



abacus property group
property book 2016

PLATFORM 28

CONTENTS

02	Investment portfolio
03	Retail properties
06	Office properties
12	Industrial properties
16	Storage properties – ACT
17	Storage properties – NSW
21	Storage properties – NZ
24	Storage properties – QLD
28	Storage properties – VIC
34	Minority properties
37	Small properties, inventory and other assets

710 collins street
melbourne vic

PLATFORM 28

INVESTMENT PORTFOLIO

The principal investment property portfolio comprises asset owned 50% or more by Abacus:

CONTENT	SECTOR	BOOK VALUE \$ MILLION	PROPERTY	STATE	SECTOR	BOOK VALUE \$ MILLION
Principal investment portfolio	Diversified	871	Ashfield Mall, Ashfield	NSW	Retail	
Storage investment portfolio	Storage	574	Liverpool Plaza, Liverpool	NSW	Retail	
Minority assets	Diversified	64	Bacchus Marsh Village Shopping Centre, Bacchus Marsh	VIC	Retail	
Small properties, Inventory and other assets	Diversified	59	Lutwyche City Shopping Centre, Brisbane	QLD	Retail	
TOTAL		1,568			Total Retail	344
			710 Collins Street, Melbourne	VIC	Office	
			Westpac House, Adelaide	SA	Office	
			201 Pacific Highway, St Leonards	NSW	Office	
			51 Allara Street, Canberra	ACT	Office	
			14 Martin Place, Sydney	NSW	Office	
			Virginia Park, Bentleigh East	VIC	Office	
			33 Queen Street, Brisbane	QLD	Office	
			Varsity Lakes properties, Gold Coast	QLD	Office	
					Total Office	436
			1769 Hume Highway, Campbellfield	VIC	Industrial	
			Mina Parade, Alderley	QLD	Industrial	
			PMP, Browns Road, Clayton	VIC	Industrial	
			169 Australis Drive, Derrimut	VIC	Industrial	
			Pinkenba properties, Pinkenba	QLD	Industrial	
					Total Industrial	91
			TOTAL			871

ABACUS PROPERTY GROUP IS A DIVERSIFIED LISTED A-REIT INCLUDED IN THE S&P/ASX 200 INDEX (ASX:ABP)

As at 30 June 2016, Abacus Property Group had \$1,568 million in total property assets on balance sheet. This total comprises the principal investment portfolio and the storage investment portfolio as well as a number of smaller portfolios.

Interests in a number of the above properties are held through joint ventures for which we equity account.

Further information on Abacus' activities is available from our website at www.abacusproperty.com.au

RETAIL PROPERTIES



Ownership interest	100%
Cap rate	6.0%
Valuation date	April 2016
Acquisitions date	September 1997
Site area	21,890m ²
Net lettable area	24,661m ²
Occupancy	97%
WALE by income	5.9 years
Rent review structure	CPI and Fixed
Major tenants by income	Woolworths, Coles, Kmart and ALDI
Parking spaces	1,074
Valuation range	
	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$70-80m \$80-90m \$90-100m \$100-150m \$150m+

ASHFIELD MALL LIVERPOOL ROAD, ASHFIELD, NSW

Ashfield Mall is a sub-regional shopping centre located 10km south-west of the Sydney CBD, close to the railway station and bus interchange. The fully enclosed four level building has four anchor tenants and over 80 specialty shops. The centre's MAT (Moving Annual Turnover) has increased to over \$190 million since acquisition.

Ashfield is a core asset that we have owned for many years. Our strategy remains to position Ashfield Mall as the quality food and convenience offer for the Sydney inner west suburbs. Recent DA approvals will result in an upgrade to the centre's frontage, signage and forecourt positively enhancing the centres ambience with improved alfresco dining options. We anticipate further growth in MAT as we improve the fresh food offering and continue to re-mix tenancies improving the overall retail offer.

Additional development projects will add extra retail NLA and childcare facilities for 100 children and a 700m² 24 hour gym.



Ownership interest	100%
Cap rate	7.38%
Valuation date	June 2015
Acquisition date	August 2004
Site area	8,904m ²
Net lettable area	6,071m ²
Occupancy	91%
WALE by income	4.1 years
Rent review structure	CPI and Fixed
Major tenants by income	ALDI, ANZ, St George and IMB
Parking spaces	300
Valuation range	
	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-20m \$20-30m \$30-40m \$40-50m \$50-60m

LIVERPOOL PLAZA MACQUARIE STREET, LIVERPOOL, NSW

Liverpool Plaza is a neighbourhood shopping centre occupying a prime location on the Macquarie pedestrian mall in the Liverpool CBD, approximately 34km south-west of the Sydney CBD. The fully enclosed centre comprises of 50+ ground floor retail tenancies, mezzanine level offices and 300 car parks in an open rooftop. Liverpool Plaza completed a full refurbishment by 2013 which has modernised the internal retail malls, improved entry canopies and upgraded external facades.

Our continued strategy revolves around leasing up vacant space following its refurbishment program, to deliver an interesting CBD retail offer including dining and fast food in addition to its current supermarket and fresh food offer.



Ownership interest	100%
Cap rate	6.75%
Valuation date	December 2015
Acquisition date	July 2013
Site area	47,308m ²
Net lettable area	17,427m ²
Occupancy	73%
WALE by income	4.1 years
Rent review structure	CPI and Fixed
Major tenants by income	Coles, ALDI and Target Country
Parking spaces	680
Valuation range	
<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>	
<div> <div>\$20-30m</div> <div>\$30-40m</div> <div>\$40-50m</div> <div>\$50-60m</div> <div>\$60-70m</div> </div>	

BACCHUS MARSH VILLAGE SHOPPING CENTRE 176 MAIN STREET, BACCHUS MARSH, VIC

Bacchus Marsh Village Shopping Centre is a sub-regional centre located approximately 49km west of Melbourne's CBD. The Centre forms a large and integral part of Bacchus Marsh's retail and commercial precinct and is the township's key shopping strip.

