

Growthpoint Properties Australia  
ASX: GOZ

# FY25 property compendium

14 August 2025



**GROWTH-POINT**  
PROPERTIES AUSTRALIA





# Growthpoint snapshot

as at 30 June 2025

**Growthpoint Properties Australia | AUM \$5.4b | 66 assets**

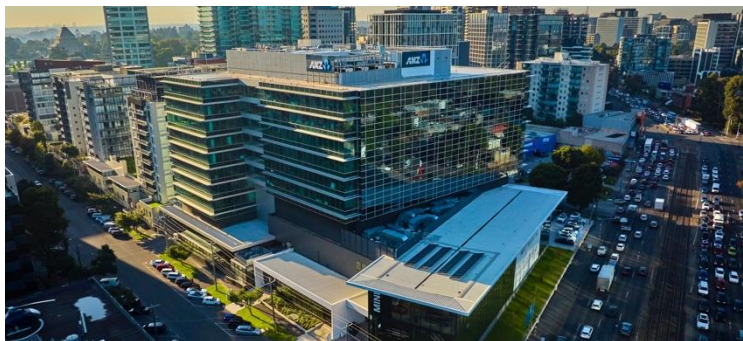
**Directly held**  
**\$4.1b | 50 assets**

**Third party**  
**\$1.4b | 16 assets**



## Industrial & logistics

AUM \$1.7b | 30 assets



## Office

AUM \$2.8b | 29 assets



## Retail

AUM \$0.9b | 7 assets

Note: May not sum due to rounding.

# Focus on sustainability

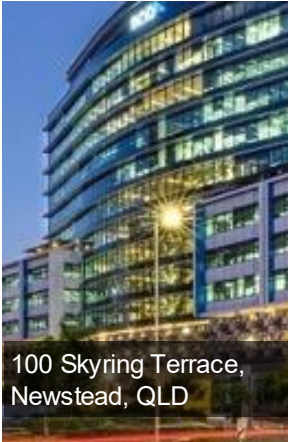
Key portfolio metrics as at 30 June 2025



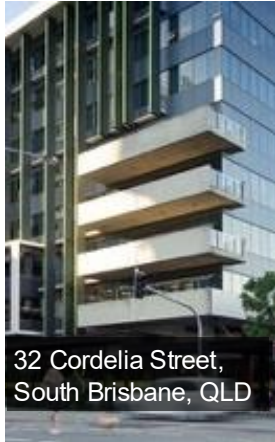
Our high-green credentialed portfolio includes three assets with the maximum NABERS Energy rating of 6.0 stars



3 Murray Rose Avenue,  
Sydney Olympic Park, NSW



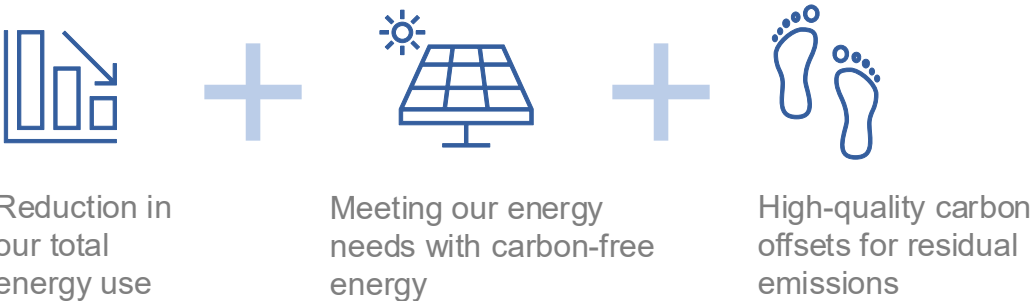
100 Skyring Terrace,  
Newstead, QLD



32 Cordelia Street,  
South Brisbane, QLD

## Net Zero 2025 target achieved\*

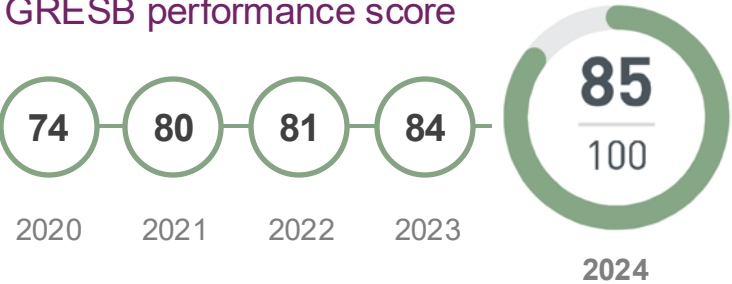
Our net zero pathway included:



\*Net zero emissions for all scope 1 and scope 2 emissions from our directly managed operationally controlled office assets and some scope 3 emissions from our corporate activities. Growthpoint has proactively purchased and retired carbon credits to offset the majority of our forecast FY26 greenhouse gas emissions that cannot be avoided or reduced. The remaining credits required to fully offset FY26 emissions will be purchased and retired upon finalisation of our FY26 accounts.



Continuing improvement in our GRESB performance score





Third-party portfolio: 13 Business Street, Yatala, QLD



# Direct industrial portfolio



# Direct industrial portfolio

as at 30 June 2025



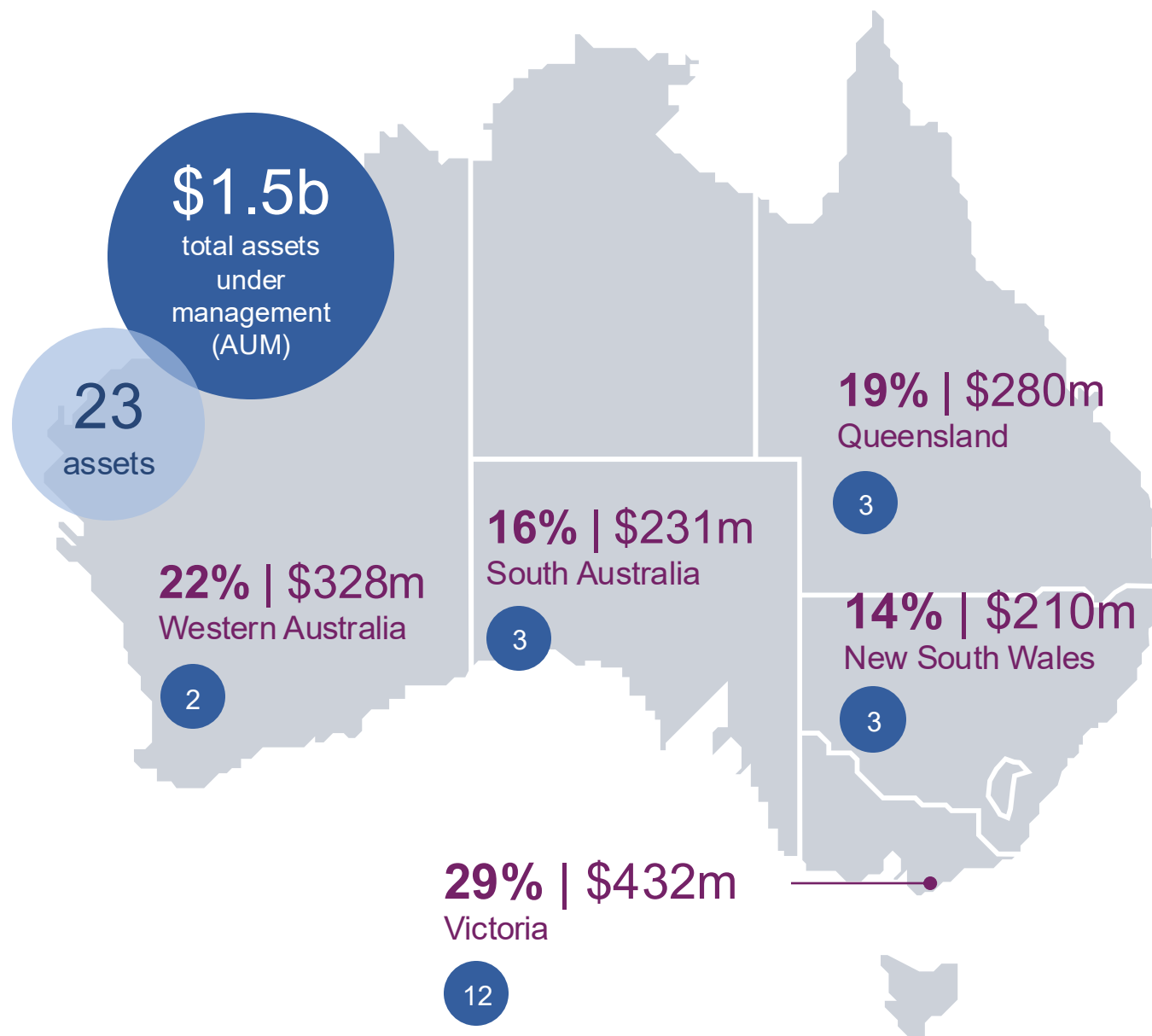
**Modern logistics and warehouse portfolio** – tenant use heavily weighted to logistics and grocery distribution (c.94% by income)



**High-quality tenants** – including Woolworths, Linfox and Australia Post across multiple tenancies



**Prime location** – located in established metropolitan areas close to transport hubs and urban population centres





# Industrial property profiles

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Industrial portfolio:

# Victoria



## Property locations

1	3 Maker Place, Truganina
2	9-21 Kimpton Way, Altona
3	Melbourne Airport (6 assets) <ul style="list-style-type: none"><li>– 40 Annandale Road, Melbourne Airport</li><li>– 60 Annandale Road, Melbourne Airport</li><li>– 75 Annandale Road, Melbourne Airport</li><li>– 120 Link Road, Melbourne Airport</li><li>– 130 Sharps Road, Melbourne Airport</li><li>– 101-111 South Centre Road, Melbourne Airport</li></ul>
4	Lots 2, 3 & 4, 34-44 Raglan Street, Preston
5	31 Garden Street, Kilsyth
6	Knoxfield (2 assets) <ul style="list-style-type: none"><li>– 1500 Ferntree Gully Road</li><li>&amp; 8 Henderson Road, Knoxfield</li></ul>
7	Keysborough (3 assets) <ul style="list-style-type: none"><li>– 120-132 Atlantic Drive, Keysborough</li></ul>





Direct office portfolio:

## 3 Maker Place, Truganina, VIC

### Location

The property is located in Truganina, one of Melbourne's sought after logistics and e-commerce hubs, approximately 18 kilometres west of the Melbourne CBD. It has easy access to the Port of Melbourne and both the Princes Freeway and the Western Ring Road.

### Description

Constructed in 2019, this award-winning logistics property comprises a large warehouse with office facilities located at each end, enabling the warehouse to be split into two components and separately leased. The building offers pallet racking throughout, two large 'super awnings' as well as multiple on-grade and recessed loading docks. The property also features a c.100kW rooftop solar PV array.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	49,810 sqm
<b>Lettable area</b>	31,110 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	4.3 years
<b>Major tenant</b>	101 Warehousing

### Valuation summary

<b>Book value</b>	\$64.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	5.75%
<b>Discount rate</b>	7.25%



Direct industrial portfolio:

## 9-21 Kimpton Way, Altona, VIC

### Location

The property is located within the Altona Industrial Estate, approximately 12 kilometres west of the Melbourne CBD. It has direct access to the Port of Melbourne and is close to both the West Gate Freeway and Princes Freeway.

### Description

Constructed in 2013, this property comprises internal mezzanine offices and three separate warehouses with high-clearance, multiple access points and loading zones. During 1H25 a 239kW rooftop solar PV array was commissioned.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	41,730 sqm
<b>Lettable area</b>	25,744 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	6.7 years
<b>Major tenant</b>	TSS Sensitive Freight

### Valuation summary

<b>Book value</b>	\$59.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	5.75%
<b>Discount rate</b>	7.25%





Direct industrial portfolio:

## 40 Annandale Road, Melbourne Airport, VIC

### Location

The property is located within Melbourne Airport Business Park, an industrial precinct, approximately 16 kilometres north of the Melbourne CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways. It has easy access to the Western Ring Road, Tullamarine Freeway and Calder Highway.

### Description

Constructed in 2002 and progressively extended up to 2009, the property comprises two freestanding warehouses with high-clearance and multiple loading bays, each with adjoining offices. The site has dual access to the front and rear. During 2021, Australia Post (the tenant) completed an upgrade including construction of a two-level office and amenities building.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	75,325 sqm
<b>Lettable area</b>	44,424 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	6.0 years
<b>Major tenant</b>	Australia Post

### Valuation summary

<b>Book value</b>	\$40.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	8.49%
<b>Discount rate</b>	7.25%



Direct industrial portfolio:

## 60 Annandale Road, Melbourne Airport, VIC

### Location

The property is located within Melbourne Airport Business Park, an industrial precinct, approximately 16 kilometres north of the Melbourne CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways. It has easy access to the Western Ring Road, Tullamarine Freeway and Calder Highway.

### Description

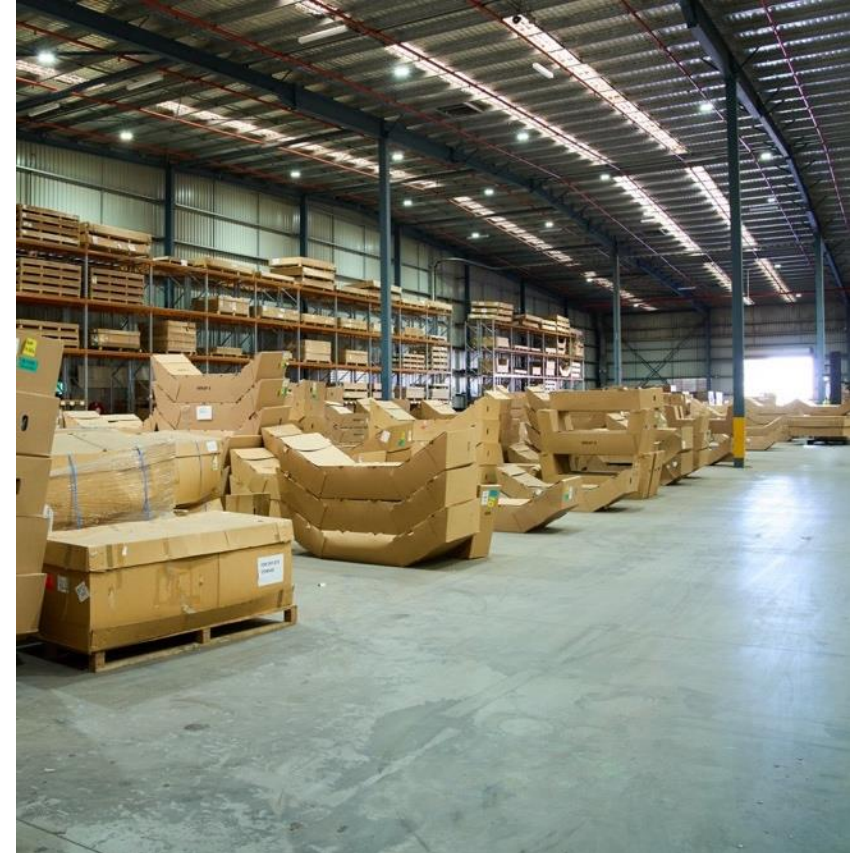
This purpose-built factory and warehouse, constructed in 2003, includes offices and staff amenities and features a high-capacity electrical power supply. Front and rear loading is provided.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	34,726 sqm
<b>Lettable area</b>	16,274 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	5.4 years
<b>Major tenant</b>	Plantabl Packaging

### Valuation summary

<b>Book value</b>	\$14.1m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	8.67%
<b>Discount rate</b>	7.25%





Direct industrial portfolio:

## 75 Annandale Road, Melbourne Airport, VIC

### Location

The property is located within Melbourne Airport Business Park, an industrial precinct, approximately 16 kilometres north of the Melbourne CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways. It has easy access to the Western Ring Road, Tullamarine Freeway and Calder Highway.

