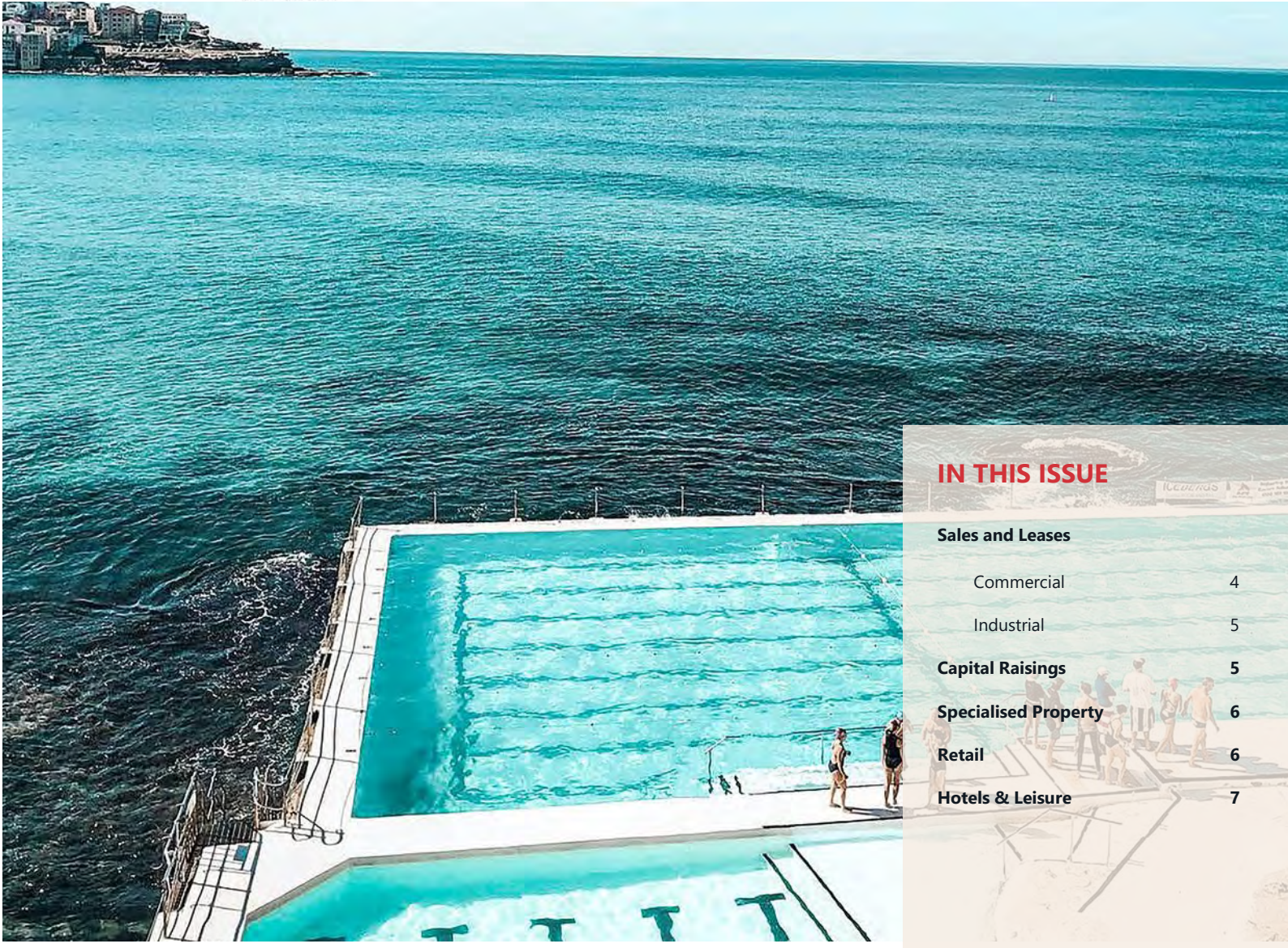




**Preston
Rowe
Paterson**

International
Property Consultants
and Valuers



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Transactions in Review

October 2021



ABOUT THIS REPORT

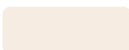
Preston Rowe Paterson prepare research reports covering the main markets within which we operate in each of our capital cities and major regional locations.

This report summarises major reported transactions within these markets whilst adding transactional analysis to provide greater market insight.

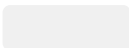
The markets covered in this research report include the commercial office market, industrial market, retail market, specialised property market, hotel and leisure market, residential market and significant property fund activities.

We regularly undertake valuations of commercial, retail, industrial, hotel and leisure, residential and special purpose properties for many varied reasons, as set out later herein.

We also provide property management services, asset and facilities management services for commercial, retail, industrial property as well as plant and machinery valuation.