The centre has undergone a very strong redevelopment with a number of projects including expansions and full refurbishments of its main anchors Coles and ALDI. These anchor tenants are supported by 68 specialties. The centre has been positioned as the convenience shopping destination for all residents of Bacchus and its primary trade area. Improved car parking on site comprises a mixture of on-grade and multi-level deck parking for approximately 680 vehicles.

Our main focus is to deliver 100% occupancy in line with the development project leasing strategy which will be enhanced following the finalisation and full refurbishment of the Coles supermarket expansion.

Vacant land on site has been developed into a Coles express service station which will increase customer visitation and provide valuable capital appreciation.



Ownership interest	75%
Cap rate	7.25%
Valuation date	July 2015
Acquisition date	October 2015
Site area	21,946m ²
Net lettable area	18,891m ²
Occupancy	81%
WALE by income	4.8 years
Rent review structure	CPI and Fixed
Major tenants by income	Coles and ALDI
Parking spaces	823
Valuation range	
<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>	
<div> <div>\$30-40m</div> <div>\$40-50m</div> <div>\$50-60m</div> <div>\$60-70m</div> <div>\$80-90m</div> </div>	

LUTWYCHE CITY SHOPPING CENTRE CNR LUTWYCHE ROAD AND CHALK STREET, LUTWYCHE, QLD

Lutwyche City Shopping Centre is a large format four-level enclosed neighbourhood shopping centre, 5km north of the Brisbane CBD. The shopping centre is in the heart of Lutwyche, an established inner city residential suburb. The centre is the dominant convenience centre servicing local residents and is well located with exposure to major transport corridors and the local public transport hub.

The 18,883m² centre has 12,103m² of gross lettable area (GLA) anchored by Coles and ALDI supermarkets, two mini majors and approx. 5,659m² of specialty GLA. Lutwyche City also has 6,441m² of office space and an adjacent freestanding 384m² childcare facility.

The centre has strong repositioning opportunities and is currently undergoing refurbishment and redevelopment projects in line with strategic plans for dominating its primary trade area for the convenience shopper.

33 queen street
brisbane qld



OFFICE PROPERTIES



Ownership interest	100%
Cap rate	6.13%
Valuation date	December 2014
Acquisition date	December 2014
Site area	7,795m ²
Net lettable area	11,236m ²
Occupancy	100%
WALE by income	7.8 years
Rent review structure	CPI and Fixed
Major tenants by income	Places Victoria and Victorian Building Authority
Parking spaces	–
Valuation range	

710 COLLINS STREET, DOCKLANDS, MELBOURNE, VIC

The property occupies a rectangular block of c.7,800m² spanning between Collins Street and Bourke Street within the Batman's Hill precinct in the heart of Melbourne's docklands main commercial office precinct. The property is surrounded by major commercial office towers and has almost immediate access to southern cross station.

The property is a historic heritage listed former railway warehouse of the late 19th century (known as the Goods Shed) which was transformed into a two level commercial office building over 2008-2010 following a significant refurbishment and development program. A 4 story retail and commercial building has been added at the Collins Street end. The property is substantially leased to the Victorian Government until 2024.

While the property is considered a core asset hold, it has strong development opportunities at its Collins Street end for an enhanced office tower development. We are investigating all development options.



Ownership interest	50%
Cap rate	7.75%
Valuation date	November 2014
Acquisition date	October 2004
Site area	4,287m ²
Net lettable area	31,773m ²
Occupancy	88%
WALE by income	3.7 years
Rent review structure	CPI and Fixed
Major tenants by income	Westpac and SA Government
Parking spaces	54
Valuation range	

WESTPAC HOUSE

91 KING WILLIAM STREET, ADELAIDE, SA

Westpac House at 91 King William Street is a premium grade office property located in central Adelaide with four street frontages. The property comprises a 31 level office tower and two small office buildings. Abacus has a 50% interest in the property with the remaining 50% owned by one of Abacus' managed funds. This building holds a 4.0 star NABERS rating.

The property continues to show promising repositioning and leasing opportunities to further grow revenue.



Ownership interest	50%
Cap rate	7.25%
Valuation date	March 2015
Acquisition date	August 2015
Site area	4,718m ²
Net lettable area	16,499m ²
Occupancy	97%
WALE by income	2.1 years
Rent review structure	CPI and Fixed
Major tenants by income	Cisco Systems, Coles, NAB and Primary Health Care
Parking spaces	262
Valuation range	

201 PACIFIC HIGHWAY ST LEONARDS, SYDNEY, NSW

The property is part of the Forum complex, a master planned development completed in the early 2000s. Forum is located at the foot of the St Leonards railway station providing excellent amenity and proximity for tenants. Forum consists of a number of strata units including 201 Pacific Highway, an adjoining office building and a number of residential towers.

The property comprises an A grade building which includes 13,841m² of office, 2,688m² of retail and 262 car spaces. The retail comprises 20 tenancies in the Forum plaza adjoining the railway station. This building holds a 3.5 star NABERS rating.

We are exploring a stratum sub-division of the retail and office to enable the sale of individual strata retail shops to retail investors. We expect them to trade at substantially reduced cap rates to the original acquisition cap rate.



Ownership interest	100%
Cap rate	8.25%
Valuation date	December 2014
Acquisition date	January 2008
Site area	3,973m ²
Net lettable area	13,255m ²
Occupancy	100%
WALE by income	3.7 years
Rent review structure	Fixed
Major tenants by income	Dept of Resources, Energy and Tourism and Murray Darling Basin Commission
Parking spaces	163
Valuation range	

51 ALLARA STREET CANBERRA, ACT

This eight level office block is centrally located on the intersection of Constitution Avenue and Allara Street in the Canberra CBD in the centre of a major government office precinct. The property was substantially refurbished in 2011 and recently underwent an upgrade and now achieves a 5.0 star NABERS rating.