### Description

Constructed in 2003, this modern distribution centre comprises a single-level office and warehouse facility. It has housed the regional distribution centre for Jaguar Land Rover parts since construction and features recessed and on-grade loading docks, dangerous goods stores and extensive mezzanines.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	16,930 sqm
<b>Lettable area</b>	10,310 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	0.3 years
<b>Major tenant</b>	Unipart Group Australia

### Valuation summary

<b>Book value</b>	\$12.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	8.67%
<b>Discount rate</b>	7.25%





Direct industrial portfolio:

## 120 Link Road, Melbourne Airport, VIC

### Location

The property is located within Melbourne Airport Business Park, an industrial precinct, approximately 16 kilometres north of the Melbourne CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways. It has easy access to the Western Ring Road, Tullamarine Freeway and Calder Highway.

### Description

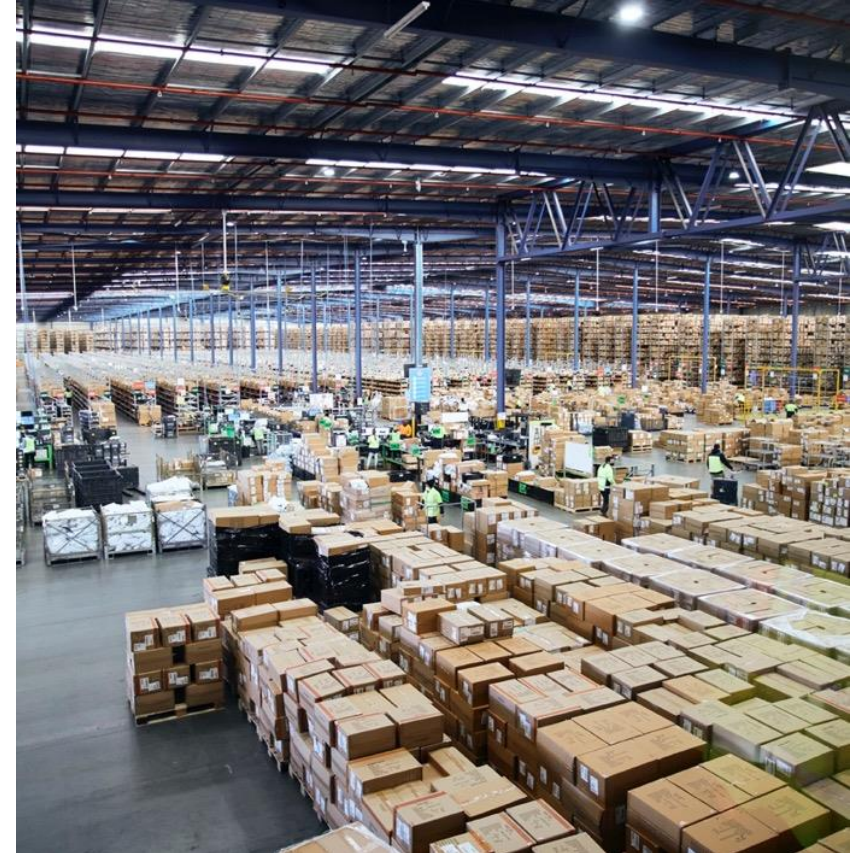
Constructed in 2006, the property comprises an open span high-clearance warehouse with forklift battery charging room, recessed loading docks and multiple on-grade roller doors. It has full drive around access, integral two-level offices and amenities and a stand-alone dangerous good store.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	51,434 sqm
<b>Lettable area</b>	26,517 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	2.0 years
<b>Major tenant</b>	The Workwear Group

### Valuation summary

<b>Book value</b>	\$23.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	8.49%
<b>Discount rate</b>	7.25%





Direct industrial portfolio:

## 130 Sharps Road, Melbourne Airport, VIC

### Location

The property is located within Melbourne Airport Business Park, an industrial precinct, approximately 16 kilometres north of the Melbourne CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways. It has easy access to the Western Ring Road, Tullamarine Freeway and Calder Highway.

### Description

The property was built in 2002 and comprises a multi-level office/showroom and warehouse facilities with paved hardstand and drive-around access. Extensive onsite parking is provided.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	47,446 sqm
<b>Lettable area</b>	28,100 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	5.0 years
<b>Major tenant</b>	Laminex Group

### Valuation summary

<b>Book value</b>	\$27.4m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	8.67%
<b>Discount rate</b>	7.25%



Direct industrial portfolio:

## 101-111 South Centre Road, Melbourne Airport, VIC

### Location

The property is located within Melbourne Airport Business Park, an industrial precinct, approximately 16 kilometres north of the Melbourne CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways. It has easy access to the Western Ring Road, Tullamarine Freeway and Calder Highway.

### Description

Constructed in 2003, the property comprises a modern two-level office and warehouse facility and on-site parking. The property offers a large 'super awning' as well as recessed and on-grade loading docks.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	24,799 sqm
<b>Lettable area</b>	14,082 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	2.4 years
<b>Major tenant</b>	Direct Couriers

### Valuation summary

<b>Book value</b>	\$13.3m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	8.49%
<b>Discount rate</b>	7.25%





Direct industrial portfolio:

## Lots 2, 3 & 4, 34-44 Raglan Street, Preston, VIC

### Location

The property is approximately nine kilometres north of the Melbourne CBD. The property has access to major roads and transport services making it desirable for inner city services.

### Description

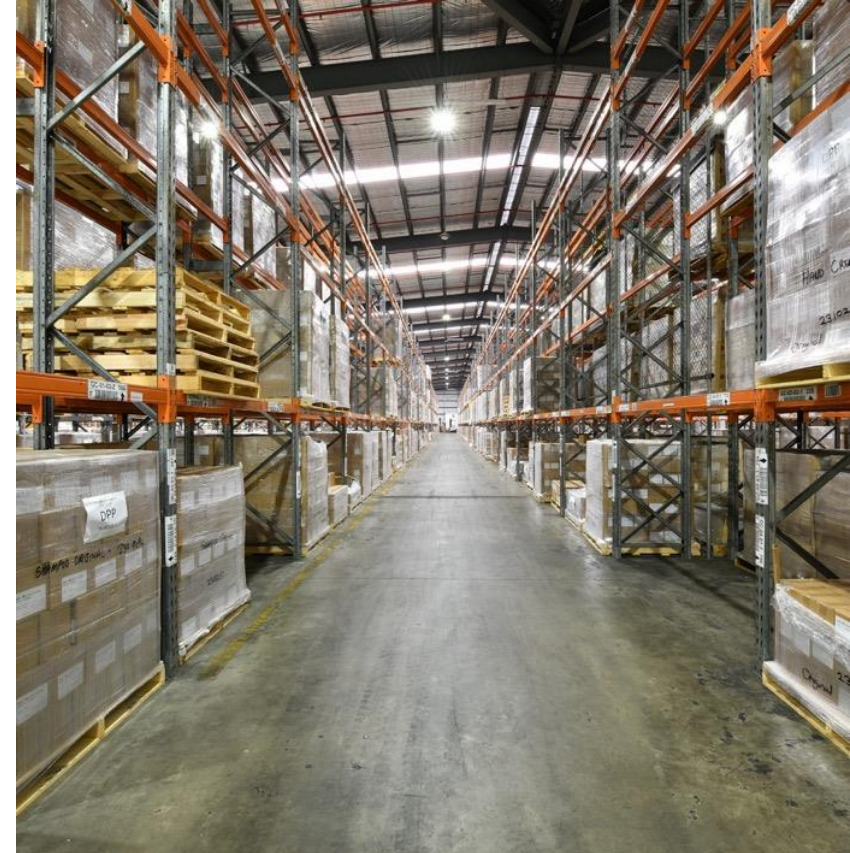
The property comprises three factory/warehouses and a small stand-alone two-level office. Lighting at the site has been upgraded to LEDs and the premises are fully sprinklered. The property offers institutional-grade accommodation in a tightly held 'infill' location.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	42,280 sqm
<b>Lettable area</b>	27,978 sqm
<b>Occupancy</b>	49%
<b>WALE (by income)</b>	0.7 years
<b>Major tenant</b>	VIC Government (Police)

### Valuation summary

<b>Book value</b>	\$59.5m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	5.75%
<b>Discount rate</b>	7.25%





Direct industrial portfolio:

## 31 Garden Street, Kilsyth, VIC

### Location

The property is located in Kilsyth approximately 34 kilometres east of the Melbourne CBD, in a well-established industrial area with nearby access to the Maroondah Highway.

### Description

This steel frame warehouse was constructed in 1990 and was refurbished and extended in 2005. The property is used for manufacturing and storage and includes laboratory areas, an office and on-site parking.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	17,610 sqm
<b>Lettable area</b>	8,919 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	3.4 years
<b>Major tenant</b>	Cummins Filtration

### Valuation summary

<b>Book value</b>	\$22.5m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	5.50%
<b>Discount rate</b>	7.25%





Direct industrial portfolio:

# 1500 Ferntree Gully Road & 8 Henderson Road, Knoxfield

## Location

The property is situated in the Kingston Business Park, approximately 27 kilometres east of the Melbourne CBD, and has access to one of Melbourne's largest roadways, EastLink.

## Description

Constructed in 2009, the property comprises a large warehouse with a two-level office to the front and additional self-contained office to the rear. Extensive on-site parking is provided. The property includes adjoining expansion land of approximately 5,750 sqm. During FY24 a 225kW rooftop solar PV array was installed along with three EV charging stations.

## Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	40,844 sqm
<b>Lettable area</b>	21,186 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	6.7 years
<b>Major tenant</b>	Brown & Watson International

## Valuation summary

<b>Book value</b>	\$55.2m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	5.75%
<b>Discount rate</b>	7.50%



Direct industrial portfolio:

## 120-132 Atlantic Drive, Keysborough, VIC

### Location

The property is situated within the Key Industrial Park, a sought-after location, approximately 30 kilometres south-east of the Melbourne CBD. It has easy access to EastLink, Dandenong Bypass and South Gippsland Highway.

### Description

Constructed in 2013, this high-spec distribution facility comprises ambient and temperature-controlled environments and high-bay clearance. In 2022 an expansion of the facility was completed adding 2,910 sqm of GLA and a rooftop 330KW solar PV array.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	26,181 sqm
<b>Lettable area</b>	15,781 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	6.5 years
<b>Major tenant</b>	Symbion

### Valuation summary

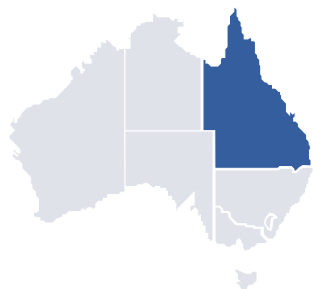
<b>Book value</b>	\$42.2m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	5.75%
<b>Discount rate</b>	7.25%





Industrial portfolio:

# Queensland



## Property locations

- |          |  |
|----------|--|
| <b>1</b> | <b>70 Distribution Street, Larapinta</b> |
| <b>2</b> | <b>Brisbane Airport (2 assets)</b>       |
|          | – 3 Viola Place, Brisbane Airport        |
|          | – 5 & 7a Viola Place, Brisbane Airport   |



Direct industrial portfolio:

## 70 Distribution Street, Larapinta, QLD

### Location

The property is located 20 kilometres south of the Brisbane CBD in the Motorway Business Park, ideally positioned for logistics and distribution. The property has access via two street frontages and direct access to the Logan Motorway, a major arterial for the city.

### Description

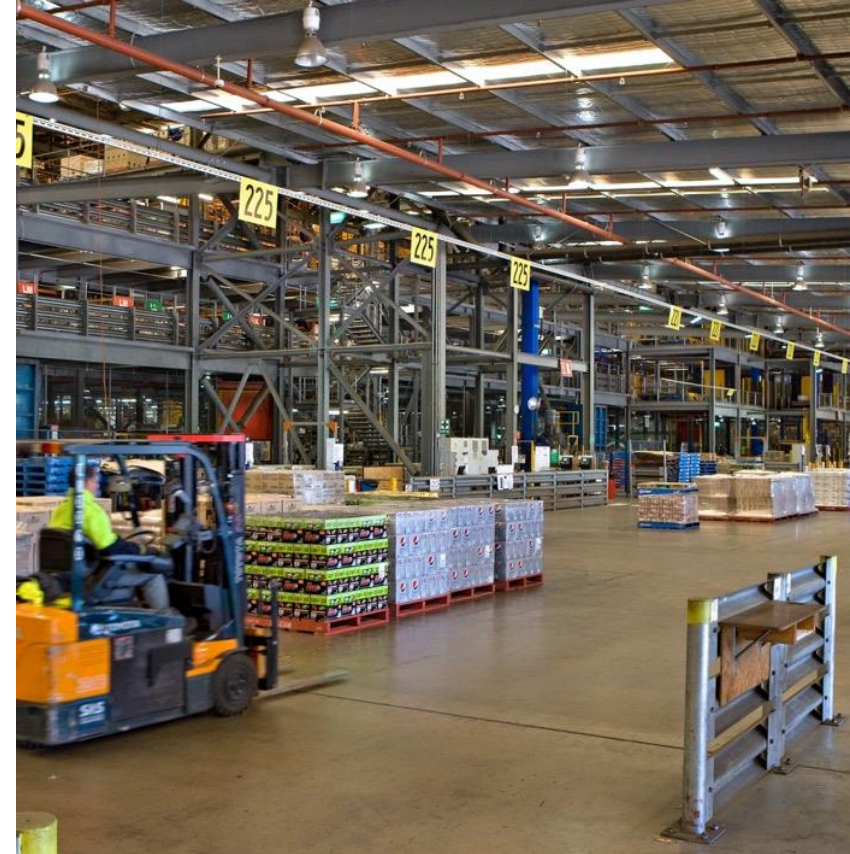
The property was purpose-built for Woolworths in 2007 as its regional distribution centre serving Queensland and northern New South Wales. It comprises a fully automated high-bay warehouse as well as multi-level pick faces, temperature-controlled and ambient warehousing. The impressive facility also includes fruit-ripening rooms, a staff canteen, changing facilities, offices and a separate truck maintenance facility.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	250,900 sqm
<b>Lettable area</b>	76,109 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	4.2 years
<b>Major tenant</b>	Woolworths

### Valuation summary

<b>Book value</b>	\$262.5m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	6.42%
<b>Discount rate</b>	7.25%





Direct industrial portfolio:

## 3 Viola Place, Brisbane Airport, QLD

### Location

The property is located at Brisbane Airport within the Export Park Estate, approximately eight kilometres from the Brisbane CBD. It is well situated with good access to both the Brisbane CBD and south-east Queensland's arterial road network via the M1 Gateway Motorway.