Sales Transaction



Rental Transaction



Commercial

MA Financial and Centuria has acquired a office tower in a \$166 million deal.

Retail

JY Group has acquired a 50% interest in th Roselands Shopping Centre for \$167 million.

HIGHLIGHTS

Industrial

Centuria REIT has acquired a portfolio of 8 industrial assets for \$351 million.



Commercial

25 Grenfell Street, Adelaide SA 5000

- \$166 million
- 6.8% Yield
- \$6,649 per sqm lettable area

Global property company *Blackstone* has divested a commercial office tower in Adelaide through a joint venture between *Centuria Capital* and *MA Financial Group* in a **\$166 million deal**. The Black Stump tenanted by the RBA, Aurecon and Department of Primary Industries and Regions, is a 24-level building comprising 24,968 sqm of lettable area that is 90% occupied with a WALE of 4 years. The deal was transacted on a **yield of 6.8%** at a **rate of \$6,649 per sqm of lettable area**. (RCA 27.10.21)

55 Russell Street, South Brisbane QLD

- \$34.7 million
- 5.0% Yield
- \$8,503 per sqm lettable area

Barwon Investment Properties has acquired a commercial office in a **\$34.7 million deal**. Tenanted by the Queensland Government, the 4,081 sqm of lettable area premises comprises of 3 levels and basement car parking for 55 vehicles. The 2,153 sqm property has achieved a 5 star NABERS. The deal was struck on **yield of 5.0%** at a **rate of \$8,503 per sqm of lettable area**. (RCA 15.10.21)

100 Creek Street, Brisbane QLD 4000

- \$184.7 million
- 5.3% Yield
- \$9,133 per sqm lettable area

Cromwell Property Group has acquired a commercial office from *ISPT* in a **\$184.7 million deal**. Located in Brisbane's Golden Triangle, the 24-storey tower with floor to ceiling glass comprises 20,223 sqm of lettable area with a diverse mix of tenants. The 5-star NABERS rated property transacted on a **yield of 5.3%**. The deal was struck at a **rate of \$9,133 per sqm of lettable area**. (RCA 14.10.21)





Industrial

175 Wacol Station Road, Wacol QLD 4076

\$38.2 million

3.5% Yield

\$5,586 psm gross lettable area

ESR has acquired a 7.51 Ha industrial site from *Wagners Group* in a **\$38.2 million deal**. The dual access premises comprising of 6,838 sqm of gross lettable area was sold on a leaseback deal to *Wagners* till December 2020. The deal was struck on a **yield of 3.5%** at a **rate of \$5,586 per sqm of gross lettable area**.

(RCA 19.10.21)

4 Sirus Road, Lane Cove West NSW 2066

\$20.56 million

4.1% Yield

\$4,842 per sqm of lettable area

Hilprof Holdings has divested a large freestanding industrial building located in the Lane Cove industrial precinct in a **\$20.56 million deal**. The fully leased premises tenanted by a swim school and Alto group with a WALE of 8.1 years comprises 4,246 sqm of lettable area on a site area of 6,462 sqm. It has 71 on grade car spaces and was sold previously in 2016 for \$11.9 million. The deal was transacted on a **yield of 4.1%** at a **rate of \$4,842 per sqm of lettable area**.

(RCA 24/10/21)

149-157 Jackson Road, Acacia Ridge QLD 4110

\$12 million

5.2% Yield

\$1,351 psm gross lettable area

Gateway Capital has acquired an industrial warehouse on a 19,300 sqm site in a **\$12 million deal**. Leased to 3 tenants with a net annual income of \$627,253 p.a, the 8,880 sqm of gross lettable area property transacted on a **yield of 5.2%**. The deal was struck at a **rate of \$1,351 per sqm of gross lettable area**.

(RCA 20.10.21)

79 Cherry Lane, Laverton North VIC 3026

\$50.9 million

4.3% Yield

\$2,958 per sqm lettable area

Ascot Capital has divested an industrial warehouse facility to GPT in a **\$50.9 million deal**. The 31,500 sqm site with 17,211 sqm of lettable area was sold fully leased to a an ASX listed Probiotec Company with 3.5% rental growth p.a. and a net passing income of approximately \$1.8 million p.a. The site is positioned in a core logistics location with 224 metre frontage to the Princes Freeway. The deal was struck on a **yield of 4.3%** at a **rate of \$2,958 per sqm of lettable area**.