Ownership interest	50%
Cap rate	6.13%
Valuation date	December 2014
Acquisition date	June 2011
Site area	1,103m ²
Net lettable area	13,139m ²
Occupancy	95%
WALE by income	3.2 years
Rent review structure	CPI and Fixed
Major tenants by income	International Bank, IRESS and Ross HR
Parking spaces	–
Valuation range	

14 MARTIN PLACE SYDNEY, NSW

The building is located in a prime corner position in the centre of Sydney's prestigious financial district. The property consists of an 8 level heritage façade office building, built in circa 1892 that fronts Martin Place and an interconnecting 20 level office tower fronting Pitt Street. The entire structure includes 1,251m² of ground and lower ground floor retail. This building has an improved 3.5 star NABERS rating.

Recent completion of ground floor development increasing occupancy to 95%.



Ownership interest	50%
Cap rate	8.00%
Valuation date	September 2015
Acquisition date	April 2006
Site area	123,460m ²
Net lettable area	57,077m ²
Occupancy	80%
WALE by income	2.5 years
Rent review structure	CPI and Fixed
Major tenants by income	Xtralix, Vision Systems and Officeworks
Parking spaces	1,680
Valuation range	

VIRGINIA PARK BENTLEIGH EAST, VIC

Virginia Park is situated predominately in a residential location in Bentleigh East approximately 13km south east of Melbourne. Virginia Park is a sizeable business park providing a mixture of industrial and office buildings as well as supporting facilities including gymnasium, swim centre, child care centre, children's play centre, café, yoga centre and martial arts centre. The site has recently been enhanced following the purchase of a neighbouring site that offers expansion potential while a section has been approved for residential development. Abacus is currently assessing its development options for the site.

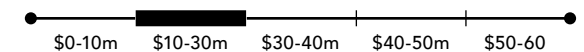


RP1 Building – Cnr Main Street & Bellvue Drive	
Ownership interest	100%
Cap rate	N/A
Valuation date	December 2014
Acquisition date	September 2007
Site area	8,670m ²
Net lettable area	3,743m ²
Occupancy	86%
WALE by income	1.9 years
Rent review structure	–
Major tenants by income	Arcadia College
Parking spaces	96

VARSITY LAKES PROPERTIES VARSITY LAKES, QLD

Varsity Lakes is a fully planned urban community surrounding Bond University located approximately 9km south-west of the Surfers Paradise CBD. It includes approximately 3,000 dwellings, a university, sports and recreational, shopping, dining and office facilities. Local planning guidelines allow an 8 level height limit and encourage mixed use development. RP1 Building, corner Main Street and Bellvue Drive is a three level office building. AAPT Building, 169 Varsity Parade is a single level building. The two properties offer potential for redevelopment given their large sites and under-utilised FSR. 169 Varsity Parade has a 4.0 star NABERS rating.

Valuation range



AAPT Building – 169 Varsity Parade	
Ownership interest	100%
Cap rate	N/A
Valuation date	December 2014
Acquisition date	September 2007
Site area	13,000m ²
Net lettable area	3,356m ²
Occupancy	100%
WALE by income	2.5 years
Rent review structure	Fixed
Major tenants by income	National Broadband Network and Bank of Queensland
Parking spaces	174





14 martin place
sydney nsw

710 COLLINS STREET
MELBOURNE VIC

INDUSTRIAL PROPERTIES



Ownership interest	100%
Cap rate	11.50%
Valuation date	June 2014
Acquisition date	November 2007
Site area	66,240m ²
Gross lettable area	26,946m ²
Occupancy	100%
WALE by income	5.0 years
Rent review structure	CPI
Major tenants by income	Venture Industries Australia
Parking spaces	Plentiful
Valuation range	
<div> <div></div> <div>\$0-10m</div> <div>\$10-30m</div> <div>\$30-40m</div> <div>\$40-50m</div> <div>\$50-60m</div> </div>	

1769 HUME HIGHWAY CAMPBELLFIELD, VIC

Campbellfield is a prominent industrial location approximately 17km north of Melbourne CBD adjacent to the Hume Highway, which provides excellent access to main transport routes.

1769 Hume Highway is a substantial industrial facility with a 214m frontage to the Hume Highway, two entrances and an internal roadway to facilitate drive through truck movements.



Ownership interest	100%
Cap rate	8.47%
Valuation date	June 2016
Acquisition date	September 2007
Site area	46,690m ²
Gross lettable area	22,973m ²
Occupancy	82%
WALE by income	1.3 years
Rent review structure	Fixed annual 4%
Major tenants by income	Insitu Pacific and Indoor Sports
Parking spaces	142
Valuation range	
<div> <div></div> <div>\$0-10m</div> <div>\$10-30m</div> <div>\$30-40m</div> <div>\$40-50m</div> <div>\$50-60m</div> </div>	

95 & 117 MINA PARADE ALDERLEY, QLD

Alderley is an established inner city residential suburb of Brisbane located approximately 5km north of the CBD. This property comprises office/warehouse buildings and is close to public transport, schools and retail amenities. Future plans envisage residential development and tenants are currently on short term leases.



Ownership interest	100%
Cap rate	7.75%
Valuation date	May 2015
Acquisition date	June 2013
Site area	60,800m ²
Gross lettable area	31,873m ²
Occupancy	100%
WALE by income	6.9 years
Rent review structure	Fixed
Major tenants by income	PMP Limited
Parking spaces	Plentiful
Valuation range	

PMP, BROWNS ROAD
CLAYTON, VIC

This property has been contracted to be sold for \$51.5 million.



