



Preston
Rowe
Paterson

®
International Property Consultants

Property Market Report

Victoria

ABOUT THIS REPORT

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

The markets covered in this research report include the commercial office market, industrial market, retail market, hotel and leisure market and residential market as well as economic factors impacting on the real estate markets within we operate.

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.

To compile the research report we have considered the most recently available statistics from known sources. Given the manner in which statistics are compiled and published they are usually 3-6 months out of date at the time we analyse them. Where possible we consider short term movement in the statistics by looking at daily published data in the financial press. Where this shows notable fluctuation, when compared to the formal published numbers we have commented accordingly.

June Quarter 2015

INSIDE THIS ISSUE:

Melbourne CBD Office Market	2
East Melbourne Office Market	4
Southbank Office Market	5
St Kilda Road Office Market	6
Retail Market	8
Industrial Market	10
Residential Market	12
Hotel & Leisure Market	14
Regional Market	15
Economic Fundamentals	16
About Preston Rowe Paterson	18
Contact Us	20



Phone: +61 2 9292 7400

Fax: +61 2 9292 7404

Address: Level 14, 347 Kent Street Sydney NSW 2000

Email: research@prpsydne.com.au

Follow us: Visit www.prpsydne.com.au

© Copyright Preston Rowe Paterson NSW Pty Limited



COMMERCIAL OFFICE MARKET

Melbourne CBD



Investment Activity

Preston Rowe Paterson Research recorded a number of reported sales transactions that occurred in the Melbourne CBD Office Market during the three months to June 2015.

33-43 Dudley Street, Melbourne, VIC 3000

A commercial property has been purchased by an offshore Chinese developer for **\$12.1 million**. The 1,273 sqm site was sold without a planning permit but is a future residential development site. The sale reflects a rate of \$942.66 psm and is currently leased at a land rate of over \$9,500 psm.

357 Collins Street, Melbourne, VIC 3000

A 31,920 sqm office building in Melbourne's CBD has been sold to *Frasers Commercial Trust* for **\$222.5 million**. The sale reflects a rate of \$6,970.55 psm. The 25-storey A-Grade office tower contains quality tenants including *Commonwealth Bank*, *Meridian Lawyers* and *Wilson HTM*. The building has an occupancy rate of 95.5% and a WALE of six years.



520 Collins Street, Melbourne, VIC 3000

A private investor has purchased a 15-storey office tower from Melbourne powerbroker Jason Yeap for **more than \$50 million**. The sale reflects an **initial yield of around 6.7%**. [AFR 04/05/2015]

52 Collins Street, Melbourne, VIC 3000

Australian National University has sold a 12-floor A-grade office tower to property investment firm *Marks Henderson* for **more than \$32 million**. The tower offers 3,500 sqm of lettable space and is currently fully leased. ANU will continue to lease a floor in the building with nine other tenants, including the ground floor retail space being occupied by *Koko Black* on a long-term lease. The sale reflects a rate of \$9,142.86 psm.

247 Collins Street, Melbourne, VIC 3000

Lian Beng Ventures Melbourne has acquired the iconic **Newspaper House** for **\$25 million including GST**. The property is a vacant, six-level sandstone building and was bought as an investment opportunity.

Leasing Activity

Preston Rowe Paterson Research recorded the following leasing transactions that occurred in the Melbourne CBD Office Market during the three months to June 2015:

727 Collins Street, Docklands, VIC 3008

LinkGroup has leased 20,000 sqm of space at *Walker Group's Collins Square* development. The data analytics company will have custom-designed space over 10 floors in Tower 4 as well as naming rights for the building. Docklands is located about 2 km south-west of the Melbourne CBD.

Swanston Street & La Trobe Street, Melbourne, VIC 3000

GPT Group has leased out another 4,647 sqm of premium grade office space to *NBN* at **Central Tower**. The broadband provider now leases more than 10,800 sqm over 7 floors in the building. The deal is for **5 years**.

Development Sites

According to the Property Council of Australia (PCA)'s Office Market Report July 2015, new developments is expected for completion mid 2015 in Melbourne.

One of the highly anticipated development is **2 Collins Square—Site 4D** located on **727 Collins Street** near **Docklands**. It will comprise of 55,000 sqm of office space across 26 levels at an average floorplate size of 2,120 sqm. Tower 2 Collins Square will include 4,525 sqm of retail space and incorporate 86 car spaces. The development by *Walker Corporation* is expected to be completed in the 3rd quarter of 2016. The A Grade office building will achieve a 5-star Green Star energy rating.



Another new commercial development is the **567 Collins Street** project located at **559-587 Collins Street** in the Spencer Street corridor. The *Leighton Properties* project is expected to be completed in the 3rd quarter of 2015. The commercial building comprise of 55,000 sqm of office space over 26 levels, 1,000 sqm of ground floor retail space, 162 car spaces and 5-star NABERS energy rating.





Supply by Grade (Stock)

The PCA Office Market Report July 2015 recorded that in the six months to July there was a new supply of 80,755 sqm which entered the Melbourne market. It was offset by 64,435 sqm of withdrawal revealing a growth of 1.61% of the total Melbourne CBD Commercial Office market to 4,413,312 sqm.

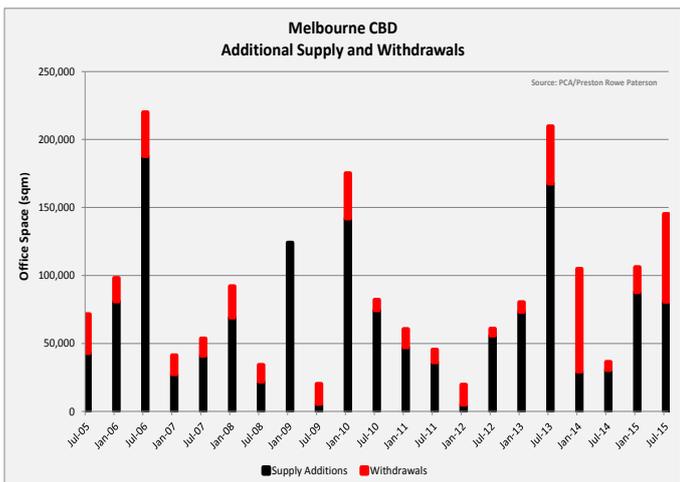


Chart 1 – Melbourne CBD Additional Supply and Withdrawals - Source PCA

The new stock supply was attributed to the increase in A Grade stock in the Docklands and Western Core precincts. Stock levels in A Grade has increased to 2,156,194 sqm.