(RCA 18.10.21)

Capital Raisings

Centuria REIT

\$351 million

4.1% Yield

Centuria REIT has acquired 8 high quality industrial assets in a **\$351 million deal**. The portfolio includes a super distribution centre located in Fairfield acquired for \$200.2 million, with the remaining 7 distribution centres, cold storage facilities and transport logistics acquired for \$151 million. The transactions were partially funded by a \$300 million fully underwritten institutional placement. The portfolio deal was transacted on a blended **yield of 4.1%** on a WALE of 3.8 years taking the total number of assets under CIP to 75 properties valued at \$3.5 billion.

(RCA 13.10.21)





Specialised Property

264-270 Craigieburn Road, Craigieburn VIC 3064

\$20 million

3.9% Yield

\$3,218 per sqm lettable area

A retail complex with a service station and fast-food retail premises has been acquired in a **\$20 million deal**. Anchored by a 7 Eleven, a Red Rooster and 4 other tenants, the investment property with a combined income of \$777,429 p.a. net with fixed increases comprises 868 sqm of lettable area. The 6,215 sqm site transacted on a **yield of 3.9%** at a **rate of \$3,218 per sqm of site area**.

(RCA 19.10.21)

Retail

315 Glenelg Highway, Delacombe VIC 3356

\$122 million

5.3% Yield

\$5,864 per sqm lettable area

SCA Property Group has acquired a retail shopping centre in a **\$112 million deal**. Anchored by Woolworths, Kmart, Dan Murphy's and Showbix Cinemas, the 5.74 Ha site transacted on a **yield of 5.3%**. The Delacombe Town Centre comprising 19,098 sqm of lettable area property was divested by Delacombe Properties Pty Ltd. The deal was struck at a **rate of \$5,864 per sqm of lettable area**. (RCA 31.10.21)

Harbour Town Drive, Biggera Waters QLD 4216

\$48.3 million

5% Yield

\$4,390 per sqm lettable area

Vicinity Centre's has acquired a 50% interest in a premium direct factory outlet from Lendlease in a **\$358 million deal**, representing an implied 100% value of \$716 million. The Harbour Town Gold Coast Shopping Centre comprises 56,744 sqm of gross lettable area. Anchored by a Coles, Aldi, Armani Outlet, Adidas Outlet and Reading Cinemas, the retail centre was transacted on a **yield of 5%**. The deal was struck at a **rate of \$12,618 per sqm of gross lettable area**.

502-520 South Road, Kurralt Park SA 5037

\$92.75 million

4.7% Yield

\$14,123 per sqm lettable area

New Zealand listed *Vital Healthcare Property Trust* has acquired Adelaide's Tennyson Centre in a **\$92.75 million deal**. The cancer centre on 1.26 Ha site was built circa 2010, it comprises 6,567 sqm of lettable area. The premises includes a 1,920 sqm tract that will yield a development opportunity property trust, the deal was partially funded by a capital raising of \$140 million. The deal was transacted on a **yield of 4.7%** at a **rate of \$14,123 per sqm of lettable area**.

(RCA 13.10.21)



Roselands Drive, Roselands NSW 2196

\$167 million

6.3% Yield

\$5,409 per sqm lettable area

JY Group has acquired a 50% interest in a retail shopping centre from Challenger in a **\$167 million deal**, reflecting an implied 100% value at 334 million. The Roselands Shopping Centre anchored by Myers, Woolworths, Coles, Aldi and a Kmart comprises 61,748 sqm of lettable area. The 14.3 Ha site was transacted on a **yield of 6.3%** at a **rate of \$5,409 per sqm of lettable area**. (RCA 21.10.21)



Hotels & Leisure

2-16 The Boulevard, Woy Woy NSW 2256

- \$38 million
- 8% Yield
- \$17,544 per sqm lettable area

The Bayview Hotel in the Central Coast has been acquired by *Laundy Hotels* in a **\$38 million deal**. The regional pub comprising 2,166 sqm of lettable area on a site area of 3,900 sqm transacted on a reported **yield of 8%**. The deal was struck at a **rate of per \$17,544 sqm of lettable area**.

(RCA 28.10.21)

215-221 Sneydes Road, Point Cook VIC 3030

- \$24.33 million
- 5.5% Yield
- \$11,094 per sqm lettable area

The Brook, located in Point Cook has been acquired in a **\$24.33 million deal**. Tenanted by Melbourne Racing Club, the 1.075 Ha site comprises a bistro, café, sports bar with TAB facilities, 80 gambling machines and 204 car parking spaces. The 2,193 sqm of lettable area hotel was transacted on a **yield of 5.5% at a rate of \$11,094 per sqm of lettable area**.

(RCA 14.10.21)

112 Boronia Road, Boronia VIC 3155

- \$24 million
- 5% Yield
- \$8,966 per sqm lettable area

Melbourne's *Zagame Family* has divested a large format gaming venue in a **\$24 million deal**. The Boronia Hotel with 80 gaming machines comprises 2,668 sqm of lettable area. The 7,100 sqm site was transacted on a **yield of 5% at a rate of \$8,996 per sqm of lettable area**.