Ownership interest	100%
Cap rate	7.75%
Valuation date	December 2015
Acquisition date	October 2013
Site area	56,330m ²
Gross lettable area	30,994m ²
Occupancy	100%
WALE by income	1.2 years
Rent review structure	Fixed
Major tenants by income	Susskind & Danziger Pty Ltd, Hitachi Transport Systems and United Wholesalers
Parking spaces	220
Valuation range	

169 AUSTRALIS DRIVE
DERRIMUT, VIC

The site is located in one of Melbourne's fastest growing and well regarded industrial suburbs 16km west of the Melbourne CBD. The property is situated on Australis Drive, forming part of Australand's West Park Industrial Estate. The site has good access major transport highways and ring roads and is surrounded by a number of other high quality industrial estates.

The warehouse was completed in August 2013 and consists of a front single storey office which is attached to a rear high bay warehouse which has loading access to its eastern and western boundaries. It is leased to three tenants with staggered lease profiles with a configuration that is flexible to split into four tenancies or consolidate into 1 or 2 tenancies. This provides expansion opportunities for existing tenants to expand should vacancies arise.



26 Savage Street	
Ownership interest	100%
Cap rate	N/A
Valuation date	June 2016
Acquisition date	January 2004
Site area	23,490m ²
Gross lettable area	5,859m ²
Occupancy	100%
Lease expiry	3.1 years
Rent review structure	Every 3 years
Major tenants by income	Hi-Fert Pty Ltd
Parking spaces	18

PINKENBA PROPERTIES

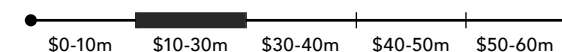
26 SAVAGE STREET & 681 CURTIN AVENUE BRISBANE, QLD

Pinkenba is located approximately 10km from the Brisbane CBD, close to Brisbane Airport, port and rail facilities and major roads. The property is improved with a purpose built warehouse building, freestanding single level office building and amenities. Other improvements include an external storage area, fuel storage, weighbridge, concrete and bitumen hardstand and 18 car parking bays.

26 Savage Street has a long-term land lease where annual rental is equal to 8.0% of the land value which is reviewed every three years. Ownership of the improvements lies with the tenant, but revert to Abacus if not removed at the end of the lease term.

681 Curtin Avenue has a net lease structure until Feb 2017 with annual CPI or 3.5% fixed increases.

Valuation range



681 Curtin Avenue	
Ownership interest	100%
Cap rate	N/A
Valuation date	June 2016
Acquisition date	January 2004
Site area	19,410m ²
Gross lettable area	4,745m ²
Occupancy	100%
Lease expiry	0.7 years
Rent review structure	Fixed annual 3.5%
Major tenants by income	Saint-Gobain Ceramic Materials
Parking spaces	40



201 pacific hwy
st leonards nsw

STORAGE PROPERTIES – ACT



Land area	17,784m ²
Net lettable area	8,361m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

CANBERRA FYSHWICK
25 IPSWICH STREET, FYSHWICK

This purpose-built storage facility has excellent main frontage to Ipswich Street, comprises 10 buildings for storage accommodation and one additional building.



Land area	27,218m ²
Net lettable area	10,510m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

CANBERRA BELCONNEN
86 NETTLEFORD STREET, BELCONNEN

This purpose-built storage facility currently comprising both single and double level storage buildings. Adjoining the storage component is a small commercial property.



Land area	21,889m ²
Net lettable area	10,237m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

CANBERRA KAMBAH
15-17 JENKE CIRCUIT, KAMBAH

This purpose-built facility fronting Jenke Circuit running parallel to Drakeford Drive, a major roadway connecting the Tuggeranong Town Centre to the CBD of Civic. The existing facility comprises 6 detached storage buildings, with a single level office and two residences. Additional land was purchased opposite the existing operation with a series of single level, drive up storage buildings developed in 2012.

STORAGE PROPERTIES – NSW



Land area	6,703m ²
Net lettable area	2,261m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

SYDNEY HOMEBUSH
21C RICHMOND ROAD, HOMEBUSH WEST

Situated approximately 12km west of the Sydney CBD, the site comprises a converted single level warehouse. The rear of the property contains surplus land which is currently leased out but presents future development opportunities.



Land area	6,036m ²
Net lettable area	3,305m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

SYDNEY BLACKTOWN (ARNDELL PARK)
27 PENNY PLACE, BLACKTOWN

Located adjacent to the existing Blacktown facility. This site provides up to 3,300m² of gross floor area. Partially integrates with existing operations to provide mix of storage and warehouse space until demand warrants full conversion to storage.



Land area	4,199
Lettable area	2,544
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

SYDNEY THORNLEIGH
25 SEFTON ROAD, THORNLEIGH

Located approximately 19km north west of the Sydney CBD, the recently developed facility comprises a converted industrial building with stage 1 completed and trading commenced in early 2015.



Land area	1,846
Net lettable area	2,247
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m

SYDNEY ST PETERS
258-590 PRINCES HIGHWAY, ST PETERS

Located approximately 7km south of the Sydney CBD, the facility commenced trading in 2015 and comprises an industrial building fitted out for storage over 3 levels.



Land area	10,740m ²
Net lettable area	6,782m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

SYDNEY BLACKTOWN
29 PENNY PLACE, BLACKTOWN

Located 34km west of the Sydney CBD and 10km west of Parramatta in an industrial precinct, this modern facility comprises eight storage buildings and an office/residence.



Land area	–
Lettable area	11,110m ²
Valuation date	December 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

SYDNEY LANE COVE
27 MARS ROAD, LANE COVE

Located 11km north-west of the Sydney CBD, the facility occupies over 90% of a six level strata industrial warehouse. The area is surrounded by densely populated suburbs and has good access to major transport links.



Land area	1,701m ²
Net lettable area	3,223m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

SYDNEY BALMAIN
100 BEATTIE STREET, BALMAIN

Located 4km west of the Sydney CBD, this converted industrial building is in a suburb with high residential density and small scale commercial activities.