The largest decrease in office stock was recorded in B Grade office followed by C Grade. Both noted a tightening of -36,637 sqm and -11,030 sqm to 881,385 sqm and 552,478 sqm respectively.

Premium and D Grade office supplies recorded no changes in the six months to July, stock levels remained at 702,103 sqm and 121,152 sqm respectively.

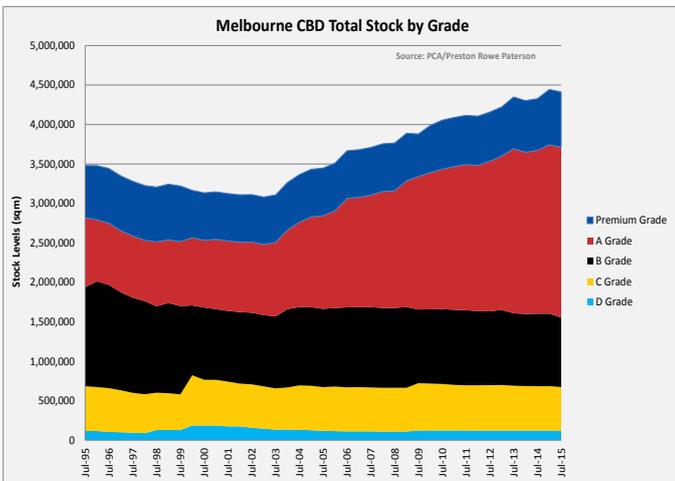


Chart 2 – Melbourne CBD Total Stock by Grade – Source PCA

Total Vacancy

The Melbourne CBD office market recorded a decrease of -1% in total vacancy to 8.1% in the six months to July 2015. Sub-lease vacancy accounted for 1.1% and direct vacancy was at 7%. Total vacancy in the market accounts to 356,197 sqm.

Vacancy rate has tightened across all office grades except for D Grade which increased by 0.9% to 3% vacancy. The largest fall in vacancy was recorded in B Grade stock which fell by -3.1% to 9.4%. Both Premium and C Grade office vacancy fell by -1.2% to 7.2% and 10% respectively. A Grade stock vacancy tightened by -0.1% to 7.6%.

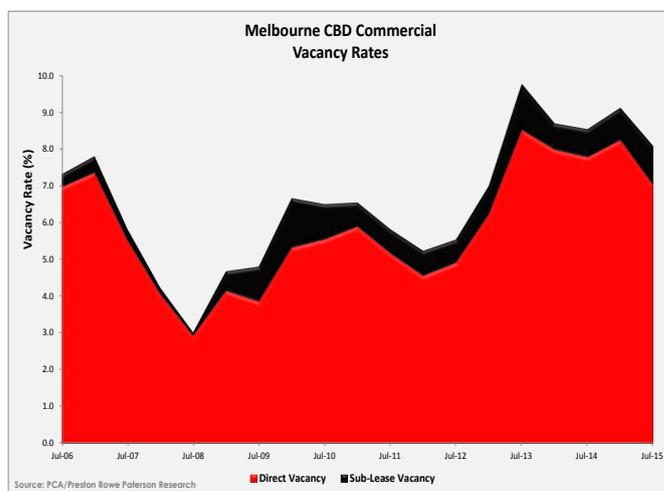


Chart 3 – Melbourne CBD Commercial Vacancy Rates – Source PCA



East Melbourne CBD



Leasing Activity

Preston Rowe Paterson Research recorded the following leasing transactions that occurred in the East Melbourne Office Market during the three months to June 2015;

8 Redfern Road, Hawthorn East, VIC 3123

Healthcare provider *Cabrini Health* has signed a deal to lease 2,000 sqm of office space, including 70 car parks, for **5 years**. Hawthorn East is located about 7.8 km east of the Melbourne CBD.



Supply by Grade (Stock)

The PCA's Office Market Report July 2015 noted that the total East Melbourne office market had not received any additional supply or withdrawals since July 2014. The East Melbourne total office stock amounts to 176,361 sqm.

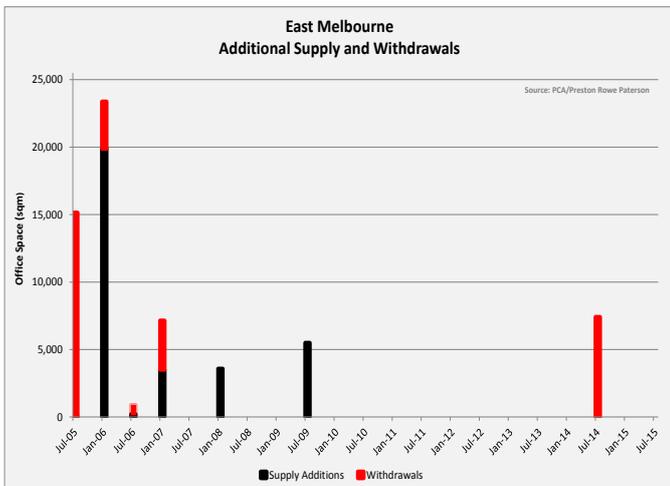


Chart 4 – East Melbourne Additional Supply and Withdrawals – Source PCA

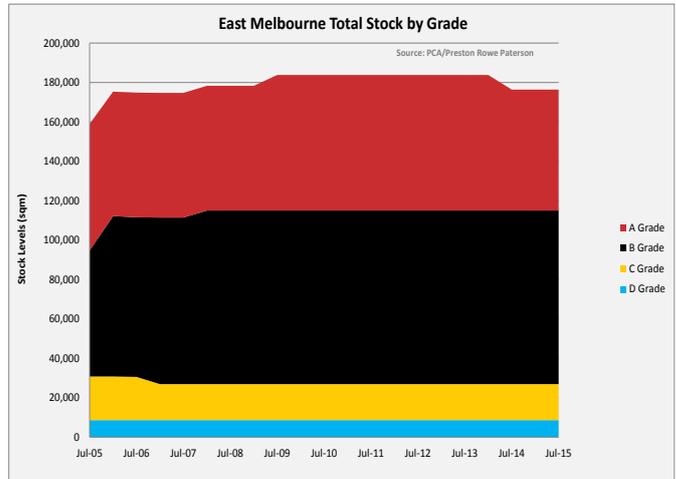


Chart 5 – East Melbourne Total Stock by Grade – Source PCA

The East Melbourne office market was dominated with B Grade stock which accounts for 88,064 sqm followed by A Grade stock at 61,352 sqm. C and D Grade stock amounts to 18,278 sqm and 8,667 sqm respectively.

