 December 2018.



**324 Queen Street,
Brisbane, Queensland**



Valuation	WALE
\$151.0m*	4.6 yrs

Description

A 23 level institutional grade office building in the heart of Brisbane CBDs "Golden Triangle".

Other Key Metrics

Major tenants	Allianz
NLA	19,386 sqm
Occupancy	99%
Escalation	3.8%

Figures as at 30 September 2018.

* 50% share



Property summaries



100 Skyring Terrace, Newstead, Queensland



Valuation	WALE
\$250.0m	7.4 yrs

Description

Modern A-grade office with high sustainability credentials, including 5.5 Star NABERS Energy Rating, located in Brisbane's prestigious Urban Renewal precinct. Built in 2014 with architecture by ML Designs and high-quality fit out by Bates Smart.

Other Key Metrics

Major tenants	Bank of Queensland
Lettable area	24,665 sqm
Site area	5,157 sqm
Constructed	2014
Weighted annual rent increases	3.9%
Capitalisation rate	5.8%
Discount rate	6.5%

Figures as at 31 December 2018.



CB1, 22 Cordelia Street, South Brisbane, Queensland



Valuation	WALE
\$103.0m	3.5 yrs

Description

An A-grade, 4 star NABERS Energy rated, office building on the fringe of the Brisbane CBD, comprising nine levels and two levels of basement parking.

Other Key Metrics

Major tenants	Downer Group
Site area	5,772 sqm
Lettable area	11,529 sqm
Constructed	2006
Weighted annual rent increases	3.7%
Capitalisation rate	6.3%
Discount rate	7.0%

Figures as at 30 June 2016.



Property summaries



449 Punt Road, Cremorne, Victoria



Valuation	WALE
\$53.0m	5.9 yrs

Description

A recently constructed A-grade office building tenanted by ASX-listed carsales.com.au.

Other Key Metrics

Major tenants	Carsales.com
NLA	6,384 sqm
Occupancy	100%
Escalation	3.8%

Figures as at 30 September 2018.



Buildings 1&2, 572-576 Swan Street, Richmond, Victoria



Valuation	WALE
\$174.0m	13.5 yrs

Description

[Consists of two modern office buildings plus car park and a new generation office development due for practical completion in Q2, 2020]

Other Key Metrics

Major tenants	Country Road Group
Lettable area	23,156 sqm
Site area	15,463 sqm
Constructed	1998 & 2006
Weighted annual rent increases	3.0%
Capitalisation rate	5.3%

Figures as at 31 December 2018.

Property summaries



Artist impression

Building 3, 572-576 Swan Street, Richmond, Victoria



Valuation		WALE		Other Key Metrics	
\$54.0m		–		Major tenants	Country Road Group
				Lettable area	–
				Site area	8,557 sqm
				Constructed	–
				Weighted annual rent increases	–
				Capitalisation rate	–
				Discount rate	–

Description

Under development: new generation office development in Botanicca Corporate Park.

Figures as at 31 December 2018.



75 Dorcas Street, South Melbourne, Victoria



Valuation		WALE		Other Key Metrics	
\$192.5m		2.9 yrs		Major tenants	ANZ Banking Group
				Lettable area	23,811 sqm
				Site area	9,632 sqm
				Constructed	2002
				Weighted annual rent increases	3.8%
				Capitalisation rate	5.8%
				Discount rate	6.8%

Description

A 4 star NABERS Energy rated, 11 level A-grade office, showroom and car park building with 690 car parks. The building was constructed in 2002 and partly refurbished in 2015.

Figures as at 31 December 2018.