### Description

The property was constructed in 2004 and consists of a single-level office with warehousing facilities to the rear. A large yard area is also included which can be used for open storage or built on for additional warehousing.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	12,483 sqm
<b>Lettable area</b>	3,431 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	0.7 years
<b>Major tenant</b>	Cargo Transport Systems

### Valuation summary

<b>Book value</b>	\$4.1m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.30%
<b>Discount rate</b>	7.50%





Direct industrial portfolio:

## 5 & 7A Viola Place, Brisbane Airport, QLD

### Location

The property is located at Brisbane Airport within the Export Park Estate, approximately eight kilometres from the Brisbane CBD. It is well situated with good access to both the Brisbane CBD and south-east Queensland's arterial road network via the M1 Gateway Motorway.

### Description

Constructed in 2004, this property comprises a modern warehouse and two levels of corporate offices. In addition to staff amenities and a dangerous-good store, the property includes ample car parking and drive around access for B-Double trucks. An adjacent concrete surfaced yard was purpose built for car storage including hail netting.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	35,166 sqm
<b>Lettable area</b>	14,726 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	7.6 years
<b>Major tenant</b>	Eagers Automotive

### Valuation summary

<b>Book value</b>	\$13.7m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	6.82%
<b>Discount rate</b>	7.50%





Industrial portfolio:

# New South Wales



## Property locations

### 1 Erskine Park (3 assets)

- 27-49 Lenore Drive, Erskine Park
- 51-65 Lenore Drive, Erskine Park

### 2 34 Reddalls Road, Kembla Grange



Direct industrial portfolio:

## 27-49 Lenore Drive, Erskine Park, NSW

### Location

The property is located in Erskine Park, approximately 39 kilometres west of the Sydney CBD. This site is well positioned for logistics with both the Westlink M7 and the M4 Motorway within approximately one kilometre.

### Description

The property was purpose-built in 2013 and comprises a pharmaceutical logistics facility with high-clearance warehousing and temperature-controlled vaults. Offices and staff amenities are located over two levels. The property has a generous concrete loading yard and a large cantilevered awning for all weather loading.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	76,490 sqm
<b>Lettable area</b>	29,476 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	0.2 years
<b>Major tenant</b>	Linfox

### Valuation summary

<b>Book value</b>	\$126.2m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	5.25%
<b>Discount rate</b>	7.00%





Direct industrial portfolio:

## 51-65 Lenore Drive, Erskine Park, NSW

### Location

The property is located in Erskine Park, approximately 39 kilometres west of the Sydney CBD. This site is well positioned for logistics with both the Westlink M7 and the M4 Motorway within approximately one kilometre.

### Description

The property comprises a purpose-built truck maintenance facility constructed in 2011. It includes an expansive concrete yard for truck parking and manoeuvring.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	36,720 sqm
<b>Lettable area</b>	3,720 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	2.7 years
<b>Major tenant</b>	Linfox

### Valuation summary

<b>Book value</b>	\$47.5m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	5.38%
<b>Discount rate</b>	7.00%





Direct industrial portfolio:

## 34 Reddalls Road, Kembla Grange, NSW

### Location

The property is located in the Kembla Grange industrial precinct, approximately 10 kilometres from the Wollongong CBD. It has direct access to both the Princes Highway and Princes Motorway and is near the port.

### Description

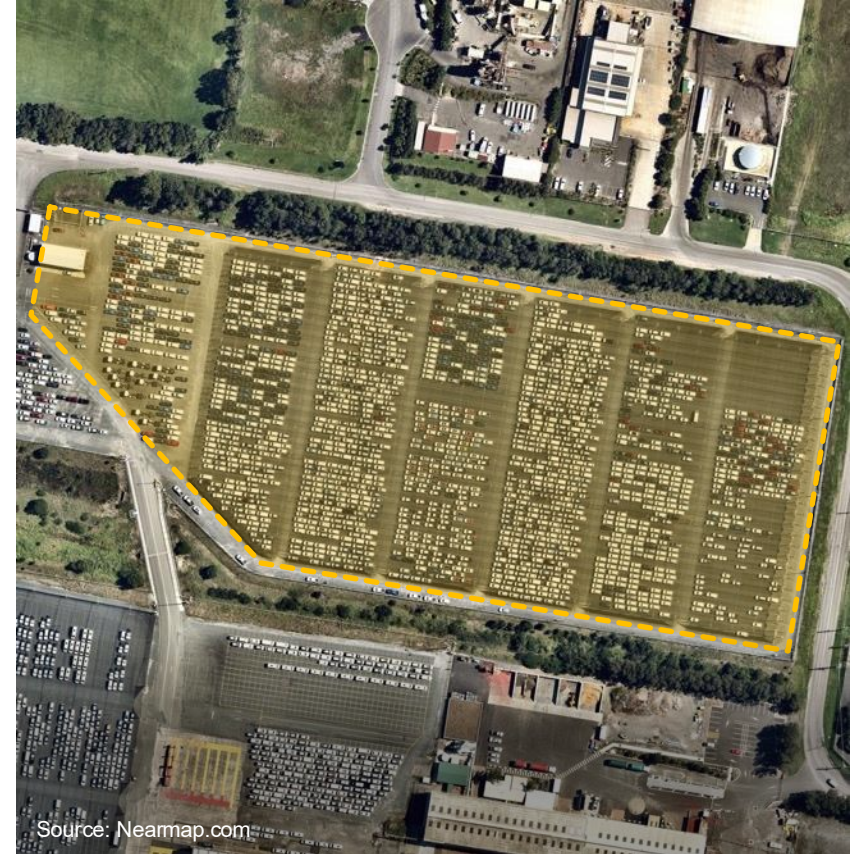
This property is used as a motor vehicle storage facility and comprises bitumen sealed pavement, hail mesh, security gatehouse and perimeter fencing, plus a vehicle wash bay facility.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	141,100 sqm
<b>Lettable area</b>	355 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	5.3 years
<b>Major tenant</b>	Autocare Services

### Valuation summary

<b>Book value</b>	\$36.5m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	6.00%
<b>Discount rate</b>	7.13%





Industrial portfolio:

# South Australia



## Property locations

- |   |  |
|---|--|
| 1 | 599 Main North Road, Gepps Cross           |
| 2 | Adelaide Airport (2 assets)                |
|   | – 10 Butler Boulevard, Adelaide Airport    |
|   | – 12-16 Butler Boulevard, Adelaide Airport |



Direct industrial portfolio:

## 599 Main North Road, Gepps Cross, SA

### Location

The property is located in Gepps Cross approximately 10 kilometres north of Adelaide's CBD. This position provides easy access to Adelaide's north and eastern suburbs via road and rail.

### Description

This Woolworths Regional Distribution Centre was purpose built in 1996 and extended in 2005 and 2020. It incorporates ambient and temperature-controlled warehouse space, a returns transfer facility and a modern two-level office building. The expansion in 2020 included installation of a 1.6 MVA rooftop solar PV array.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	233,500 sqm
<b>Lettable area</b>	91,686 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	9.9 years
<b>Major tenant</b>	Woolworths

### Valuation summary

<b>Book value</b>	\$194.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	5.75%
<b>Discount rate</b>	7.00%





Direct industrial portfolio:

## 10 Butler Boulevard, Adelaide Airport, SA

### Location

The property is located within the Adelaide Airport precinct, approximately seven kilometres from the Adelaide CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways connecting the northern and southern suburbs.

### Description

This purpose-built facility was constructed in 2005 and comprises a high-clearance warehouse with loading to each elevation and drive-around configuration. A two-level office adjoins the front of the warehouse.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	16,100 sqm
<b>Lettable area</b>	8,461 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	4.6 years
<b>Major tenant</b>	Team Global Express

### Valuation summary

<b>Book value</b>	\$13.8m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	6.85%
<b>Discount rate</b>	8.00%



Direct industrial portfolio:

## 12-16 Butler Boulevard, Adelaide Airport, SA

### Location

The property is located within the Adelaide Airport precinct, approximately seven kilometres from the Adelaide CBD. The location is sought after due to its close proximity to the airport and surrounding key roadways connecting the northern and southern suburbs.

### Description

This property was built in 2005 and comprises a warehouse complex featuring high-clearance accommodation with a main loading area and large hardstand. A single-level office adjoins the warehouse. During 2021 the property was upgraded to an automated parcel sorting facility.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	30,621 sqm
<b>Lettable area</b>	16,835 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	6.1 years
<b>Major tenant</b>	Australia Post

### Valuation summary

<b>Book value</b>	\$23.5m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	6.85%
<b>Discount rate</b>	8.00%





Industrial portfolio:

# Western Australia



Property locations

## Property locations

### 1 Perth Airport (2 assets)

- 20 Colquhoun Road, Perth Airport
- Hugh Edwards Drive & Tarlton Crescent, Perth Airport



Direct industrial portfolio:

## 20 Colquhoun Road, Perth Airport, WA

### Location

The property is located within the Perth Airport precinct, approximately 15 kilometres from the Perth CBD. It has access to both air and road services with major arterials, the Leach, Tonkin and Roe Highways, all within a short distance.

### Description

This property is a Woolworths Regional Distribution Centre, purpose built in 2007 and expanded in 2009. The property features temperature-controlled and ambient warehousing with multiple loading docks and office spaces throughout. It has extensive parking for cars, trucks and trailers. Construction is underway for a further warehouse expansion of 10,700 sqm due for completion in mid 2026.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	193,936 sqm
<b>Lettable area</b>	80,374 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	11.4 years
<b>Major tenant</b>	Woolworths

### Valuation summary

<b>Book value</b>	\$255.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	5.63%
<b>Discount rate</b>	7.25%





Direct industrial portfolio:

## Hugh Edwards Drive & Tarlton Crescent, Perth Airport, WA

### Location

The property is located within the Perth Airport precinct, approximately 15 kilometres from the Perth CBD. It has access to both air and road services with major arterials, the Leach, Tonkin and Roe Highways, all within a short distance.

### Description

This asset comprises four modern industrial properties of varying sizes mostly utilised for warehouse accommodation with one workshop. Each separate site includes office accommodation and car spaces.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	57,617 sqm
<b>Lettable area</b>	32,018 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	2.7 years
<b>Major tenant</b>	Mainfreight

### Valuation summary

<b>Book value</b>	\$73.3m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	6.38%
<b>Discount rate</b>	7.21%





Direct portfolio: 75 Dorcas Street, South Melbourne, VIC



# Direct office portfolio



# Direct office portfolio

as at 30 June 2025



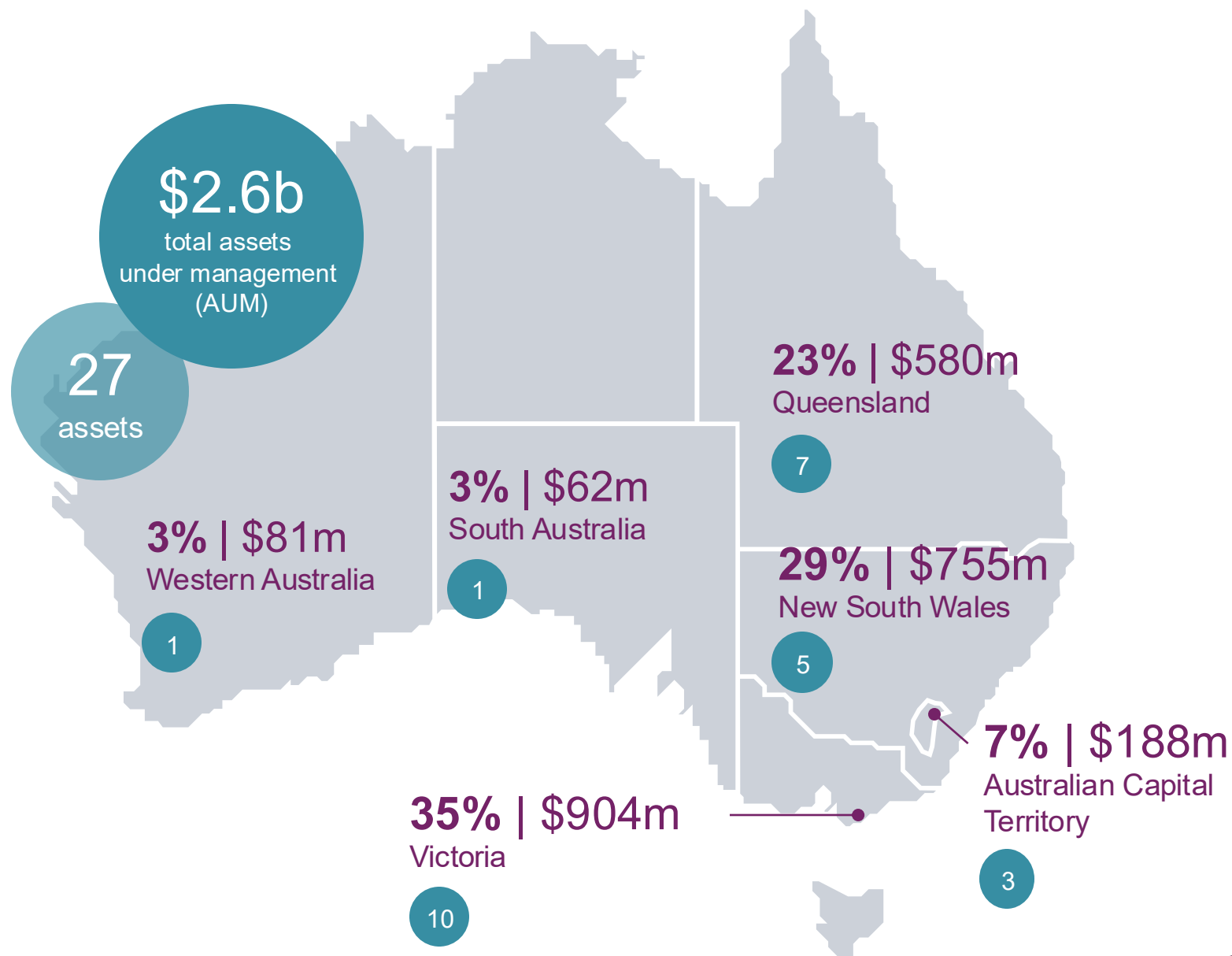
**100% modern A-Grade portfolio with high green credentials** – 5.2 star NABERS Energy rating and 5.0 star NABERS Indoor Environment rating