Total Vacancy

As at July 2015, the East Melbourne's office total vacancy rate is 1.5%, which translates to 2,639 sqm of vacancy. The 0.1% rise in vacancy rate is attributed to sub-lease vacancy, whereas direct vacancy remained at 1.4%.

D Grade stock recorded the highest increase in vacancy rate of 9.4% to 16.2%. C Grade office noted a 1.4% vacancy, B Grade office vacancy tightened by 1% to 0.3%, and A Grade office vacancy remain at 1.1%.

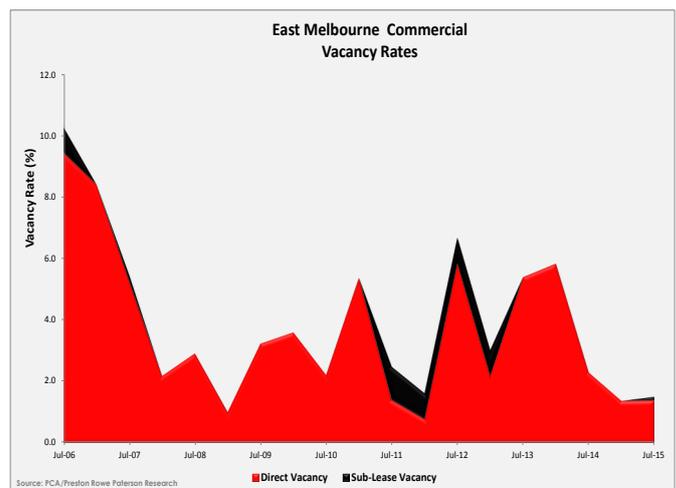


Chart 6 – East Melbourne Commercial Vacancy Rates – Source PCA

Southbank



Investment Activity

Preston Rowe Paterson Research recorded only one sales transaction that occurred in the Southbank Office Market during the three months to June 2015.

71-87 City Road, Southbank, VIC 3006

Central Equity has bought four neighbouring properties for around \$40 million. The four, low-rise commercial buildings have the potential to create a 2,100 sqm site capable of holding multiple high-rise towers. The sale reflects a rate of \$19,047.60 psm.

10-16 Dorcas Street, South Melbourne, VIC 3205

Crescent Wealth has purchased an office building from Cromwell Property Group for \$30.75 million on a yield of 7.3%. The 8-level 7,608 sqm building was recently refurbished and is leased to Dimension Data until August 2019.



Development Sites

According to the Property Council of Australia (PCA)'s Office Market Report July 2015, a new development is expected for completion 2017.

The new development is the **ABC Development** project located at **102 Sturt Street in Southbank**. The Australian Broadcasting Corporation project is expected to be completed in the 2017 or later. The commercial building comprise of 30,000 sqm of office space over 6 levels, 70 car spaces.



Supply by Grade (Stock)

In the six months to July 2015, the PCA's Office Market Report recorded that the total Southbank office market experienced a 513sqm supply withdrawal. The total Southbank office market is about 417,670 sqm as at July 2015. The stock withdrawal is attributed to the tightening of the C Grade office stock.

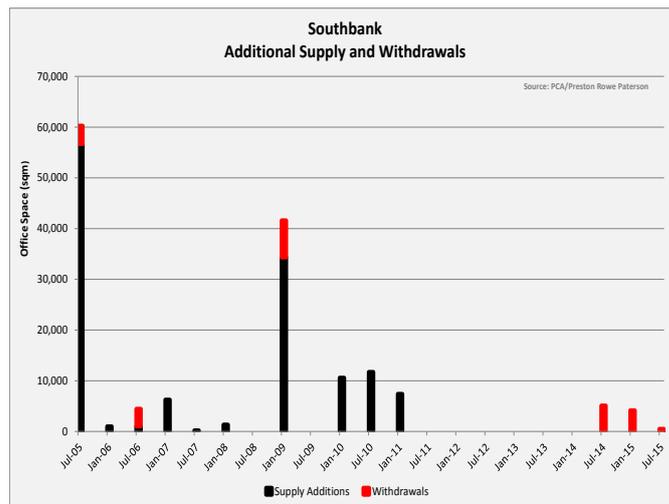


Chart 7 – Southbank Additional Supply and Withdrawals – Source PCA

The office stock in the Southbank market was predominantly A Grade spaces which amounts to 248,819 sqm. Followed by B and C Grade stock at 109,656 sqm and 56,113 sqm. D Grade stock sums up to 3,082 sqm.

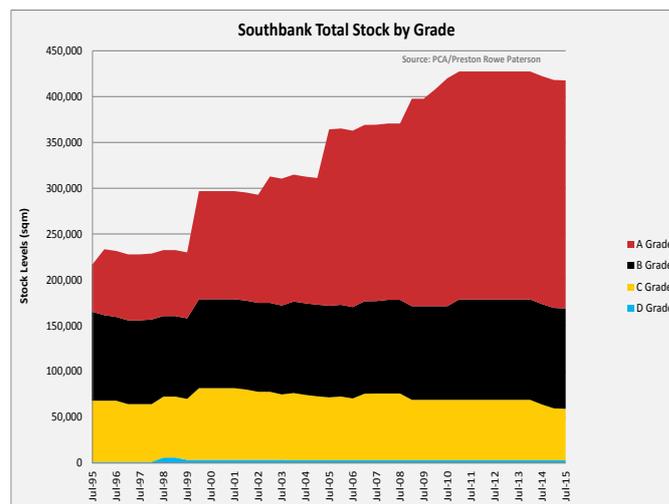


Chart 8 – Southbank Total Stock by Grade – Source PCA



Total Vacancy

The overall office vacancy in Southbank had risen by 2.2% to 8.7% in the six months to July 2015. Direct vacancy assumes 6.9% and sub-lease vacancy is 1.7%.