Land area	841m ²
Net lettable area	1,780m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

SYDNEY WOOLLOOMOOLOO
11-25 PALMER STREET,
WOOLLOOMOOLOO

Located very close to the Sydney CBD, the property is a refurbished 3 level plus mezzanine building. Demand is driven by high density neighbouring suburbs. The property presents a future possible alternate use redevelopment opportunity.



Land area	9,225m ²
Net lettable area	3,941m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

SYDNEY GREENACRE
24A ANZAC STREET, GREENACRE

Located approximately 16km south-west of the Sydney CBD, this facility comprises six purpose-built storage buildings and an adapted former timber mill building with surplus land for future development.



Land area	21,150
Net lettable area	5,890
Valuation date	December 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

SYDNEY ROUSE HILL
LOT 5 MILE END ROAD, ROUSE HILL

The subject property consists of a single industrial/commercial building. The property currently has two tenancy areas, with one fitted out for storage and where trading commenced in late 2015.



Land area	—
Net lettable area	5,253
Valuation date	March 2014
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

SYDNEY ROZELLE
10 PARSONS STREET, ROZELLE

Located 3km west of the Sydney CBD, the leasehold facility comprises a purpose built 4 level storage facility with high level of amenity and exposure.



Land area	—
Net lettable area	3,689
Valuation date	December 2014
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

CASTLE HILL
5 GLADESTONE ROAD, CASTLE HILL

Located approximately 25km north west of the Sydney CBD, the facility is part of a strata complex with the store opening in mid 2014.



Land area	4,909m ²
Net lettable area	4,500m ²
Valuation date	June 2015
Valuation range	
<div><div></div><div></div><div></div><div></div><div></div></div> <div>\$0-5m\$5-10m\$10-15m\$15-20m\$20m+</div>	

MACQUARIE PARK
117 WICKS ROAD, MACQUARIE PARK

Located approximately 14km north west of the Sydney CBD, the property comprises two adjoining and interconnected commercial and warehouse style buildings. Council approval is in place to change the use and to fit out for self storage purposes.



Land area	4,344
Lettable area	–
Valuation date	October 2015
Valuation range	
<div><div></div><div></div><div></div><div></div><div></div></div> <div>\$0-5m\$5-10m\$10-15m\$15-20m\$20m+</div>	

BROOKVALE
628 PITTWATER ROAD, BROOKVALE

The property is situated to the eastern side of Pittwater Road within an established suburb within the northern beaches area of Sydney, approximately 13km north of the Sydney CBD.

STORAGE PROPERTIES – NZ



Land area	5,725m ²
Net lettable area	2,953m ²
Valuation date	December 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

DUNEDIN PORTOBELLO
CNR PORTOBELLO ROAD AND
PORTSMOUTH DRIVE, DUNEDIN

This purpose-built facility with office and residence occupies a prominent corner position 3km from the centre of Dunedin. This property is leasehold. The lease has perpetual rights of renewal for 21 year terms.



Land area	12,971m ²
Net lettable area	7,170m ²
Valuation date	December 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

AUCKLAND AVONDALE
376 ROSEBANK ROAD, AVONDALE

Located in a popular industrial location servicing the western suburbs of Auckland, this purpose-built facility with good access to the main motorway system. The facility includes an office and residence.



Land area	10,418m ²
Net lettable area	5,034m ²
Valuation date	December 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

AUCKLAND DANNEMORA
410 TE IRIRANGI DRIVE, EAST TAMAKI

Comprising five purpose-built storage buildings and an office building, this facility is located on a prominent site in an industrial precinct adjacent to a residential growth area in the Auckland region.



Land area	10,176m ²
Net lettable area	5,429m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

AUCKLAND BOTANY DOWNS
100 ORMISTON ROAD, BOTANY SOUTH

This purpose-built facility is located in a commercial area of Auckland at the intersection of two major roads.



Land area	6,177m ²
Net lettable area	3,539m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

AUCKLAND NEW LYNN
CNR PORTAGE ROAD AND
CLARK STREET, NEW LYNN

Occupying a large site at the intersection of three arterial routes, this facility comprises four storage buildings and an office. It is close to a number of strongly growing residential areas in Auckland.



Land area	6,577m ²
Net lettable area	5,408m ²
Valuation date	December 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

AUCKLAND REMUERA
207 MERTON ROAD, REMUERA

Located in a central Auckland suburb, this purpose-built facility is set in a light industrial precinct close to Auckland University and high-density residential suburbs.



Land area	13,077m ²
Net lettable area	5,670m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

AUCKLAND TAKAPUNA
19 HILLSIDE ROAD, TAKAPUNA

This large site has a prominent location in a retail and industrial area of Auckland. The facility was strata-titled into 76 individual titles of which Abacus owns 63 and leases the residual.



Land area	9,457 m ²
Net lettable area	3,688m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

AUCKLAND SWANSON ROAD
182 SWANSON ROAD, HENDERSON

This purpose-built facility is located in a prominent position in an established industrial and residential area. It comprises four single level storage buildings and an office building.



Land area	10,100m ²
Net lettable area	4,628m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

HAMILTON CENTRAL
31 RUAKURA ROAD, HAMILTON

The property is a purpose-built storage facility, located on a main arterial route on the northern side of the Hamilton CBD, adjacent to the University and other educational facilities.



Land area	9,011m ²
Net lettable area	5,160m ²
Valuation date	December 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

CHRISTCHURCH FERRYMEAD
980 FERRY ROAD, FERRYMEAD

Located on a principal traffic route in Christchurch, this purpose-built facility is also handy located to the Port of Lyttelton. The facility includes an office and residence.



Land area	10,120m ²
Net lettable area	5,747m ²
Valuation date	December 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

CHRISTCHURCH RICCARTON
444 BLENHEIM ROAD, RICCARTON

Located in a prominent position 6km west of the Christchurch CBD, this facility comprises purpose-built low-rise storage buildings, a converted warehouse building and a two level office and accommodation block.