**Stable income stream** – c.42% of income derived from Government tenants, 67% of non-Government tenancies are listed companies



**Geographically optimised** – 94% located across the Eastern seaboard, predominantly in key fringe and metro locations



# Office property profiles

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Office portfolio:

# Victoria



## Property locations

1	75 Dorcas Street, South Melbourne
2	Botanicca Corporate Park, Richmond (4 assets) <ul style="list-style-type: none"><li>– Building 3, 570 Swan Street, Richmond</li><li>– Building 1, 572-576 Swan Street, Richmond</li><li>– Building 2, 572-576 Swan Street, Richmond</li><li>– Car Park, 572-576 Swan Street, Richmond</li></ul>
3	109 Burwood Road, Hawthorn
4	141 Camberwell Road, Hawthorn East
5	Wellington Road, Mulgrave (2 assets) <ul style="list-style-type: none"><li>– Building B, 211 Wellington Road, Mulgrave</li><li>– Building C, 211 Wellington Road, Mulgrave</li></ul>
6	165-169 Thomas Street, Dandenong



Direct office portfolio:

# 75 Dorcas Street, Melbourne, VIC

## Location

Located 1.5 kilometres south of the Melbourne CBD, this landmark building features prominent frontage to Kingsway, a major arterial road. The property borders the bustling St Kilda Road and South Melbourne neighbourhood precincts and is within walking distance of comprehensive local amenities, parks, trams and the Anzac Metro Station (opening in 2025). Access to the M1 Citylink Freeway is approximately 500 metres away.

## Description

The property offers four levels of parking and six levels of office accommodation with sweeping bay and city views. Large 3,000 sqm plus floorplates set around a light-filled atrium offer flexibility to accommodate a range of tenancy sizes. The building has full generator back-up power, a recently installed rooftop solar PV array and end-of-trip facilities.

## Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	9,632 sqm
<b>Lettable area</b>	28,220 sqm
<b>Occupancy</b>	88%
<b>WALE (by income)</b>	3.7 years
<b>Major tenant</b>	ANZ Banking Group

## Valuation summary

<b>Book value</b>	\$213.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.00%
<b>Discount rate</b>	7.75%



**4.0 star**

NABERS  
Energy rating



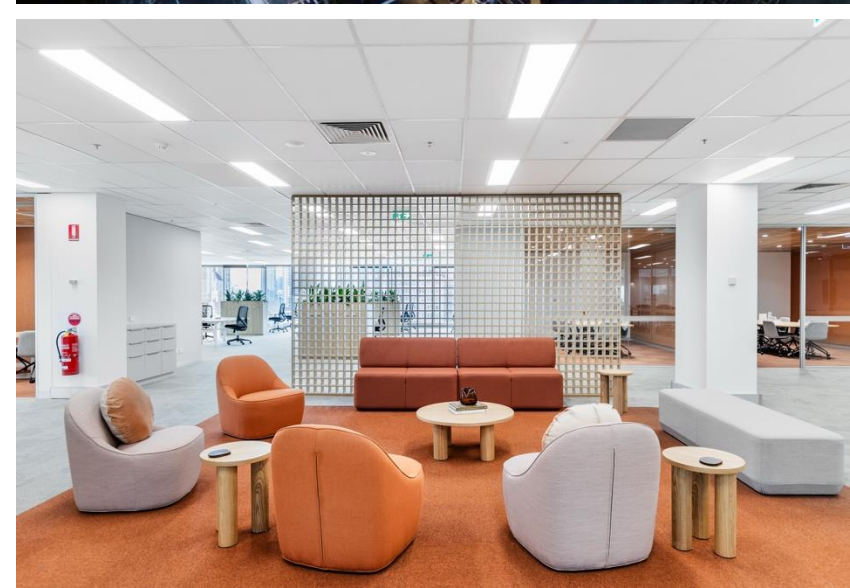
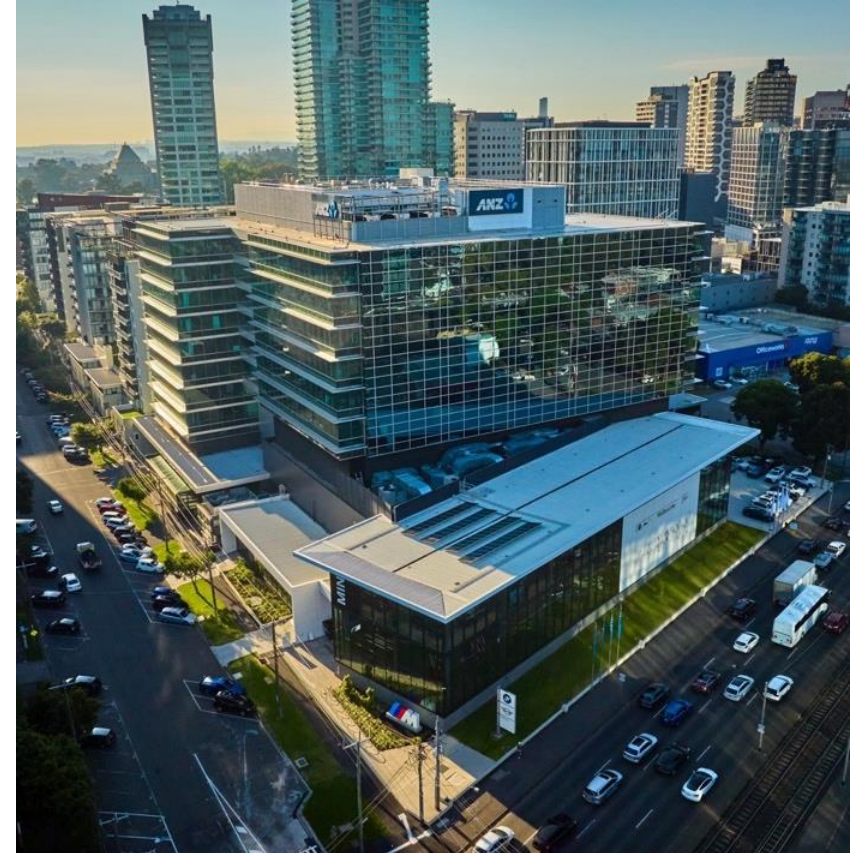
**4.0 star**

NABERS  
Water rating



**5.5 star**

NABERS Indoor  
Environment rating





Direct office portfolio:

# Building 3, 570 Swan Street, Richmond, VIC (Botanicca 3)

## Location

The property is situated approximately five kilometres east of the Melbourne CBD within the Botanicca Corporate Park. Located next to the Yarra River Park precinct, and is within close proximity to Melbourne's sports entertainment precinct, serviced by both metro rail and tram services as well as the M1 Freeway.

## Description

This property was developed by Growthpoint and completed in early 2020. It provides state-of-the-art A-Grade office accommodation in two interconnected towers over five and six levels. It features abundant natural light, hotel-style end-of-trip facilities and a high ratio of off-street parking.

## Asset summary as at 30 June 2025

Title	Freehold
Site area	8,525 sqm
Lettable area	19,286 sqm
Occupancy	97%
WALE (by income)	5.3 years
Major tenant	Bunnings Warehouse

## Valuation summary

Book value	\$141.0m
Valuation date	30-Jun-25
Cap rate	6.75%
Discount rate	7.50%



**5.5 star**  
NABERS  
Energy rating



**5.0 star**  
NABERS  
Water rating



**6.0 star**  
NABERS Indoor  
Environment rating





Direct office portfolio:

## Building 1, 572-576 Swan Street, Richmond, VIC

### Location

The property is situated approximately five kilometres east of the Melbourne CBD within the Botanicca Corporate Park. Located next to the Yarra River Park precinct, and is within close proximity to Melbourne's sports entertainment precinct, serviced by both metro rail and tram services as well as the M1 Freeway.

### Description

Completed in 1998, this two-level A-Grade office includes a sunny courtyard and basement car parking. During 2017, the building underwent an extensive fit out to upgrade the facilities for long-term tenant, Country Road Group.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	8,364 sqm
<b>Lettable area</b>	8,554 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	7.0 years
<b>Major tenant</b>	Country Road Group

### Valuation summary

<b>Book value</b>	\$58.3m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.50%
<b>Discount rate</b>	8.00%



**5.0 star**

NABERS  
Energy rating



**6.0 star**

NABERS  
Water rating



**3.5 star**

NABERS Indoor  
Environment rating





Direct office portfolio:

## Building 2, 572-576 Swan Street, Richmond, VIC

### Location

The property is situated approximately five kilometres east of the Melbourne CBD within the Botanicca Corporate Park. Located next to the Yarra River Park precinct, and is within close proximity to Melbourne's sports entertainment precinct, serviced by both metro rail and tram services as well as the M1 Freeway.

### Description

The building was constructed in 2006 and consists of three levels of basement car parking and four levels of A-Grade office space with a central atrium. During 2017, the building underwent an extensive fit out to upgrade the facilities for long-term tenant, Country Road Group.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	7,130 sqm
<b>Lettable area</b>	14,602 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	7.0 years
<b>Major tenant</b>	Country Road Group

### Valuation summary

<b>Book value</b>	\$94.5m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.50%
<b>Discount rate</b>	8.00%



**4.5 star**

NABERS  
Energy rating



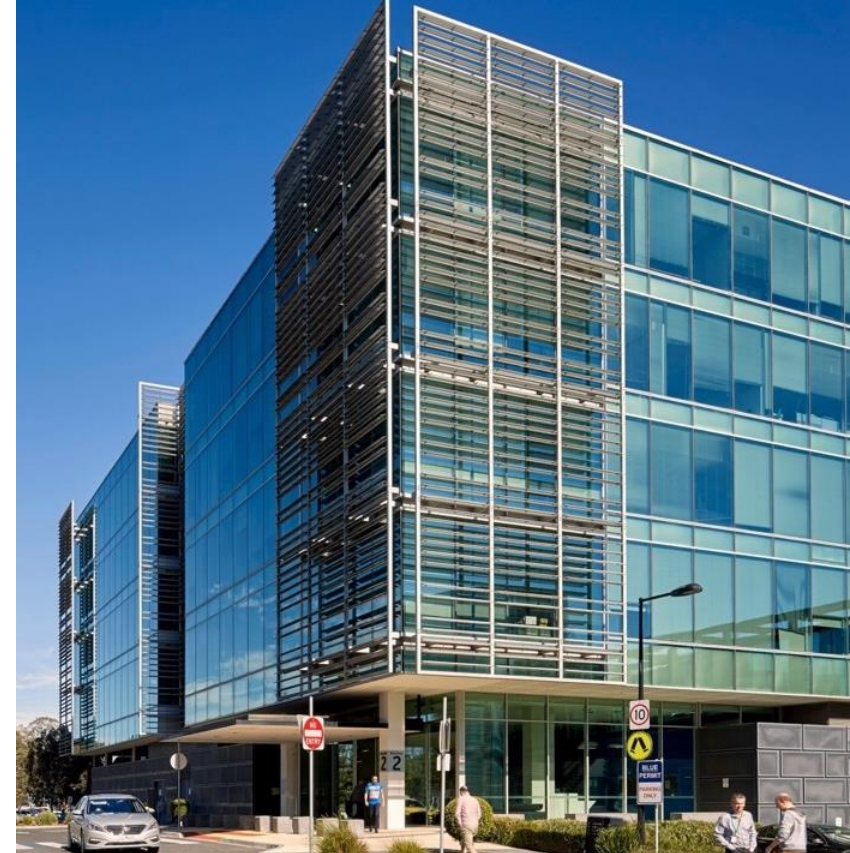
**5.5 star**

NABERS  
Water rating



**5.5 star**

NABERS Indoor  
Environment rating





Direct office portfolio:

## Car Park, 572-576 Swan Street, Richmond, VIC

### Location

The property is situated approximately five kilometres east of the Melbourne CBD within the Botanicca Corporate Park. Located next to the Yarra River Park precinct, the site has access to sporting facilities and is serviced by both metro rail and tram services as well as the M1 Freeway.