The highest vacancy rate increase was recorded in A Grade stock which rose by 3.8% to 8.3%. B Grade vacancy increased by 2.7% to 12.2% and C Grade vacancy tightened by -3.4% to 3.9%. There were no recorded vacancy in the D Grade stock.

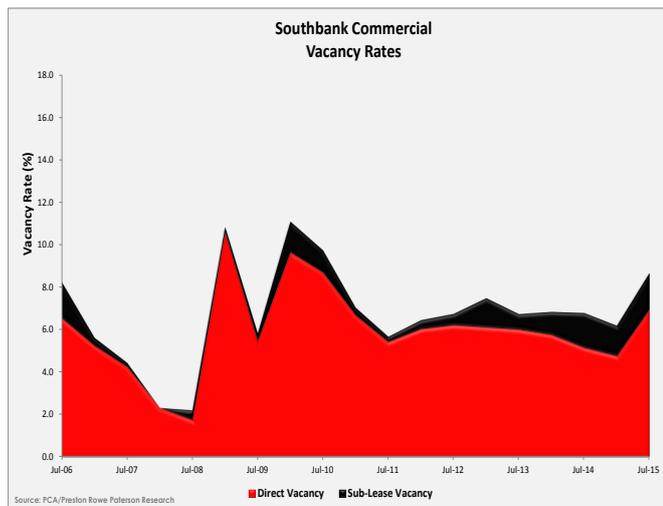


Chart 9 – Southbank Commercial Vacancy Rates – Source PCA

St Kilda Road



Investment Activity

Preston Rowe Paterson Research recorded only one sales transaction that occurred in the St Kilda Road Office Market during the three months to June 2015.

499 St Kilda Road, St Kilda, VIC 3182

Qualitas has paid **\$80 million** for the **Falkner Centre** office tower that it will convert into a luxury \$300 million apartment development. The 6070 sqm site will be converted to a \$300 million apartment block with 253 apartments over 21 storeys, with an average unit price of \$1.1 million. The sale reflects a rate of \$13,179.55 psm and construction will commence in late this year or in early 2016. St Kilda is located around 6.6 km south-west of the Melbourne CBD.



Leasing Activity

Preston Rowe Paterson Research recorded the following leasing transactions that occurred in the St Kilda Road Office Market during the three months to June 2015;

509 St Kilda Road, Melbourne, VIC 3000

Fair Work Building and Construction has leased over 1,649 sqm of space on a **10-year deal at net rent of \$320 psm**. The deal means that the nine-level building now has 100% occupancy.





Supply by Grade (Stock)

According to the PCA Office Market Report July 2015, the St Kilda Road total office market recorded 17,841 sqm office space withdrawal in the six months to July. This is the largest observed withdrawal in the market since January 2001. The total office stock in the St Kilda Road market recorded a total office space of 717,635 sqm.

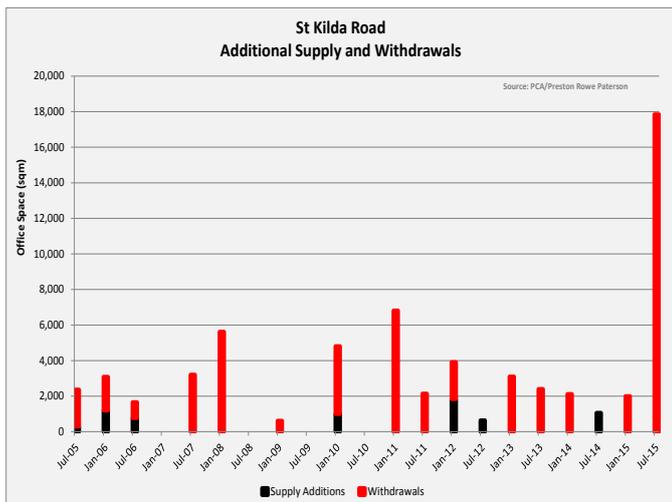


Chart 10 – St Kilda Road Additional Supply and Withdrawals - Source PCA

The stock withdrawal was associated with the tightening of B and C Grade office space. B Grade stock fell by 10,241 sqm to 318,692 sqm and C Grade decreased by 7,600 sqm to 147,994 sqm.

A and D Grade office stock remain unchanged in the six months to July. A Grade stock totalled 245,325 sqm and D Grade stock amounted to 5,624 sqm.

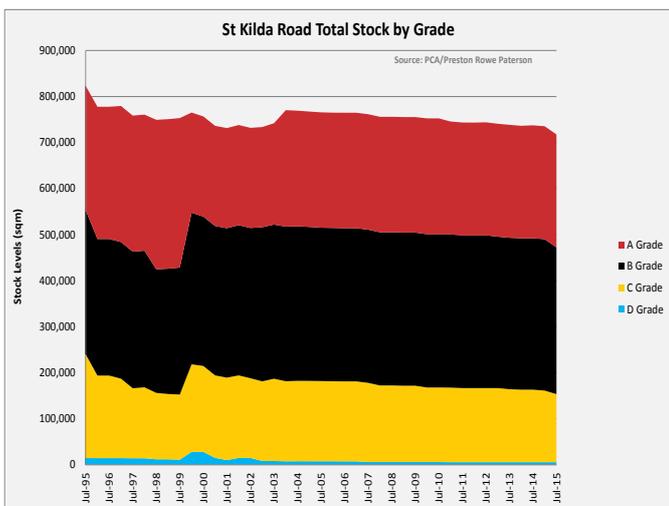


Chart 11 – St Kilda Road Total Stock by Grade – Source PCA

Total Vacancy

The total vacancy in the St Kilda Road office market had tightened by -0.5% to 9.3% in the past six months to July 2015. Direct vacancy has fallen by -1% to 7.3% and sub-lease vacancy increased by 0.5% to 1.9%. The total vacant stock in the St Kilda Road market amounts to 66,499 sqm.