Land area	1,130m ²
Net lettable area	6,219m ²
Valuation date	February 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

ST LUKES
7 WAGNER PLACE, ST LUKES

Located within a mixed use retail precinct on Wagener Place, approximately 5km south west of the Auckland CBD, the facility comprises part of the ground floor and 4 upper levels of purpose built self storage improvements.

STORAGE PROPERTIES – QLD



Land area	4,318m ²
Net lettable area	2,441m ²
Valuation date	December 2015
Valuation range	<div> <div></div> <div>\$0-5m</div> <div>\$5-10m</div> <div>\$10-15m</div> <div>\$15-20m</div> <div>\$20m+</div> </div>

TOWNSVILLE CONDON
1 REGIMENT COURT, CONDON

The property comprises an established self storage facility occupying a visible corner site in a central location. The facility is purpose-built and comprises 5 buildings.



Land area	7,450m ²
Net lettable area	3,483m ²
Valuation date	December 2015
Valuation range	<div> <div></div> <div>\$0-5m</div> <div>\$5-10m</div> <div>\$10-15m</div> <div>\$15-20m</div> <div>\$20m+</div> </div>

TOWNSVILLE WEST END
8 INGHAM ROAD, WEST END

This established facility occupies a prominent site in close proximity to the Townsville CBD. The site contains 6 buildings and surplus land for further development.



Land area	4,376m ²
Net lettable area	2,105m ²
Valuation date	December 2015
Valuation range	<div> <div></div> <div>\$0-5m</div> <div>\$5-10m</div> <div>\$10-15m</div> <div>\$15-20m</div> <div>\$20m+</div> </div>

TOWNSVILLE CURRAJONG
161-169 BAYSWATER ROAD, CURRAJONG

The property comprises 3 buildings on the site, which has access directly off Bayswater Road and secondary access to Reardon Street.



Land area	6,000m ²
Lettable area	3,260 m ²
Valuation date	December 2015
Valuation range	<div> <div></div> <div>\$0-5m</div> <div>\$5-10m</div> <div>\$10-15m</div> <div>\$15-20m</div> <div>\$20m+</div> </div>

TOWNSVILLE IDALIA
D'ARCY DRIVE, IDALIA

The purpose-built facility, comprises 5 buildings, and is located in close proximity to a major arterial intersection on the SE corner of the Townsville suburban area.



Land area	11,270m ²
Net lettable area	4,577m ²
Valuation date	December 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

TOWNSVILLE MOUNT ST JOHN
4-8 CATALYST COURT, MOUNT ST JOHN

Located to the west of the Townsville CBD, the established facility contains 19 buildings which have been developed over time.



Land area	6,285 m ²
Net lettable area	4,799m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

KINGSTON
475 KINGSTON ROAD, KINGSTON

The property is a purpose-built storage facility, encompassing one 3 level and one 2 level building. The facility is located approximately 22km south-east of the Brisbane Central Business District.



Land area	3,000m ²
Net lettable area	3,093m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

BRISBANE BROWNS PLAINS
50 EASTERN ROAD, BROWNS PLAINS

This two level purpose-built facility is located within a commercial/industrial precinct 21km south of the Brisbane CBD on the Brisbane Gold Coast Corridor.



Land area	7,720m ²
Net lettable area	5,035m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

GOLD COAST MIAMI
6-14 OAK & 9 PARADISE AVE, MIAMI

Located 7km south of Surfers Paradise the facility comprises 2 multi-level buildings plus surplus land. This site has good exposure to the Gold Coast Highway. A separate two storey commercial building also forms part of the overall property.



Land area	11,393m ²
Net lettable area	7,291m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

BRISBANE CLEVELAND
4&5 GRANT STREET, CLEVELAND

Located 23km south-east of the Brisbane CBD in a retail precinct, these facilities include office accommodation, a residence and parking as well as purpose-built multilevel storage buildings.



Land area	10,040m ²
Net lettable area	6,283m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

BRISBANE ACACIA RIDGE
23 LEAROYD ROAD, ACACIA RIDGE

Located 14km south of the Brisbane CBD in a primarily industrial suburb, this purpose-built facility has surplus land with future development potential to expand the facility.



Land area	3,485m ²
Net lettable area	3,004m ²
Valuation date	December 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

BRISBANE YEERONGPILLY
985 FAIRFIELD ROAD, YEERONGPILLY

This long established facility occupies a highly visible location on a major arterial road close to other major roadways and established commercial and residential hubs. The facility comprises two internal levels of storage.



Land area	3,264m ²
Lettable area	3,284m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

BRISBANE SALISBURY
148 EVANS ROAD, SALISBURY

This well located and highly visible site comprises a refurbished, high clearance converted warehouse over 2 levels and a new purpose-built 3 level building on vacant land, completed in September 2010.



Land area	4,504m ²
Net lettable area	5,781m ²
Valuation date	September 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

TINGALPA
248 NEW CLEVELAND ROAD, TINGALPA
Located on the east side of New Cleveland Road, the property is a purpose built modern storage facility of 3 levels.



Land area	6,452 m ²
Net lettable area	5,683m ²
Valuation date	April 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

BEENLEIGH
29 LOGAN RIVER ROAD, BEENLEIGH
Located approximately 32km south east of the Brisbane CBD, the facility contains three purpose built self storage buildings.

STORAGE PROPERTIES – VIC



Land area	15,950m ²
Net lettable area	3,960m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div>\$0-5m</div> <div>\$5-10m</div> <div>\$10-15m</div> <div>\$15-20m</div> <div>\$20m+</div> </div>

BALLARAT DELACOMBE
44-48 WALLIS STREET, DELACOMBE

Located 4km south-west of the Ballarat CBD, this facility comprises ten purpose-built single storey buildings, a warehouse/factory building and a modern two storey office/residence.