(RCA 12.10.21)

70 George Street, Beenleigh QLD 4207

- \$6.62 million
- 4.88% Yield
- \$3,610 per sqm site area

Charter Hall has acquired the Imperial Hotel in a **\$6.62 million deal**. The 1,834 sqm site comprises a two-level hotel with gaming facilities and a drive thru BWS. The premises was offered with a 20-year lease to Endeavour subsidiary AHL group, it represents an attractive opportunity as a single tenanted investment leased to a blue chip listed operator. The off-market deal was transacted on a **yield of 4.88% at a rate of \$3,610 per sqm of site area**.

(RCA 07.10.21)



Our Research

At Preston Rowe Paterson we take pride in the extensive research we prepare for the market sectors within which we operate in. These include Commercial, Retail, Industrial, Hotel and Leisure and Residential property markets, as well as Infrastructure, Capital, Asset, Plant and Machinery markets.

We have **property** covered.

We have **clients** covered

Preston Rowe Paterson acts for a diverse range of clients with all types of property needs, covering real estate, infrastructure, asset, plant and machinery interests, these include:

- Accountants, auditors & insolvency practitioners
- Banks, finance companies & lending institutions
- Commercial & residential non-bank lenders
- Co-operatives
- Developers
- Family Offices
- Finance & mortgage brokers
- Hotel owners & operators
- Institutional investors
- Insurance brokers & companies
- Investment advisors
- Lessors & lessees
- Listed & private companies & corporations
- Listed & unlisted property trusts
- Local, state & federal government departments & agencies
- Mining companies
- Mortgage trusts
- Overseas clients
- Private investors
- Property syndication managers
- Real Estate Investment Trusts (REITS)
- Rural landholders
- Solicitors & barristers
- Sovereign wealth funds
- Stockbrokers
- Superannuation funds
- Trustee & custodial companies.

We have **real estate** covered

We regularly provide valuation, advisory, research, acquisition, due diligence management, asset and property management, consultancy and leasing services for all types of Real Estate, including:

- Metropolitan & CBD commercial office buildings
- Retail shopping centres & shops
- Industrial, office/warehouses & factories
- Business parks
- Hotels (accommodation) & resorts
- Hotels (pubs), motels & caravan parks
- Residential developments projects
- Residential dwellings (houses/apartments/units)
- Property Management
- Rural properties
- Hospitals & aged care
- Special purpose properties
- Extractive industries & resource based enterprises
- Infrastructure including airports & port facilities.

We have **asset, plant and machinery** covered

We regularly undertake valuations of all forms of asset, plant and machinery, including:

- Mining & earth moving equipment/road plant
- Resort & accommodation, hotel furniture, fittings & equipment
- Office fit outs & equipment
- Farming equipment
- Transport equipment
- Industrial/factory equipment
- Licensed club furniture, fittings & equipment
- Building services equipment (lifts, air conditioning, fire services & building maintenance equipment).

We have your **needs** covered

Our clients seek our property (real estate, infrastructure, asset, plant and machinery) services for a multitude of reasons, including:

- Acquisitions & Disposals
- Alternative use & highest and best use analysis
- Asset Management
- Asset Valuations for financial reporting to meet ASIC, AASB, IFRS & IVSC guidelines
- Compulsory acquisition and resumption
- Corporate merger & acquisition real estate due diligence
- Due Diligence management for acquisitions and sales
- Facilities management
- Feasibility studies
- Funds management advice & portfolio analysis
- Income & outgoings projections and analysis
- Insurance valuations (replacement & reinstatement costs)
- Leasing vacant space within managed properties
- Listed property trust & investment fund valuations & revaluations
- Litigation support
- Marketing & development strategies
- Mortgage valuations
- Property Management
- Property syndicate valuations & re-valuations
- Rating and taxing objections
- Receivership, Insolvency & liquidation valuations & support/advice
- Relocation advice, strategies and consultancy
- Rental assessments & determinations
- Sensitivity analysis
- Strategic property planning.

We have all **locations** covered

From our capital city and regional office locations we serve our client's needs throughout Australia. Globally, we have three offices located in New Zealand, as well as associated office networks located in the Asia-Pacific region.



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<http://www.appraisalchina.com/>

Japan - Daiwa Realty Appraisal
<http://daiwakantei.co.jp/eng/about>

Thailand - Capital and Co.
<http://www.cpmcapital.co.th/>

Philippines - Cuervo Appraisal
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<http://cuervoappraisers.com.ph/>

United Arab Emirates - Windmills Group

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