The highest increase in vacancy was C Grade stock which grew by 4.5% to 16.5%. The A and B Grade stock tightened by -1.7% and -1.9% to 7.5% and 7.4% respectively. D Grade vacancy remain unchanged at 2.4%.

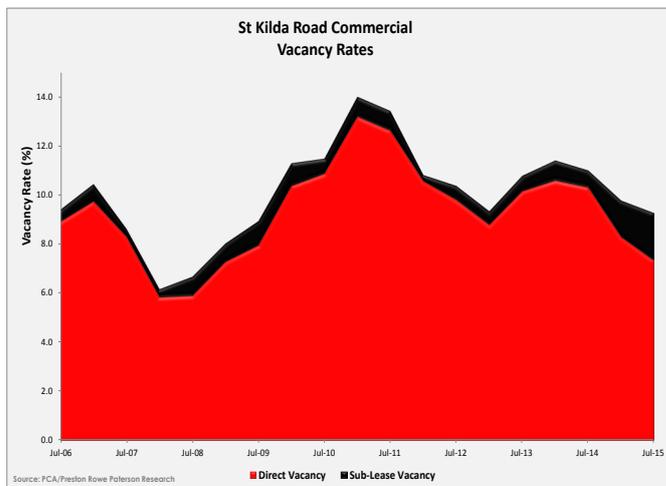


Chart 12 – St Kilda Road Commercial Vacancy Rates – Source PCA



RETAIL MARKET



Investment Activity

Preston Rowe Paterson Research recorded the following retail transactions that occurred in the Melbourne metropolitan area during the June quarter 2015;

2-6 Rossack Drive, Waurm Ponds, VIC 3216

The **Waurm Ponds Plaza** has been sold by *Ashpark Nominees* for **\$18.2 million** to a private Melbourne investor on a **yield of 8.5%**. The 6,792 sqm centre is leased to *Petbarn, Furniture Galore, Boating, Camping and Fishing* and other tenants. The sale reflects a rate of \$2,679.60 psm. Waurm Ponds is located about 82.7 km south-west of the Melbourne CBD.

523-531 High Street, Melton, VIC 3337

A deal has been struck between Queensland institutional investor QIC and Adelaide private investor Nick DiMauro for the **Coburns Central Shopping Centre** for **\$26.05 million**. The centre is anchored by Woolworths supermarket and 14 specialty stores. The 6,868 sqm complex was sold on a **yield of less than 6%**. QIC plan to integrate the centre with their existing asset, **Woodgrove Shopping Centre**. Melton is located around 41 km north-west of the Melbourne CBD.



Cnr Palmers & Overton Roads, Williams Landing, VIC 3027

Listed developer *Cedar Woods* has sold a Masters store in its Williams Landing housing estate for **\$36 million** on a tight **yield of 6%**. Masters occupies the site on a 20 year lease on an annual rent of \$161 psm. The yield is thought to be record for major hardware stores with most selling on yields of around 7%. Williams Landing is located about 23.7 km south-west of the Melbourne CBD.

200-202 High Street, Cranbourne, VIC 3977

A newly developed *Hyundai* car dealership has been sold by *Firestar Developments* for **\$7.3 million**. The 3,664 sqm site is zoned mixed use with 1,625 sqm of floor area which features a showroom, office and meeting rooms, car delivery bay and a service workshop. Private investors bought the property that sold on a rate of \$1,992.35 psm. Cranbourne is located around 40 km south-east of the Melbourne CBD.

194-200 Bourke Street, Melbourne, VIC 3000

A local developer with overseas connections has paid **about \$60 million** for a former *Hoyts* cinema complex. The three-level building, which is now known as the **Midcity Arcade** and **Chinatown Cinema Complex**, sold on a **yield of around 5%**. The sale of the 2,040 sqm site reflects a rate of \$29,411.75 psm. Tenants include, the *Chinatown Cinema Complex* and a mix of Asian restaurants and cafes and boutique retailers.

324-328 Hampshire, Sunshine, VIC 3020

A local private investor has purchased the recently refurbished **Sunshine Plaza Shopping Centre** for **\$35 million**. The 15,376 sqm shopping complex was sold on a **yield of about 9%**. The centre is anchored by a 3,508 sqm *Woolworths* and a 1,655 sqm *Aldi* supermarket, along with eight mini-majors and 44 specialty stores. Sunshine is located 13 km west of the Melbourne CBD.



132-142 Wellington Parade, East Melbourne, VIC 3002

A local developer has purchased a development site across from the **Melbourne Cricket Ground** for around **\$13 million**. The 709 sqm site comprises shops and offices and the site can be redeveloped up to a height of eight levels. The property was sold on a **yield of about 4%** and reflects a rate of about \$18,335.70 psm. East Melbourne is located 2.2 km east of the Melbourne CBD.

1085-1087 Western Highway, Caroline Springs, VIC 3023

A Melbourne private investor has bought a leased showroom property from a Melbourne developer for **\$5.25 million**. The 2 showrooms together are 2,448 sqm in size and are leased to *Autobarn* and *Petbarn*. The properties sold on a **passing yield of 6.9%** and the tenants are paying a net annual rent of \$364,088. The sale reflects a rate of \$2,144.60 psm. Caroline Springs is located 23.9 km north-west of Melbourne's CBD.

850 Plenty Road, Reservoir, VIC 3073

LaSalle Investment Management has acquired a shopping centre for **\$85 million on a yield of below 7%**. The 15,700 sqm mall is anchored by a 20-year *Coles* lease, a 15-year *Kmart* lease and a 10-year *Aldi* lease. The centre also has more than 33 speciality tenants. The sale reflects a rate of \$5,414 psm. Reservoir is located 12.4 km north-east of Melbourne's CBD.



**5-15 Kent Avenue, Croydon
VIC 3136**

Property fund manager *Haben Property* has acquired the **Croydon Central** shopping centre for just **over \$40 million**, on a **yield of just under 6%**. The



single-level 9,588 sqm centre is anchored by a *Coles* and *Aldi* and also has 31 specialty stores. *Haben* will likely improve and expand the existing development in the future. The sale reflects a rate of \$4,171.90 psm. Croydon is located about 29.8 km east of the Melbourne CBD.