### Description

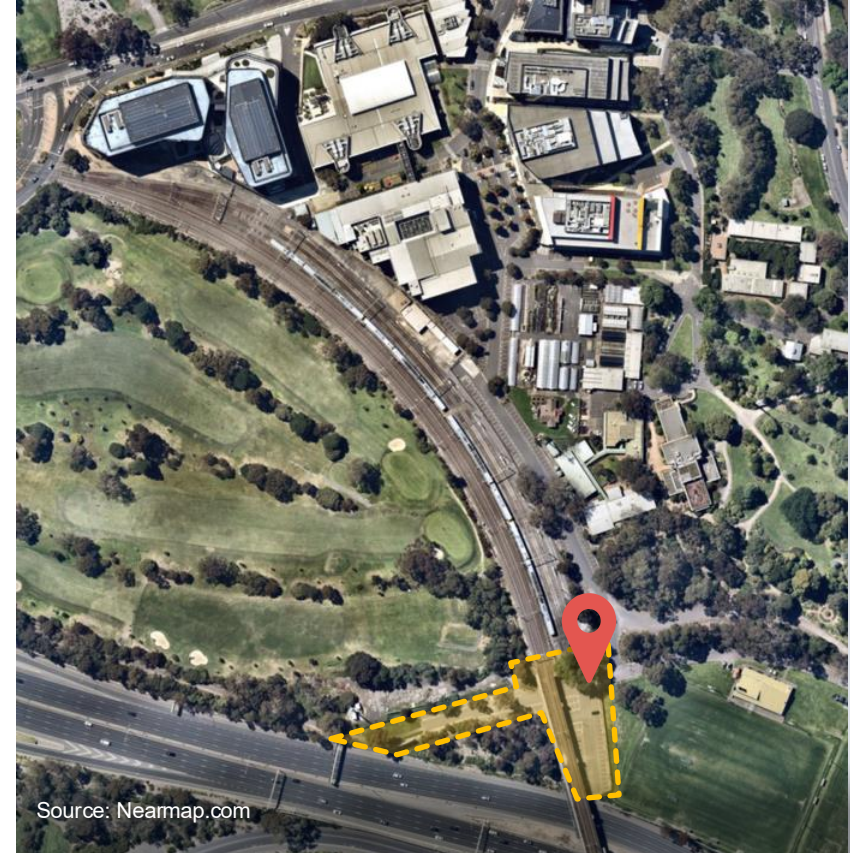
Leasehold car park in the Botanicca Corporate Park.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	3,756 sqm
<b>Lettable area</b>	93 car spaces
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	1.9 years
<b>Major tenant</b>	Country Road Group

### Valuation summary

<b>Book value</b>	\$0.4m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	—
<b>Discount rate</b>	8.00%





Direct office portfolio:

# 109 Burwood Road, Hawthorn, VIC

## Location

The property is situated in a premium metro location, approximately seven kilometres east of the Melbourne CBD. It is easily accessed by road and public transport, being close to metro rail and tram services, and major roadways (Eastern and M1 Freeways). The immediate area provides access to restaurants, cafes, shops and supermarkets.

## Description

Built in 2008, this building comprises five levels of A-Grade office space with a ground floor cafe and basement car parking. The property was refurbished in 2018 with basement end-of-trip and bike lockup facilities installed. Ground floor foyer refurbished in 2023.

\*Occupancy may include a small number of vacant car spaces.

## Asset summary as at 30 June 2025

Title	Freehold
Site area	3,529 sqm
Lettable area	12,288 sqm
Occupancy	81%
WALE (by income)	4.1 years
Major tenant	Scope

## Valuation summary

Book value	\$98.5m
Valuation date	30-Jun-25
Cap rate	7.00%
Discount rate	7.75%



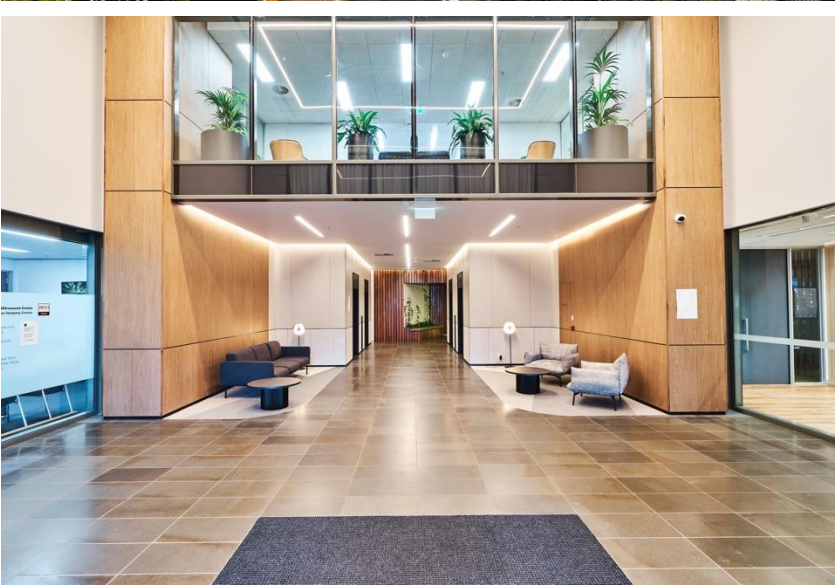
**5.0 star**  
NABERS  
Energy rating



**5.5 star**  
NABERS  
Water rating



**5.0 star**  
NABERS Indoor  
Environment rating





Direct office portfolio:

# 141 Camberwell Road, Hawthorn East, VIC

## Location

Located eight kilometres east of the Melbourne CBD, the property adjoins the Camberwell Junction shopping precinct and is within walking distance to the affluent Burke Road retail strip. The area provides a selection of dining, entertainment, and shopping amenities and is accessible by road, rail and tram services.

## Description

A modern A-grade office building completed in 2020, comprising three levels of office space, ground floor retail and basement car parking for 304 vehicles. The office floors provide large floor plates suitable for single or multiple occupation. Onsite amenities include end-of-trip, bike storage, gymnasium and ground-floor cafe.

## Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	—
<b>Lettable area</b>	10,194 sqm
<b>Occupancy</b>	86%
<b>WALE (by income)</b>	3.9 years
<b>Major tenant</b>	Miele

## Valuation summary

<b>Book value</b>	\$84.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.00%
<b>Discount rate</b>	7.75%



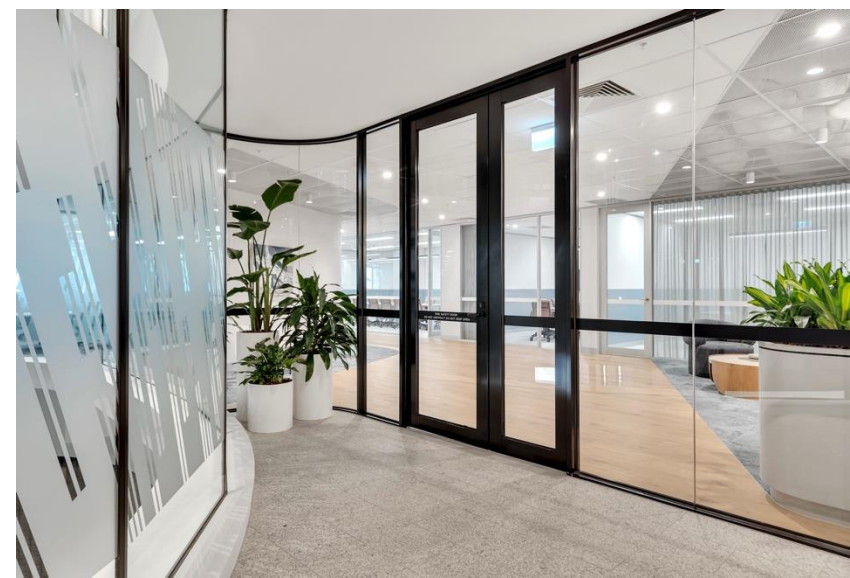
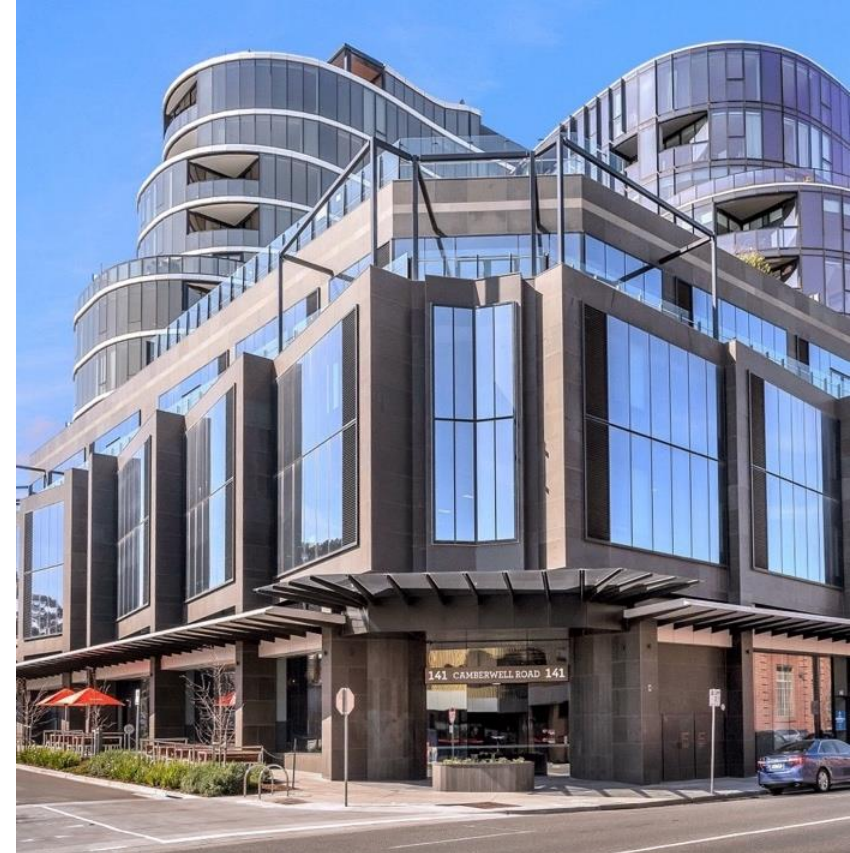
**5.0 star**

NABERS  
Energy rating



**3.0 star**

NABERS Indoor  
Environment rating





Direct office portfolio:

## Building B, 211 Wellington Road, Mulgrave, VIC

### Location

The property is situated approximately 20 kilometres from the Melbourne CBD within the Monash technology precinct and is conveniently accessed via Springvale Road, the M1 Freeway and metro bus services.

### Description

This seven-level, A-Grade office building was constructed in 2015 and features abundant natural light and premium end-of-trip facilities. The site features on site cafes and a multi-level car park. The building has excellent green credentials with a 5.5 star NABERS Energy rating and 6.0 star NABERS Water rating.

### Asset summary as at 30 June 2025

Title	Freehold
Site area	11,040 sqm
Lettable area	12,780 sqm
Occupancy	100%
WALE (by income)	1.5 years
Major tenant	Monash University

### Valuation summary

Book value	\$61.0m
Valuation date	30-Jun-25
Cap rate	8.00%
Discount rate	8.50%



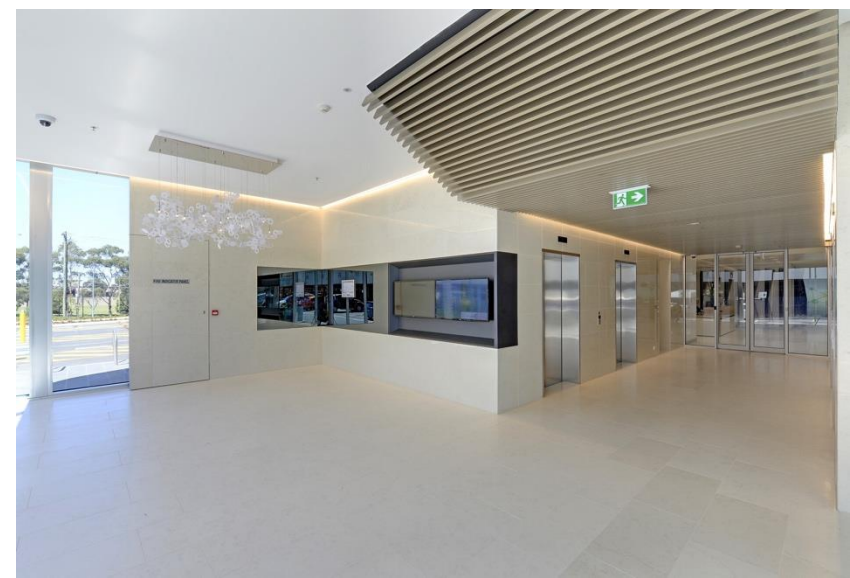
**5.5 star**  
NABERS  
Energy rating



**6.0 star**  
NABERS  
Water rating



**5.0 star**  
NABERS Indoor  
Environment rating



Direct office portfolio:

# Building C, 211 Wellington Road, Mulgrave VIC

## Location

The property is situated approximately 20 kilometres from the Melbourne CBD within the Monash technology precinct and is conveniently accessed via Springvale Road, the M1 Freeway and metro bus services.

## Description

This A-Grade office building, comprising five levels, was constructed in 2016. The ground floor features onsite childcare and cafe. Substantial on-site car parking is also provided in a separate multi-level car park.

## Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	11,070 sqm
<b>Lettable area</b>	10,278 sqm
<b>Occupancy</b>	80%
<b>WALE (by income)</b>	2.0 years
<b>Major tenant</b>	Villa Maria Catholic Homes

## Valuation summary

<b>Book value</b>	\$38.8m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	8.50%
<b>Discount rate</b>	8.75%



**5.0 star**  
NABERS  
Energy rating



**5.0 star**  
NABERS  
Water rating



**5.0 star**  
NABERS Indoor  
Environment rating





Direct office portfolio:

## ‘GSO’, 165-169 Thomas Street, Dandenong, VIC

### Location

Centrally located in Dandenong, a growing major urban centre 30 kilometres south-east of Melbourne, the asset is well positioned for transport and retail amenities being approximately 400 metres from both the Dandenong railway station and regional shopping centre Dandenong Plaza.

### Description

Constructed in 2011, the asset offers 15,071 sqm of quality accommodation with ground floor retail, seven floors of A-grade office space and secure basement parking for 204 vehicles. The building has high sustainability credentials with a 5.5 Star NABERS Energy rating and a 6.0 Star NABERS Water rating.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	2,502 sqm
<b>Lettable area</b>	15,071 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	6.5 years
<b>Major tenant</b>	VIC Government

### Valuation summary

<b>Book value</b>	\$115.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.25%
<b>Discount rate</b>	7.75%



**5.5 star**  
NABERS  
Energy rating



**6.0 star**  
NABERS  
Water rating

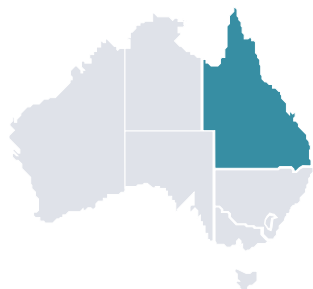


**5.5 star**  
NABERS Indoor  
Environment rating



Office portfolio:

# Queensland



## Property locations

1	100 Skyring Terrace, Newstead
2	15 Green Square Close, Fortitude Valley
3	SW1, South Brisbane (5 assets)
	– 100 Melbourne Street, South Brisbane
	– 104 Melbourne Street, South Brisbane
	– 52 Merivale Street, South Brisbane
	– 32 Cordelia Street, South Brisbane
	– Car Park, 32 Cordelia St & 52 Merivale St, South Brisbane





Direct office portfolio:

# 100 Skyring Terrace, Newstead, QLD

## Location

The property is located in Brisbane's prestigious Urban Renewal precinct and features 360-degree river and city views. It is proximate to Brisbane CBD in the upscale Gasworks development, within Newstead Riverpark. The building has access to restaurants, cafes, shops and a supermarket as well as parklands, river walkways and bike paths.