Land area	7,128m ²
Net lettable area	3,308m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div>\$0-5m</div> <div>\$5-10m</div> <div>\$10-15m</div> <div>\$15-20m</div> <div>\$20m+</div> </div>

BALLARAT WENDOUREE
201A GILLIES STREET, WENDOUREE

Located 5km north-west of the Ballarat CBD, this modern facility comprises two purpose-built storage buildings and an office/amenities area.



Land area	8,797m ²
Net lettable area	3,129m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div>\$0-5m</div> <div>\$5-10m</div> <div>\$10-15m</div> <div>\$15-20m</div> <div>\$20m+</div> </div>

WODONGA
LOT 1403, VICTORIA CROSS PARADE,
WODONGA

The property is located approximately 2.4km south west of the Wodonga town centre, and comprises a single level purpose built facility developed over 2 stages.



Land area	6,647m ²
Net lettable area	5,734m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div>\$0-5m</div> <div>\$5-10m</div> <div>\$10-15m</div> <div>\$15-20m</div> <div>\$20m+</div> </div>

MELBOURNE GREENSBOROUGH
24 SHERBOURNE ROAD,
GREENSBOROUGH

Located approximately 18km north-east of the Melbourne CBD, the purpose-built property is situated on a prominent elevated position on a main arterial road in the mixed industrial use and bulk good showroom precinct.



Land area	8,094m ²
Net lettable area	11,314m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

MELBOURNE BURWOOD
1 DUFFY STREET, BURWOOD

Located approximately 13km south-east of the Melbourne CBD, the island site comprises a converted multi-level building. Main access is via Duffy St with prominent signage, but the island site provides multiple access points to the facility and warehouse tenancies.



Land area	2,619m ²
Net lettable area	3,858m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

MELBOURNE BULLEEN
10-12 MANNINGHAM ROAD, WEST BULLEEN

Located in a residential suburb 11km north-east of the Melbourne CBD, this prominent two level storage facility is close to shopping centres and a railway station.



Land area	11,672m ²
Net lettable area	5,511m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

MELBOURNE CRANBOURNE
198 SLADEN STREET, CRANBOURNE

Located 41km south-east of the Melbourne CBD, this purpose-built facility is close to several housing estates. Two new buildings were completed in July 2009 and provided an additional 1,300m² lettable area.



Land area	7,455m ²
Net lettable area	3,850m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

MELBOURNE FAIRFIELD
328 DAREBIN ROAD, FAIRFIELD

Located 8km north-east of the Melbourne CBD, this converted single storey warehouse occupies a prominent corner location.



Land area	8,095m ²
Net lettable area	3,607m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

MELBOURNE HOPPERS CROSSING 71-75 FORSYTH ROAD, HOPPERS CROSSING

Located 21km south-west of Melbourne in an established industrial precinct, this purpose-built facility comprises eight single storey storage buildings and a two level administration building.



Land area	1,189m ²
Net lettable area	2,173 m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

MELBOURNE RICHMOND 47 RICHMOND TERRACE, RICHMOND

Located in a popular inner Melbourne residential precinct with considerable high density development, this converted three storey facility is close to retail and commercial precincts and major roads.



Land area	9,809m ²
Net lettable area	3,848m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

MELBOURNE MELTON 9-19 RESERVE ROAD, MELTON

Located 35km north-west of the Melbourne CBD, this purpose-built facility is in an industrial area with good road access. A fourth building completed in January 2009 added a further 540m² of lettable area.



Land area	12,300m ²
Net lettable area	4,173m ²
Valuation date	June 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

MELBOURNE SUNBURY 2-10 ANDERSON ROAD, SUNBURY

Located in a semi-rural district 34km northwest of the Melbourne CBD, this facility comprises a converted industrial building and three purpose-built storage buildings.



Land area	5,084m ²
Net lettable area	3,946m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

MELBOURNE THOMASTOWN
98 NORTHGATE DRIVE, THOMASTOWN

Located in an established industrial precinct 15km north of the Melbourne CBD, this purpose-built facility comprises four modern two level buildings, an office and residence.



Land area	6,400m ²
Net lettable area	4,980m ²
Valuation date	June 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

MELBOURNE MITCHAM
2 SIMLA STREET, MITCHAM

Located 20km east of the Melbourne CBD, this facility comprises a converted industrial warehouse and a purpose-built facility completed in 2007.



Land area	3,832m ²
Net lettable area	3,755m ²
Valuation date	December 2014
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

WEST HEIDELBERG
128 DOUGHARTY ROAD,
HEIDELBERG WEST

Located 12km north east of the Melbourne CBD, the facility comprises a recently converted industrial building fitted out over 2 levels.



Land area	6,782m ²
Net lettable area	3,576m ²
Valuation date	February 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

OAKLEIGH SOUTH
27 CLARINDA ROAD, OAKLEIGH SOUTH

Located approximately 18km south of the Melbourne CBD, the industrial property with high clearance warehouse is to be converted to a storage facility over 2 stages with stage 1 to commence trading in late 2016.



Land area	15,470m ²
Net lettable area	6,519m ²
Valuation date	August 2015
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

LANGWARRIN
 381 MCCLELLAND DRIVE, LANGWARRIN
 Located approximately 42km south east of the Melbourne CBD, this purpose built facility comprises multiple building predominately single level.