162-166 Somerville Road, Hampton Park, VIC 3976

An overseas investor has bought the **Hampton Park Shopping Square** for **\$25.6 million**, on a **yield of 6.55%**. The sale of the 27,400 sqm site reflects a rate of \$934.30 psm. The 7,011 sqm centre contains 51 shops, 6 office suites, 415 parking spaces and room for future development. Hampton Park is located 38.8 km south-east of the Melbourne CBD.

1-3 Coleman Parade, Glen Waverley, VIC 3150

A local investor has purchased a two-level recently refurbished *Fitness First* gym with long-term future development potential for **\$10.53 million**. The 3,367 sqm site sold on a rate of \$3,127.40 psm and on a **yield of 6.9%**. Glen Waverley is located 21.2 km south-east of Melbourne's CBD.

Leasing Activity

Preston Rowe Paterson Research recorded the following leasing transactions that occurred in the Melbourne Retail Market during the three months to June 2015;

141-145 Lonsdale Street, Dandenong, VIC 3175

Marmara Halal Meats will move into an ex-IGA 2,800 sqm site for a net annual rent of \$448,000. The **deal is for 10 years** with an **option to renew again in another 10 years** and *Marmara* will also operate the adjoining *Bottle-O* shop covering 700 sqm and a *TattsLotto* kiosk located in the same building. The lease reflects a **rate of \$160 psm**. Dandenong is located 36 km south-east of the Melbourne CBD.

234 Collins Place, Melbourne VIC 3000

US computer giant *Hewlett Packard* will pay an estimated \$500,000 a year in net rent to occupy space in a Collin Street mall. HP will take up about 1,000 sqm, reflecting a **rate of \$500 psm**.

85 Vineyard Road, Sunbury, VIC 3429

Total Tools has taken up space vacated by *Bunnings Warehouse* at the **Sunbury Showroom Centre** on a **10-year lease**. The company will pay about **\$170-\$250 psm** for the 1,100 sqm site. Sunbury is located about 40.5 km north-west of Victoria's CBD.



Retail Statistics

According to the Australian Bureau of Statistics category 8501.0 Retail Trade (June 2015), the retail turnover figures recorded in Victoria produced varied results. The total retail turnover in Victoria grew by 0.8% over the month of June 2015, with an annual retail turnover growth of 5.34% to turnover of \$6,033.1 million. The Victorian retail market has experienced positive growth over the June quarter.

The largest monthly growth in retail turnover was the Household goods retailing which grew by 3.6% in June to monthly turnover of \$1,107.4 million. Other retailing increased by 2.05% to a monthly turnover of \$851.3 million and Cafes, restaurants and takeaway food services monthly turnover grew by 0.71% to \$777.1 million.

Clothing, footwear and personal accessory retailing recorded the largest monthly decline of -1.93% to \$526.5 million monthly turnover. Food retailing and Department stores revealed a small decrease of -0.12% and -0.44% to the monthly turnover of \$2,406.4 million and \$364.4 million respectively.



Chart 13 – Victoria Retail Turnover – Source ABS

An analysis of the six retail sectors had revealed positive turnover results where all categories recorded growth over the year to June 2015.

The most marked growth was in Household Goods retailing (16.51%) followed by Other retailing (6.8%), Cafes, restaurants and takeaway food services (4.23%), Department stores (2.37%), Food retailing (1.78%) and Clothing, footwear and personal accessory retailing (1.48%).

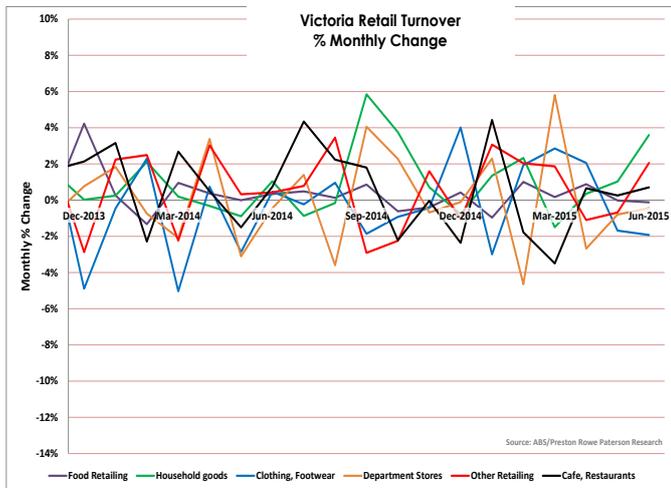


Chart 14 – Victoria Turnover % Monthly Change – Source ABS

INDUSTRIAL MARKET

Investment Activity

Preston Rowe Paterson Research recorded a number of sales transactions that occurred in the Melbourne Industrial Market, during the three months to June 2015;

600 Geelong Road, Brooklyn, VIC 3012

Perth-based syndicator the *GM Property Group* has bought a 7.27 ha industrial property from boutique funds manager *Marks Henderson* for **\$19.65 million**. The property was sold on a **very high yield of 9.23%** and reflects a rate of \$270.30 psm. The property returns about \$1.8 million net per year from its multiple tenants including *Storage Depot*, *Crown Limited*, *Avanti Bicycle Company* and *TTL Holdings*. The site comprises 5 buildings with a GLA of 31,610 sqm and a 5,000sqm hardstand warehouse which is leased by multiple tenants with a WALE of 2 years. Brooklyn is located 12.6 km west of the Melbourne CBD.

4 & 5-9 Hobbs Court, Rowville, VIC 3178

Mair Property Funds has acquired a fully leased industrial property for **\$8.93 million**. The property is fully leased to a subsidiary of *Seuz Environment*. The property will be put into a new wholesale trust. The sale of the 4,708 sqm site reflects a rate of \$1,896.75 psm. Rowville is located around 30.4 km south-east of the Melbourne CBD.

269-271 Frankston-Dandenong Road, Dandenong South, VIC 3175

A private investor has purchased a 7,340 sqm industrial facility on a 2.43 ha site from Melbourne-based fund manager *Quintessential Equity* for **\$7.2 million**. The facility is currently leased, on a 14-year deal expiring in 2029, to electricity cable manufacturer *Tycab Australia*. The sale reflects a rate of \$296.30 psm. Dandenong South is located 34.9 km south-east of the Melbourne CBD.