## Description

Built in 2014, this modern 12-level A-Grade office building features office accommodation with high-quality fit out, ground floor foyer and retail amenities, as well as extensive end-of-trip facilities and basement parking. During FY24 a rooftop solar PV array was installed.

## Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	5,157 sqm
<b>Lettable area</b>	24,665 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	3.1 years
<b>Major tenant</b>	Bank of Queensland

## Valuation summary

<b>Book value</b>	\$173.8m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.63%
<b>Discount rate</b>	8.00%



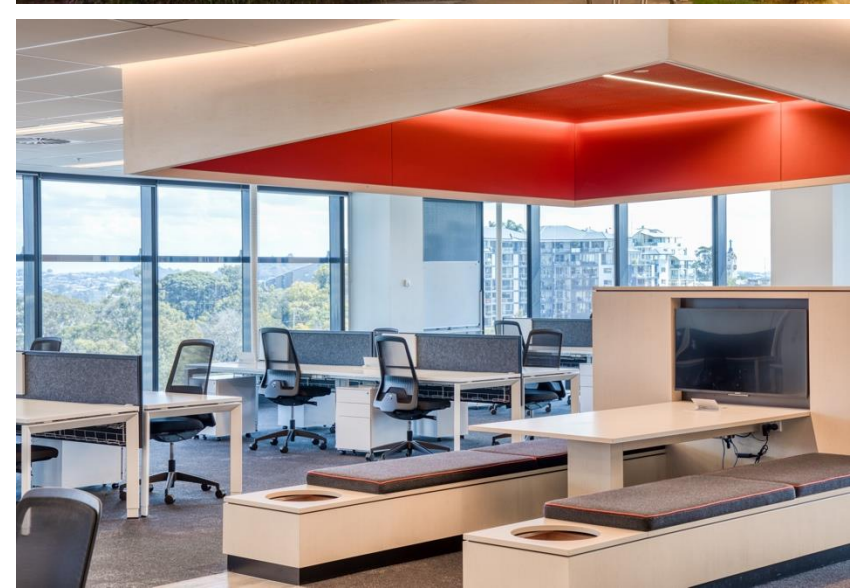
**6.0 star**  
NABERS  
Energy rating



**4.5 star**  
NABERS  
Water rating



**5.5 star**  
NABERS Indoor  
Environment rating



Direct office portfolio:

# 15 Green Square Close, Fortitude Valley, QLD

## Location

The property is located within the Fortitude Valley Gateway Precinct, proximate to Brisbane CBD, Brisbane's RNA Showgrounds, Emporium Brisbane and the Royal Brisbane and Women's Hospital. This location is well serviced by public transport and provides access to an abundance of amenities.

## Description

This A-Grade office building was completed 2013 and includes ground floor foyer, retail accommodation, 11 levels of office accommodation and three levels of basement car parking.

## Asset summary as at 30 June 2025

Title	Freehold
Site area	2,519 sqm
Lettable area	16,498 sqm
Occupancy	89%
WALE (by income)	2.3 years
Major tenant	Optus

## Valuation summary

Book value	\$117.5m
Valuation date	30-Jun-25
Cap rate	8.00%
Discount rate	8.25%



**5.5 star**

NABERS  
Energy rating



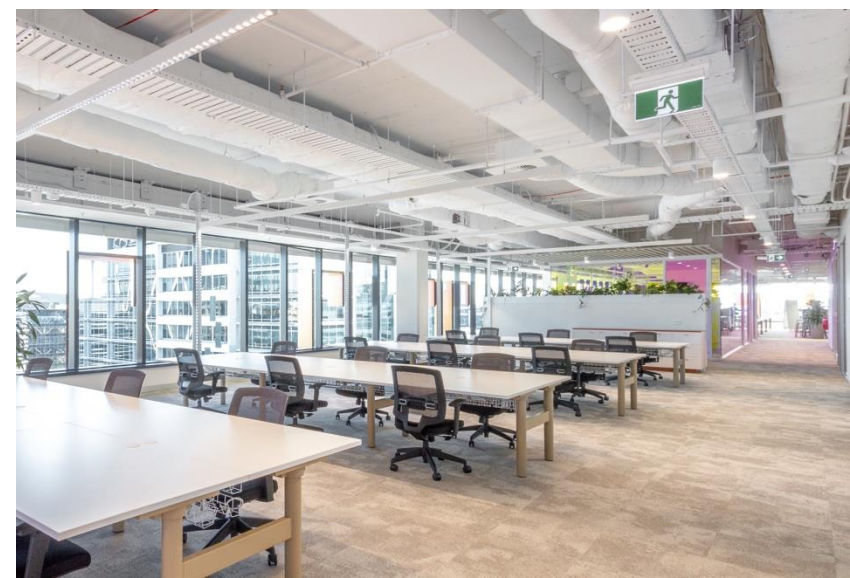
**4.0 star**

NABERS  
Water rating



**5.5 star**

NABERS Indoor  
Environment rating





Direct office portfolio:

# 100 Melbourne Street, South Brisbane, QLD

## Location

Part of the SW1 development which is positioned in the heart of South Brisbane. The award-winning development is an urban oasis of high-quality offices, ample parking, retail conveniences and inner city living. SW1 is situated within close proximity to South Bank, Brisbane CBD and has direct access to all major arterials.

## Description

This A-Grade office building was completed in 2006. It includes ground-floor foyer, retail accommodation and five levels of office accommodation, with balconies to each floor, as well as access to extensive onsite parking and recently refurbished end-of-trip facilities. During FY24 a 96kW rooftop solar PV array was installed.

## Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	3,158 sqm
<b>Lettable area</b>	6,175 sqm
<b>Occupancy</b>	46%
<b>WALE (by income)</b>	3.1 years
<b>Major tenant</b>	Lactalis Australia

## Valuation summary

<b>Book value</b>	\$48.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.79%
<b>Discount rate</b>	8.25%



**5.5 star**

NABERS  
Energy rating





Direct office portfolio:

# 104 Melbourne Street, South Brisbane, QLD

## Location

Part of the SW1 development which is positioned in the heart of South Brisbane. The award-winning development is an urban oasis featuring high-quality offices, ample parking, retail conveniences and inner city living. SW1 is situated within close proximity to South Bank, Brisbane CBD and has direct access to all major arterials.

## Description

This A-Grade office building was completed in 2006. It includes ground-floor foyer, retail accommodation and eight levels of office accommodation with access to extensive onsite parking and recently refurbished end-of-trip facilities.

## Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	5,772 sqm
<b>Lettable area</b>	11,277 sqm
<b>Occupancy</b>	85%
<b>WALE (by income)</b>	2.4 years
<b>Major tenant</b>	Integrated Clinical Oncology Network

## Valuation summary

<b>Book value</b>	\$82.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.77%
<b>Discount rate</b>	8.25%



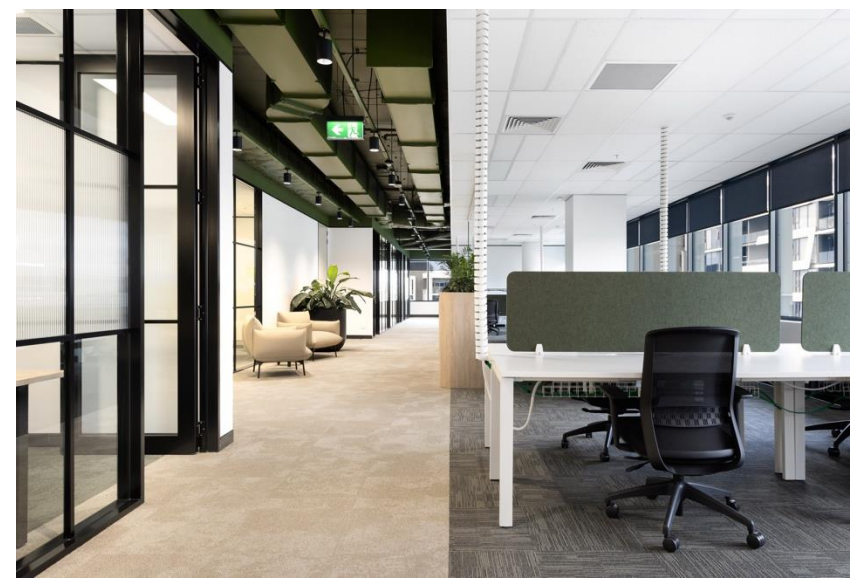
**5.5 star**  
NABERS  
Energy rating



**4.5 star**  
NABERS  
Water rating



**4.0 star**  
NABERS Indoor  
Environment rating





Direct office portfolio:

## 52 Merivale Street, South Brisbane, QLD

### Location

Part of the SW1 development which is positioned in the heart of South Brisbane. The award-winning development is an urban oasis of high-quality offices, ample parking, retail conveniences and inner city living. SW1 is situated within close proximity to South Bank, Brisbane CBD and has direct access to all major arterials.

### Description

This A-Grade office building was completed in 2009. It includes ground-floor foyer, retail accommodation and seven levels of office accommodation, as well as access to extensive onsite parking and end-of-trip facilities.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	2,331 sqm
<b>Lettable area</b>	9,405 sqm
<b>Occupancy</b>	97%
<b>WALE (by income)</b>	2.1 years
<b>Major tenant</b>	Stantec Australia

### Valuation summary

<b>Book value</b>	\$64.2m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	8.00%
<b>Discount rate</b>	8.25%



**5.5 star**

NABERS  
Energy rating



**4.5 star**

NABERS  
Water rating



**3.5 star**

NABERS Indoor  
Environment rating



Direct office portfolio:

## 32 Cordelia Street, South Brisbane, QLD

### Location

Part of the SW1 development which is positioned in the heart of South Brisbane. The award-winning development is an urban oasis of high-quality offices, ample parking, retail conveniences and inner city living. SW1 is situated within close proximity to South Bank, Brisbane CBD and has direct access to all major arterials.

### Description

This A-Grade office building was completed in 2008. It includes ground-floor foyer, retail accommodation and seven levels of office accommodation, as well as access to extensive onsite parking and end-of-trip facilities. During FY24 a 93kW rooftop solar PV array was installed.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	2,667 sqm
<b>Lettable area</b>	10,003 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	2.4 years
<b>Major tenant</b>	Jacobs Group

### Valuation summary

<b>Book value</b>	\$70.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	8.00%
<b>Discount rate</b>	8.25%



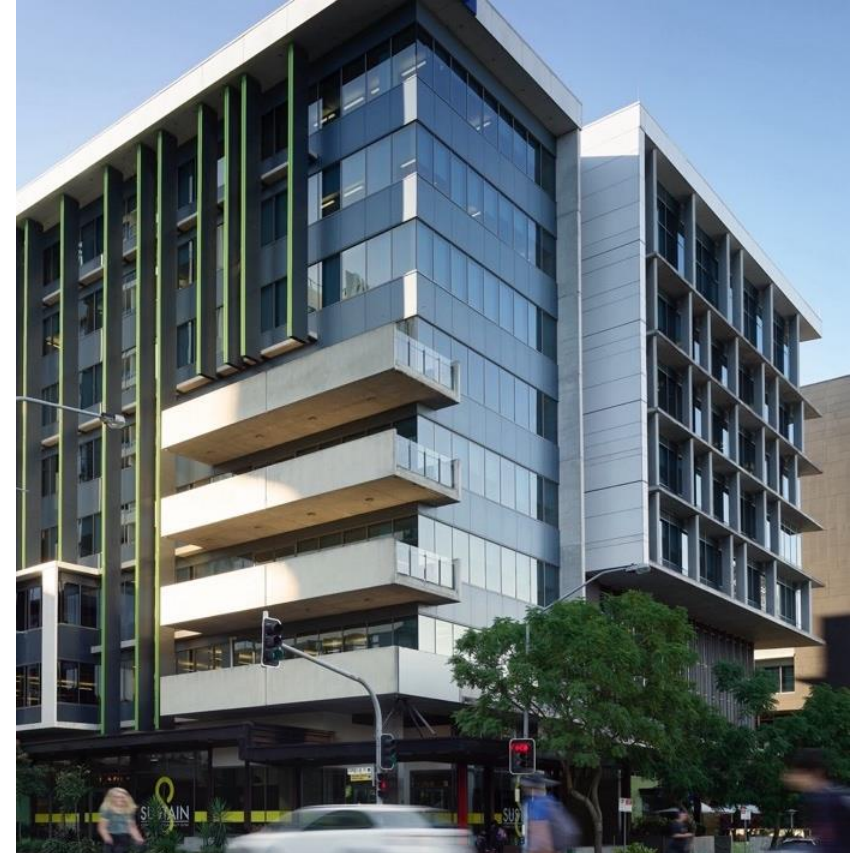
**6.0 star**  
NABERS  
Energy  
rating



**6.0 star**  
NABERS  
Water  
rating



**5.5 star**  
NABERS Indoor  
Environment  
rating





Direct office portfolio:

## Car Park, 32 Cordelia Street & 52 Merivale Street, South Brisbane, QLD

### Location

The property is located in South Brisbane within the SW1 business precinct, approximately two kilometres south of the Brisbane CBD. It is close to bus, rail and ferry services and local amenities, such as cafes and parks, all of which are within walking distance.