Land area	9,919m ²
Net lettable area	5,511 m ²
Valuation date	March 2016
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	\$0-5m \$5-10m \$10-15m \$15-20m \$20m+

DANDENONG SOUTH
 418-424 SOUTH GIPPSLAND HIGHWAY,
 DANDENONG SOUTH
 Located approximately 35km south east of the Melbourne CBD, the industrial property comprises a high clearance warehouse with potential to convert to self storage.

auckland remuera
207 merton road,
remuera nz



MINORITY PROPERTIES



Ownership interest	25%
Cap rate	6.75%
Valuation date	June 2016
Acquisition date	June 2011
Site area	600m ²
Net lettable area	6,520m ²
Occupancy	100%
WALE by income	3.5 years
Rent review structure	Fixed
Major tenants by income	Toll Holdings, Kamrak, Dynamic Web Training and Kelly Partners
Parking spaces	31
Valuation range	

32 WALKER STREET NORTH SYDNEY, NSW

This modern A grade property is located in a prime position in the North Sydney office market opposite North Sydney train station and adjacent to Greenwood Plaza. The property boasts panoramic harbour and city views from all levels while delivering excellent natural light. The acquisition provides a strong risk adjusted counter-cyclical opportunity. This property has a 3.5 star NABERS rating.



Ownership interest	25%
Cap rate	8.00%
Valuation date	December 2015
Acquisition date	July 2012
Site area	1,567m ²
Net lettable area	8,121m ²
Occupancy	87%
WALE by income	3.5 years
Rent review structure	Fixed
Major tenants by income	Dialog and Parmalat
Parking spaces	62
Valuation range	

35 BOUNDARY STREET SOUTH BRISBANE, QLD

South Brisbane and the surrounding area have been a traditional mix of uses from residential to industrial. Urban renewal initiative put in place by the Queensland Government and Brisbane City Council have transformed the area into a major corporate location for modern commercial accommodation amongst other uses. 35 Boundary Street, built in 2008 with a total NLA of 8,120sqm comprising of a ground floor café, 8 levels of office space some levels with balconies, on site car parking for 62 cars. This property has a 3.0 star NABERS rating.



Ownership interest	25%
Cap rate	7.00%
Valuation date	June 2016
Acquisition date	July 2012
Site area	723m ²
Net lettable area	3,507m ²
Occupancy	87%
WALE by income	3.1 years
Rent review structure	Fixed and CPI
Major tenants by income	Country Road and National Australia Bank
Parking spaces	—
Valuation range	
	\$0-20m \$20-30m \$30-40m \$40-50m \$50-60m

180 QUEEN STREET BRISBANE, QLD

The building is a heritage commercial building located in the heart of Brisbane's prime CBD shopping strip, Queen Street Mall. The Mall is renowned as Queensland's prime retail destination and is Australia's highest grossing retail area. The Mall serves as Brisbane's primary retail trade area and it attracts 26 million visitors annually.



Ownership interest	18%
Cap rate	7.25%
Valuation date	June 2016
Acquisition date	October 2014
Site area	14,087m ²
Net lettable area	49,911m ²
Occupancy	99%
WALE by income	4.0 years
Rent review structure	Fixed and CPI
Major tenants by income	Victorian Police, Thales and AiE
Parking spaces	310
Valuation range	
	\$0-20m \$20-30m \$30-40m \$40-50m \$50-60m

WORLD TRADE CENTRE DOCKLANDS, MELBOURNE, VIC

A large commercial and retail building in the Docklands precinct in Melbourne's CBD. The building is situated to the northern side of the Yarra River with a southerly aspect over the water. 3 large towers off a central podium with a c.50% of the building leased to the Victorian Police. The building has undergone an extensive program and has a 4.0 star NABERS rating. The property offers a range of retail and restaurant tenancies fronting the Yarra River.



Ownership interest	40%
Cap rate	7.50%
Valuation date	December 2015
Acquisition date	March 2015
Site area	21,160m ²
Net lettable area	22,338m ²
Occupancy	76%
WALE by income	2.8 years
Rent review structure	Fixed and CPI
Major tenants by income	Woolworths, BWS and Broadbeach Tavern
Parking spaces	1,250
Valuation range	<div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>
	<div> <div>\$0-20m</div> <div>\$20-30m</div> <div>\$30-40m</div> <div>\$40-50m</div> <div>\$50-60m</div> </div>

OASIS SHOPPING CENTRE BROADBEACH, GOLD COAST, QLD

Oasis Shopping Centre is a well-positioned convenience based shopping centre located directly opposite the beach in the heart of Broadbeach on the Gold Coast. Broadbeach is well located within the Gold Coast metropolitan area, is 3km's from Surfers Paradise and only 20km's to Gold Coast International Airport.

The property is the main enclosed shopping centre in Broadbeach and is anchored by Woolworths Supermarket and a large ALH run tavern plus a range of mini-majors and over 110 specialty stores.

The centre has undergone multiple redevelopment and refurbishment programs since July 2015 and some projects are now completed. The centre has finished redeveloping its north west corner which has expanded the ground floor footprint, enhance the centre's external facade and added a CBA tenancy and additional restaurants. The reconfiguration and refurbishment of the centre's commercial office area on level 2 has provided over 2,160m² to Allianz call centre. Further projects will refurbish the existing restaurant precinct facing Broadbeach Mall and develop the level 3 area currently take up with the Monorail and track which should provide an additional 4,000m² of NLA.

SMALL PROPERTIES, INVENTORY AND OTHER ASSETS NSW | QLD | VIC | TAS | ACT

PROPERTY	STATE	NET LETTABLE ARE (m ²)	BOOK VALUE (\$ MILLION)
Ocean Drive, Mudjimba, Sunshine Coast	QLD	N/A	–
Italian Forum Car Park, 23 Norton Street, Sydney	NSW	N/A	–
Wodonga (land)	VIC	N/A	–
Emily Dobson House, 99 Bathurst Street, Hobart	TAS	7,227	–
79 Melville Street, Hobart	TAS	8,008	–
29 Queen Street, North Bundaberg	QLD	4,047	–
12 Docker Street, Wangaratta	VIC	3,080	–
CSIRO, Limestone Avenue, Campbell	ACT	N/A	–
TOTAL			59

Abacus Property Group
Level 34 Australia Square
264-278 George Street
Sydney NSW 2000
T +61 2 9253 8600
F +61 2 9253 8616
E enquiries@abacusproperty.com.au

www.abacusproperty.com.au