2-10 Bliss Court, Derrimut, VIC 3030

A Melbourne-based private investor has acquired a 9,715 sqm industrial facility for **\$8.84 million, on a yield of 9%**. The sale reflects a rate of \$909.95 psm. The property is currently leased to *Australian Automotive Distribution* on a five-year deal. Derrimut is located 19.4 km west of Melbourne's CBD.



78-118 Cherry Lane, Laverton, VIC 3028

The *AIMS Property Securities Fund* has bought an industrial site for **\$35.5 million**. The site is currently leased on a new 10-year deal to *Patrick Autocare Pty Ltd* with 4% increases annually. The sale of the 23.8 ha industrial property shows **an initial yield of around 6%** and reflects a rate of \$149.15 psm. Laverton is located around 22.2 km south-west of the Melbourne CBD.

15-33 Alfred Street, Blackburn, VIC 3130

BWP Trust has sold multi-tenanted industrial property to a private investor for **\$17.53 million**. The sale of the 20,323 sqm industrial property reflects a rate of \$863 psm. Blackburn is located 17.9 km east of the Melbourne CBD.

Ferntree Gully Road, Knoxfield, VIC 3180

A-Reit Growthpoint Properties Australia has paid **\$56.9 million** to acquire three industrial properties in Knoxfield. The properties comprise 37,694 sqm of offices and warehouses on a 68,389 sqm site. The sale reflects a **weighted average passing yield of 7.84%** and a rate of \$832 psm. The tenants include *Brown & Watson*, *NGK Spark Plug*, *Food Services* and *Orora Limited*. The weighted average lease expiry is 6.8 years. Knoxfield is located 29.8 km south-east of the Melbourne CBD.

191-197 Salmon Street, Port Melbourne, VIC 3207

The headquarters of *GM Holden* has been sold to *Mirvac Group* for **more than \$85 million, on a yield of 10.5%**. The 23,960 sqm three-level office building, with 23,763 sqm of net lettable area, has a net passing income of nearly \$9 million and a weighted average lease expiry of 5.3 years. The sale reflects a rate of \$3,577 psm. Port Melbourne is located about 5 km south-west of the Melbourne CBD.

23 Fiveways Boulevard, Keysborough, VIC 3173

Australian Unity has acquired a 4,600 sqm warehouse for **\$6.5 million**. The sale reflects a rate of \$1,413 psm. Keysborough is located about 26.2 km south-east of the Melbourne CBD.

22-24 Howleys Road, Notting Hill, VIC 3168

Harmony Property has purchased a 2,500 sqm warehouse for **\$5.1 million**. The sale reflects a rate of \$2,040 psm. Notting Hill is located about 21.1 km south-east of Melbourne's CBD.

342 Cooper Street, Epping, VIC 3076

Industrial showroom units have been sold to a private investor for **\$6 million**. The sale of the 3,243 sqm site reflects a rate of \$1,850.14 psm. Epping is located around 21.2 km north of Melbourne's CBD.



Henry Street, Belmont, VIC 3216

Developer, *Up Property*, has purchased the former *CSIRO* research facility for approximately **\$8-10 million**. The 6.37 ha site has development potential with the site likely to be re-zoned for residential development. The 22,000 sqm property includes offices, laboratories and warehouses. Belmont is located around 81.5 km south-west of Melbourne's CBD.

649-655 Springvale Road, Mulgrave, VIC 3170

An owner-occupier has bought a 19,286 sqm industrial facility, on a 48,600 sqm site, for **\$14.1 million**. The site includes three interconnected buildings and sold on a rate of \$290.10 psm. Mulgrave is located about 23 km south-east of the Melbourne CBD.

2-12 Gwynne Street, Cremorne, VIC 3121

A local developer and local investor have bought three adjoining properties for **\$9 million**. The total 2,000 sqm site comprises an industrial building of 1,041 sqm, a 476 sqm car park and a 483 sqm land and commercial building. The first two lots will likely be redeveloped into office buildings while the third lot has been bought as a passive investment. The seller, *Bond Imaging*, has a 12-month lease term returning a combined \$156,000 per annum. The sale reflects a rate of \$4,500 psm. Cremorne is located about 3.4 km south-east of the Melbourne CBD.

Cnr Johnston and Chapel Street, Fitzroy, VIC 3065

A local developer has purchased two industrial properties for **\$5.5 million**. The industrial properties are currently being leased for \$120 psm per annum but it is likely that the developer will convert the site into a residential development. Fitzroy is located about 2.7 km south-west of Melbourne's CBD.

Aylesbury Drive & Maidstone Street, Altona, VIC 3018

Cadence Property Group has paid more than **\$10 million** for 12.5 hectares of land over two new business parks. The land on Aylesbury Drive has already been sub-divided into six serviced lots. The sale reflects a rate of \$80 psm. Altona is located 16.8 km south-west of the Melbourne CBD.

International Drive, Westmeadows, VIC 3049

Warrington Property has acquired the **Melbourne International Airfreight Centre** from *DEXUS Wholesale Property Fund* for **\$23.85 million**. The sale of the 5.6 hectare site reflected a **yield of 6.03%** and the centre currently has a 31% vacancy rate.



The 25,274 sqm centre contains offices and warehouse premises with 43 existing tenants including, *Visy*, *Air Menzies* and *Summit Sea & Air*. A substantial refurbishment and reposition of the site will likely be done by *Warrington Property* in order to allow for a greater mix of uses. Westmeadows is located about 21.5 km north-west of Melbourne's CBD.

Leasing Activity

Preston Rowe Paterson Research recorded a number of leasing transactions that occurred in the Melbourne Industrial Market during the three months to June 2015;

234-238 Boundary Road, Braeside, VIC 3195

Residential and commercial stonemason *Adriatic Stone* has leased an office and warehouse property from a private investor. The 2,176 sqm site has been leased on an **8-year term** for about \$145,000 per year. The lease reflects a **rate of \$66.64 psm**. Braeside is located 26.6 km south-east of Melbourne's CBD.

2-4 Sunline Drive, Truganina, VIC 3029

A two-level corporate office and high clearance warehouse has been pre-leased by storage specialists *Stow Storage Systems Australia* to accommodate its Victorian operations and service its major clients in the west. The lease term is for **seven years** and *Stow Storage Systems Australia* will pay an annual net rent of \$301,350. The leasing of the 3,982 sqm property reflects a **rate of \$75.70 psm**. Truganina is located 23.5 km south-west of Melbourne's CBD.