### Description

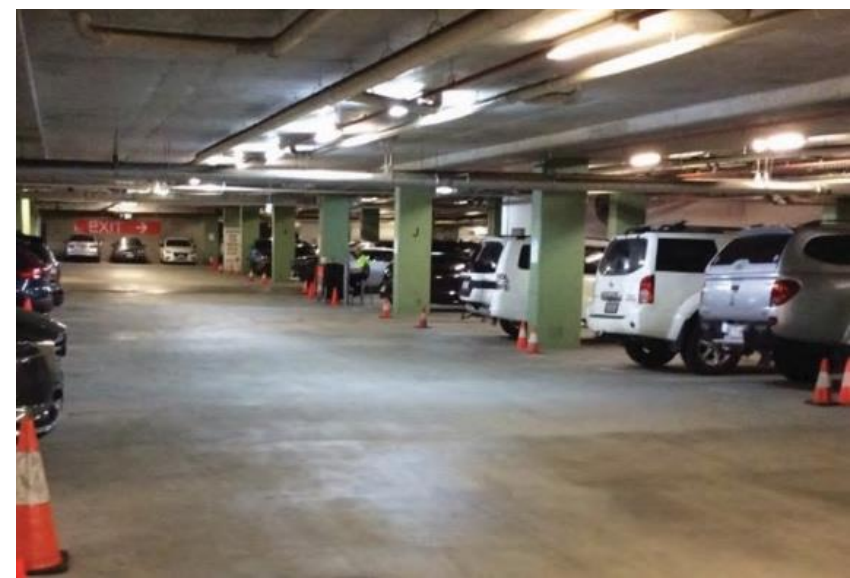
This property is a two-level underground carpark facility beneath the SW1 business precinct.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	9,319 sqm
<b>Lettable area</b>	318 car spaces
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	4.6 years
<b>Major tenant</b>	Secure Parking

### Valuation summary

<b>Book value</b>	\$24.8m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	6.75%
<b>Discount rate</b>	7.75%



Office portfolio:

# New South Wales



## Property locations

- |          |  |
|----------|--|
| <b>1</b> | <b>1 Charles Street, Parramatta</b>          |
| <b>2</b> | <b>4 Broadcast Way, Artarmon</b>             |
| <b>3</b> | <b>Sydney Olympic Office Park (3 assets)</b> |
|          | – 3 Murray Rose Avenue, Sydney Olympic Park  |
|          | – 5 Murray Rose Avenue, Sydney Olympic Park  |
|          | – 11 Murray Rose Avenue, Sydney Olympic Park |





Direct office portfolio:

# 1 Charles Street, Parramatta, NSW

## Location

The property is located in Parramatta, the fast growing and popular Western Sydney CBD. It has good access to road networks and is conveniently located close to Parramatta train station and ferry terminal. Ample retail amenity is provided by Westfield Parramatta and Parramatta Square.

## Description

Constructed in 2003, this A-Grade office building comprises two towers of nine and 13 levels, plus four basement levels of car parking. Occupied by the NSW Government (Police) on a 25-year lease expiring in 2035. The tenant fit out is being progressively refurbished over the next few years.

## Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	6,460 sqm
<b>Lettable area</b>	32,356 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	19.5 years
<b>Major tenant</b>	NSW Government (Police)

## Valuation summary

<b>Book value</b>	\$460.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	5.13%
<b>Discount rate</b>	6.75%



**4.5 star**

NABERS  
Energy rating





Direct office portfolio:

## 4 Broadcast Way, Artarmon, NSW

### Location

The property is situated in the Gore Hill Business Park, on the leafy lower north shore adjacent to St Leonards and approximately six kilometres from the Sydney CBD. The Gore Hill Business Park provides access to a range of amenities including cafes, restaurants, post office and banking services with local parks in close proximity.

### Description

A modern A-Grade office building featuring seven levels of office and television studio space, on-site cafe, end-of-trip facilities and two levels of basement car park. Built in 2012 with broadcasting in mind, the site incorporates specialised acoustic, electrical and mechanical infrastructure. During FY24 a rooftop solar PV array was installed.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	4,212 sqm
<b>Lettable area</b>	14,457 sqm
<b>Occupancy</b>	85%
<b>WALE (by income)</b>	5.2 years
<b>Major tenant</b>	Fox Sports

### Valuation summary

<b>Book value</b>	\$113.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.00%
<b>Discount rate</b>	7.50%



**5.5 star**  
NABERS  
Energy rating



**6.0 star**  
NABERS  
Water rating



**5.5 star**  
NABERS Indoor  
Environment rating





Direct office portfolio:

## 3 Murray Rose Avenue, Sydney Olympic Park, NSW

### Location

The building is situated in Sydney Olympic Park, approximately 13 kilometres from the Sydney CBD. The precinct boasts world-class sporting and recreational facilities and has access to rail, road and ferry services. Numerous local parks and sports facilities surround the building and a wide variety of food retail is located within a short walking distance.

### Description

This A-Grade office building was constructed in 2015 and is made up of five levels of office space and basement car parking and is Samsung Australia's head office. The building has strong sustainability credentials with a 6.0 star NABERS Energy rating.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	3,980 sqm
<b>Lettable area</b>	13,423 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	1.7 years
<b>Major tenant</b>	Samsung Electronics

### Valuation summary

<b>Book value</b>	\$78.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.30%
<b>Discount rate</b>	8.00%



**6.0 star**  
NABERS  
Energy rating



**3.0 star**  
NABERS  
Water rating



**5.0 star**  
NABERS Indoor  
Environment rating





Direct office portfolio:

## 5 Murray Rose Avenue, Sydney Olympic Park, NSW

### Location

The building is situated in Sydney Olympic Park, approximately 13 kilometres from the Sydney CBD. The precinct boasts world-class sporting and recreational facilities and has access to rail, road and ferry services. Numerous local parks and sports facilities surround the building and a wide variety of food retail is located within a short walking distance.

### Description

This five-level, A-Grade office building was built in 2012. The building foyer and amenities have been recently refurbished. The property includes a fully equipped gym and modern end-of-trip facilities.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	3,826 sqm
<b>Lettable area</b>	12,046 sqm
<b>Occupancy</b>	30%
<b>WALE (by income)</b>	1.3 years
<b>Major tenant</b>	Bridgestone Mining Solutions

### Valuation summary

<b>Book value</b>	\$65.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.79%
<b>Discount rate</b>	8.13%





Direct office portfolio:

# 11 Murray Rose Avenue, Sydney Olympic Park, NSW

## Location

The building is situated in Sydney Olympic Park, opposite the Sydney Olympic Park train station, approximately 13 kilometres from the Sydney CBD. The precinct boasts world-class sporting and recreational facilities and has access to rail, road and ferry services. Numerous local parks and sports facilities surround the building and a wide variety of food retail is located within a short walking distance.

## Description

Completed in 2018, this A-grade office building comprises five levels of office space plus ground floor retail and two levels of basement parking. During 2024 a 60kW rooftop solar PV array was installed.

## Asset summary as at 30 June 2025

Title	Leasehold
Site area	2,642 sqm
Lettable area	5,684 sqm
Occupancy	100%
WALE (by income)	3.1 years
Major tenant	B2G Consortium

## Valuation summary

Book value	\$38.8m
Valuation date	30-Jun-25
Cap rate	7.26%
Discount rate	7.75%



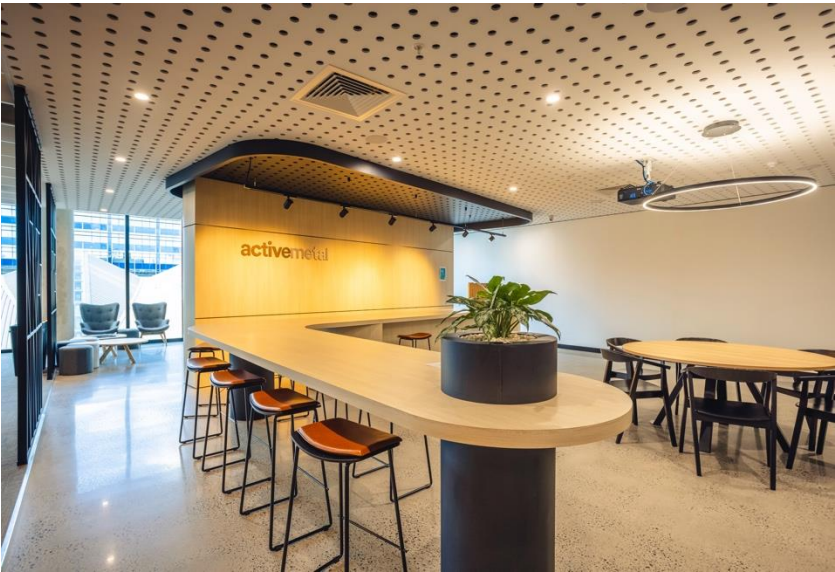
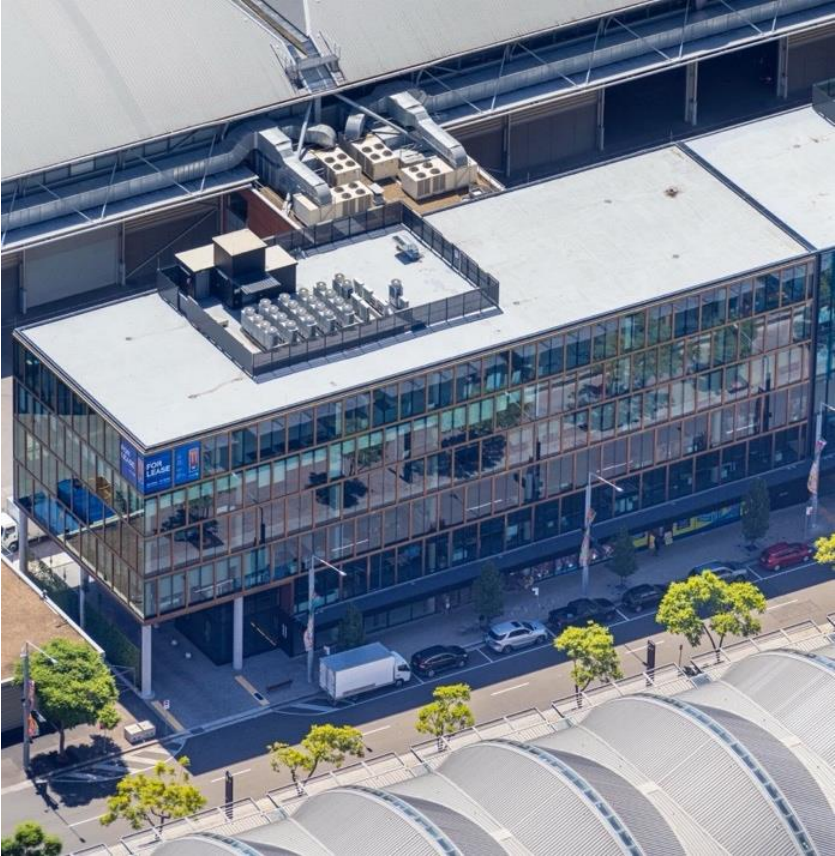
**5.5 star**  
NABERS  
Energy rating



**4.5 star**  
NABERS  
Water rating



**5.0 star**  
NABERS Indoor  
Environment rating



Office portfolio:

# South Australia



## Key



## Property locations

**1** 33-39 Richmond Road, Keswick



Direct office portfolio:

## 33-39 Richmond Road, Keswick, SA

### Location

Adelaide's best suburban office building is situated in a city fringe location just two kilometres from the CBD. The property is easily accessed by road, rail and bus services. The location also affords easy access to Adelaide Airport and is within easy walking distance of Edwards Park.

### Description

Built in 2010, this A-Grade office building comprises ground-floor foyer and retail, rooftop plant room and five levels of premium office accommodation. Abundant parking is provided on site. The full height central atrium provides fantastic natural light. During FY24 a 50kW rooftop solar PV array was installed.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	4,169 sqm
<b>Lettable area</b>	11,589 sqm
<b>Occupancy</b>	99%
<b>WALE (by income)</b>	6.3 years
<b>Major tenant</b>	SA Government

### Valuation summary

<b>Book value</b>	\$62.0m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.38%
<b>Discount rate</b>	7.50%



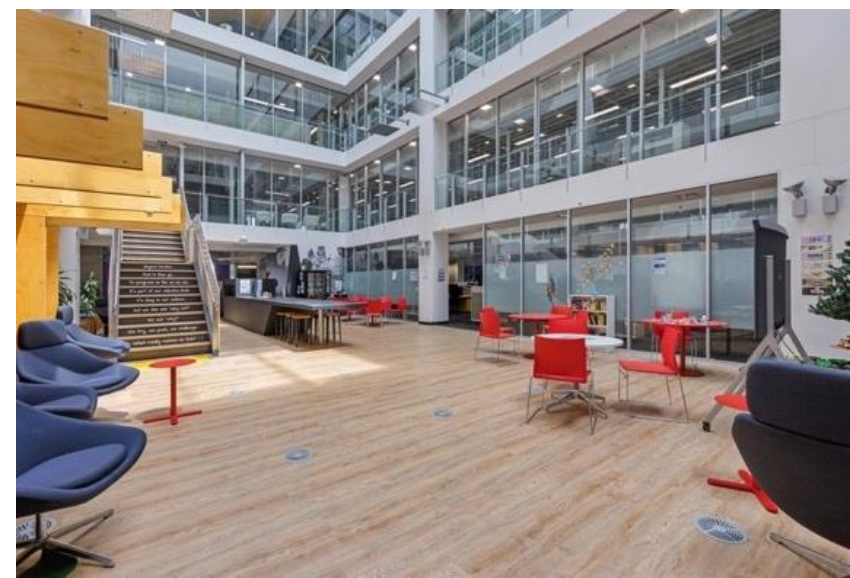
**5.5 star**  
NABERS  
Energy rating



**4.5 star**  
NABERS  
Water rating



**5.5 star**  
NABERS Indoor  
Environment rating



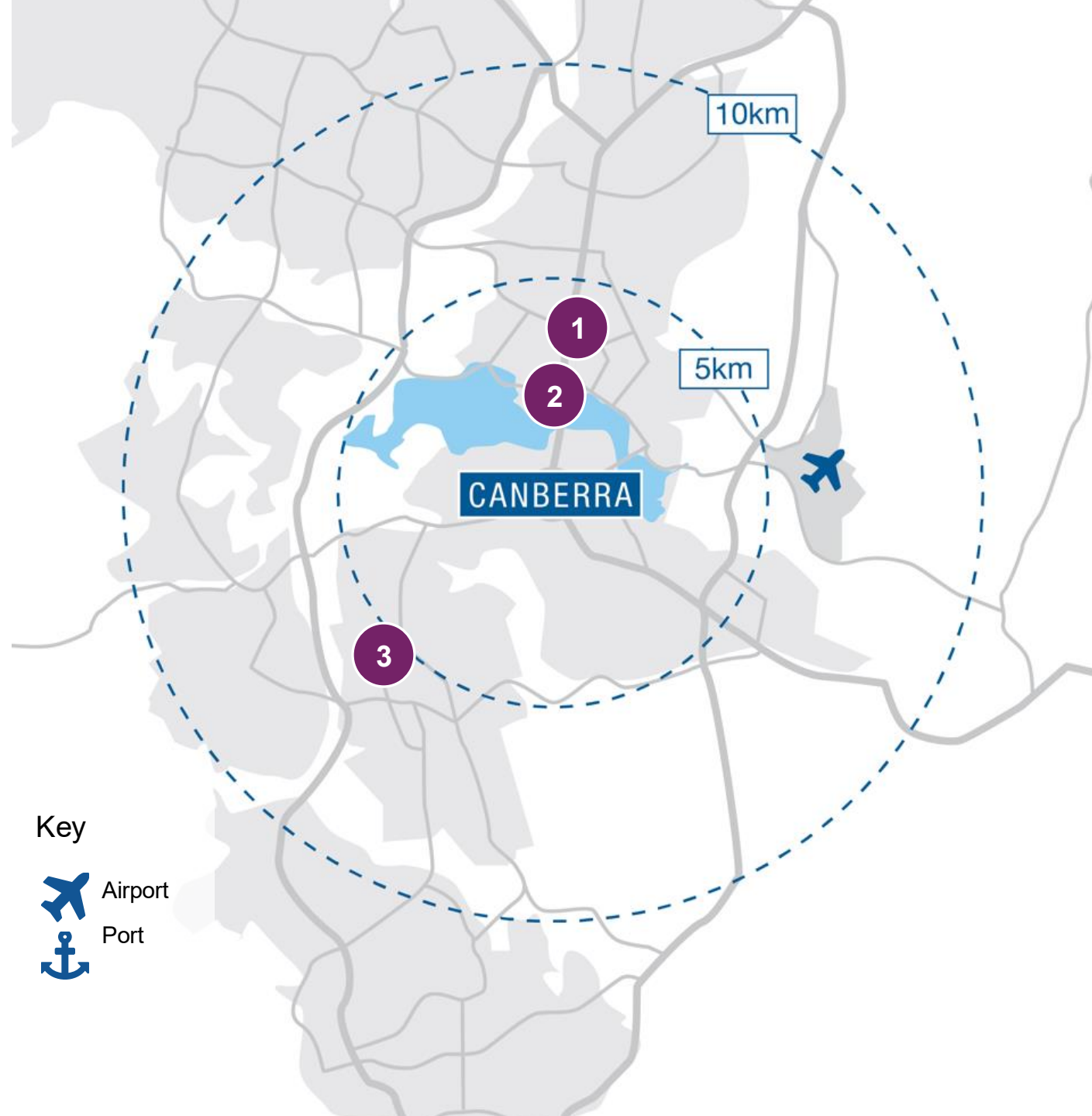
Office portfolio:

# Australian Capital Territory



## Property locations

1	10-12 Mort Street, Civic
2	255 London Circuit, Civic
3	2-6 Bowes Street, Phillip





Direct office portfolio:

## 10-12 Mort Street, Civic, ACT

### Location

The building is centrally located in the Canberra CBD close to the popular retail shopping precinct and Canberra Centre. It can be easily accessed by road, light rail and bus services. In addition, local parks, cafes and restaurants are in close proximity.

### Description

The property was built in 1984, extended in 1994 and extensively refurbished in 2012. It consists of two modern A-Grade, eight-level office buildings plus basement carparking.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	3,064 sqm
<b>Lettable area</b>	15,398 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	4.7 years
<b>Major tenant</b>	Commonwealth of Australia

### Valuation summary

<b>Book value</b>	\$74.3m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	8.25%
<b>Discount rate</b>	8.50%



**5.5 star**

NABERS  
Energy rating



**5.0 star**

NABERS  
Water rating



**4.0 star**

NABERS Indoor  
Environment rating



Direct office portfolio:

## 255 London Circuit, Civic, ACT

### Location

The property is centrally located in the western precinct of Canberra's CBD and can be easily accessed by road, light rail and bus services. In addition, local parks, cafes and restaurants are in close proximity.

### Description

Built in 2007, the property comprises six levels of A-Grade office accommodation and two levels of basement carparking. The building is leased to the Commonwealth of Australia who have been in occupation since construction. During 2024 a 81.7kW rooftop solar PV array was installed.

### Asset summary as at 30 June 2025

Title	Leasehold
Site area	2,945 sqm
Lettable area	9,167 sqm
Occupancy	100%
WALE (by income)	2.2 years
Major tenant	Commonwealth of Australia

### Valuation summary

Book value	\$53.0m
Valuation date	30-Jun-25
Cap rate	7.26%
Discount rate	7.75%



**5.0 star**

NABERS  
Energy rating



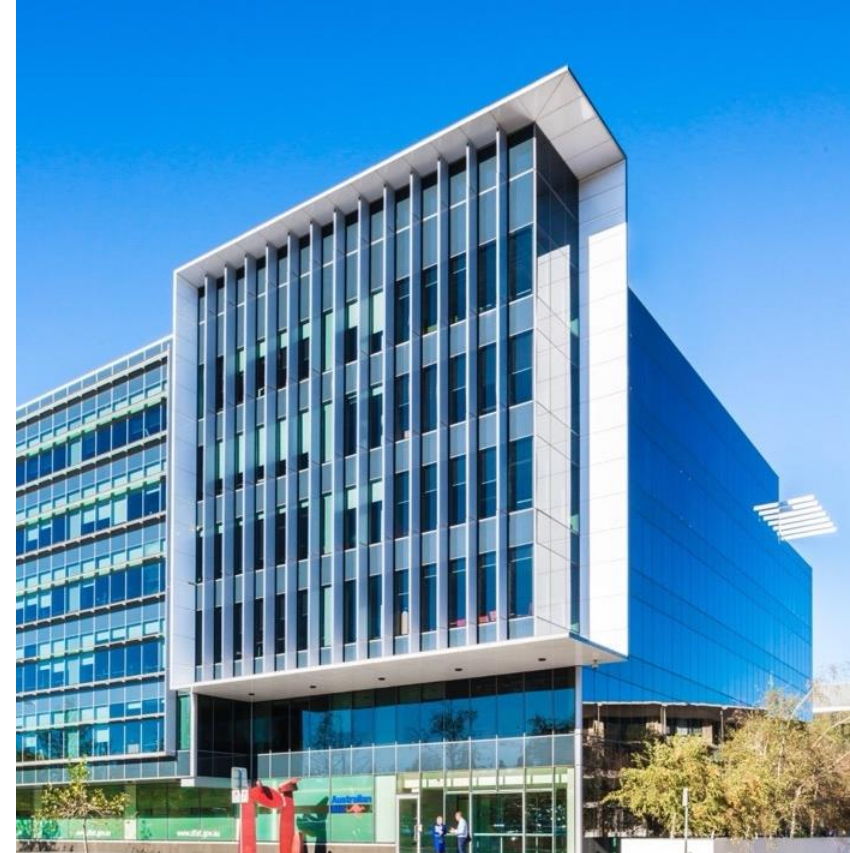
**5.0 star**

NABERS  
Water rating



**4.5 star**

NABERS Indoor  
Environment rating





Direct office portfolio:

## 2-6 Bowes Street, Phillip, ACT

### Location

The property occupies a prime position in the Woden Town Centre, the geographic centre of Canberra. The precinct is recognised as a national health hub and includes Canberra Hospital, Westfield, the future CIT campus and light rail terminal. The property is easily accessed by bus services and is in close proximity to cafes, parks and restaurants.

### Description

This six-level, A-grade commercial office building was completed in 1986 and was comprehensively refurbished in 2016/17. Accommodation is provided across three interconnected buildings, offering large floor plates suitable for government occupation, with three separate service/ lift cores also ensuring future leasing flexibility. Undercover parking for 86 vehicles is provided on the first floor.

### Asset summary as at 30 June 2025

<b>Title</b>	Leasehold
<b>Site area</b>	4,485 sqm
<b>Lettable area</b>	12,376 sqm
<b>Occupancy</b>	96%
<b>WALE (by income)</b>	6.4 years
<b>Major tenant</b>	ACT Government

### Valuation summary

<b>Book value</b>	\$60.2m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.51%
<b>Discount rate</b>	8.25%



**5.0 star**

NABERS  
Energy rating



**5.5 star**

NABERS  
Water rating



**4.5 star**

NABERS Indoor  
Environment rating



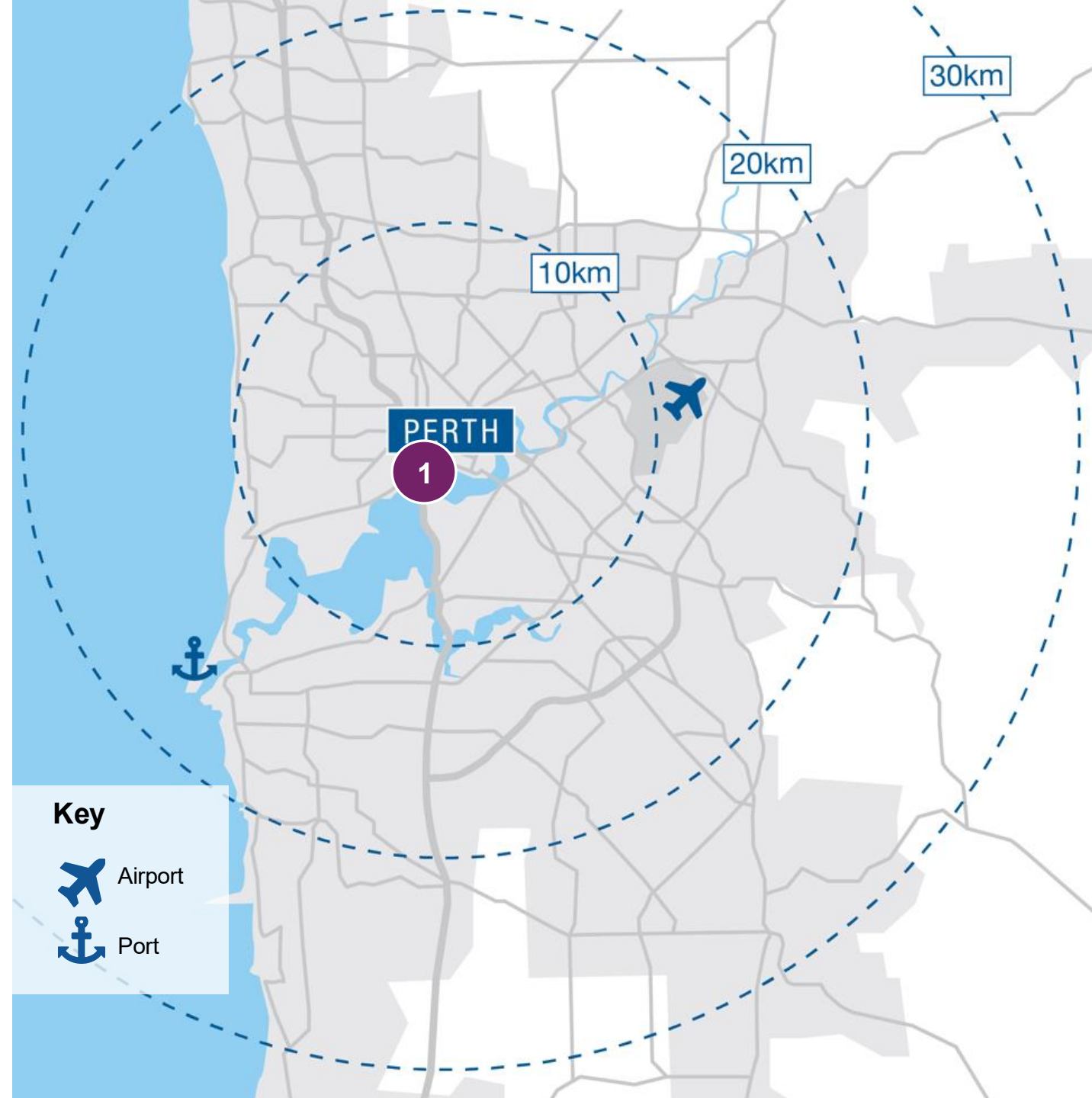
Office portfolio:

# Western Australia



## Property locations

**1** 836 Wellington Street, West Perth



### Key





Direct office portfolio:

## 836 Wellington Street, West Perth, WA

### Location

The building is located in West Perth, approximately 1.3 kilometres from the Perth CBD. The central location is easily accessed by road, rail and bus services. Local parks, cafes, restaurants, the Watertown Brand Outlet Centre and Perth's RAC Arena are all within close proximity.

### Description

Constructed in 2009, this six-level A-Grade office building includes basement car parking facilities, ground-level foyer/reception area and five levels of premium office accommodation featuring abundant natural light. During 2024 a 99kW rooftop solar PV array was installed.

### Asset summary as at 30 June 2025

<b>Title</b>	Freehold
<b>Site area</b>	4,304 sqm
<b>Lettable area</b>	11,973 sqm
<b>Occupancy</b>	100%
<b>WALE (by income)</b>	1.6 years
<b>Major tenant</b>	Commonwealth of Australia

### Valuation summary

<b>Book value</b>	\$80.5m
<b>Valuation date</b>	30-Jun-25
<b>Cap rate</b>	7.50%
<b>Discount rate</b>	7.88%



**5.5 star**

NABERS  
Energy rating



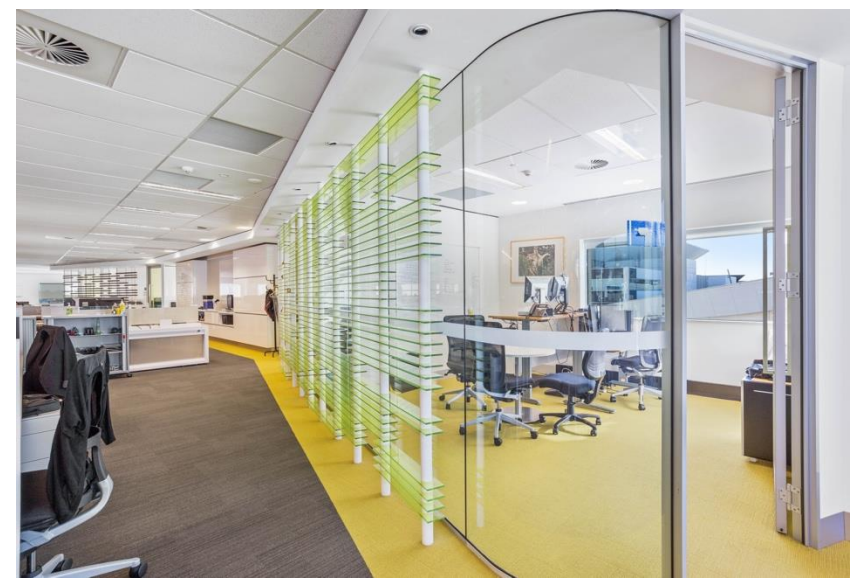
**4.0 star**

NABERS  
Water rating



**6.0 star**

NABERS Indoor  
Environment rating



# Contact us

## Retail investors

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1300 665 792 (within Australia)  
+61 (3) 9415 4366 (outside Australia)  
[webqueries@computershare.com.au](mailto:webqueries@computershare.com.au)

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This announcement was authorised for release by  
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