9 Ashley Street, West Footscray, VIC 3012

Independence Australia, a not-for-profit disability support organisation, has taken up space at *ISPT's Central West Industrial Park* on a **6-year deal**. The lease is worth a net annual rent of \$565,000 for a 5,581 sqm office and warehousing facility with about 4,000 sqm of warehousing space. The deal reflects a **rate of \$101.25 psm per annum**. West Footscray is located 8.4 km north-west of Melbourne's CBD.

70-86 Atlantic Drive, Keysborough, VIC 3173

Print communications business, *Blue Star Group*, has leased 6,789 sqm of office and warehouse space for **5 years**. The modern high-bay warehouse with on-grade loading and docks is 6,452 sqm, while the office space is 337 sqm. *Blue Star Group* will consolidate its three Melbourne offices into this one single warehouse. The lease is believed to be for **around \$90 psm**.

169-179 Dohertys Road, Laverton North, VIC 3028

ANL Container Hire and Sales has agreed to lease a 35,000 sqm site on a **5-year deal**. The site has a 2,000 sqm shed and *ANL* are likely paying about **\$10 psm net**. Laverton North is located around 22.2 km south-west of the Melbourne CBD.

22 Technology Circuit, Hallam VIC 3803

RM Leisure will lease a commercial facility for \$170,000 in annual rent on a **10-year lease**. The company plans to convert the 2,260 sqm property into a sport centre used for badminton. The lease reflects a **rate of \$75.22 psm**. Hallam is located 34 km south-east of Melbourne's CBD.

1-7 Cawley Street, Brooklyn VIC 3012

Dann Event Hire and *Greenevent* will take up 9,500 sqm of industrial space over **5 years**. The two companies' **average gross rent is about \$40 psm** and will be paid to a private landlord.



1/86-102 Whiteside Road, Clayton South, VIC 3169

US-based indoor sports company *CueTime* will occupy a new warehouse and office complex from lessor *Virtus Property Group*. The 2,032 sqm space is divided between a 1,632 sqm warehouse and a 400 sqm office. *CueTime* will pay \$190,000 net per annum, **reflecting a rate of \$93.50 psm**. The facility will be used as a sporting complex for table tennis, badminton and other sports. Clayton South is located around 22.7 km south-east of Melbourne’s CBD.

Boundary Road, Derrimut, VIC 3030

Australand has secured *CEVA Logistics* to pre-commit to lease a 90,000 sqm warehouse and office facility in the **West Park Industrial Estate** on a **10-year deal**. The facility is currently under construction and will be completed mid-2016. The property has an end value of \$80 million.



9-15 Strezlecki Avenue, Sunshine West, VIC 3020

A private investor has leased a 7,500 sqm industrial site to *Elevator Placements Services* on a **5-year deal**. The company will pay a **gross annual rent of \$61 psm** for the property that includes a purpose-built transport cross-docking facility and a 10-tonne overhead gantry crane. Sunshine West is located about 13 km west of the Melbourne CBD.

6-12 Crawford Street, Braeside, VIC 3195

Melburnians Trading has subleased a 2,000 sqm industrial property on a **net annual rent of \$65 psm**. The deal is for **3-years** to Entegro Group Pty Ltd.

18-34 Aylesbury Drive, Altona, VIC 3018

Cosmic S&S will take up 9,077 sqm in a new industrial facility on a **3-year deal with options**. The property features a high clearance warehouse, large super awning and office space. *Cosmic S&S* will pay an **annual rent of \$75 psm**.

RESIDENTIAL MARKET

Economic Statistics

According to the Australian Bureau of Statistics category 8731.0 Building Approvals June 2015, the total number of house dwelling approvals in the Melbourne Statistical Division over the month has increased by 1.14% from 1,926 approvals in May to 1,948 approvals in June. In comparison to June 2014, there was a 8.4% growth to house dwelling approvals.

The total number of non-house dwelling approvals had tightened greatly by -48.49% to 1,892 dwelling approvals in June. This reflects an annual growth of 4.42%.

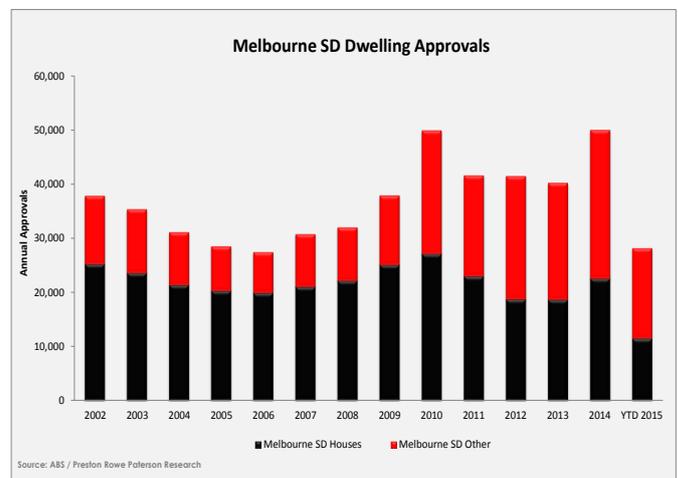


Chart 15 —Melbourne SD Dwelling Approvals—Source ABS

MELBOURNE

Market Affordability

According to the Real Estate Institute of Australia (REIA) March issue, the median house price in Melbourne had increased by 3.5% to \$688,000 over the quarter. All zones of Melbourne house prices recorded an increase in median sales price during this period. The highest median house price growth was recorded in the Inner Melbourne where it grew by 6% to \$1,164,500. Middle and Outer Melbourne house prices increased by 4.4% and 0.2% to \$791,000 and \$503,500 respectively.

Bendigo was the only regional city that the median house sales price remained stable at \$335,000. Both Geelong and Ballarat median sales prices grew by 0.7% in the quarter to \$410,000 and \$310,000 respectively.

Over the twelve months to March 2015, the most marked growth in Victoria was experienced in Middle Melbourne at 12%, followed by Inner Melbourne (11.7%), Outer Melbourne (7.6%), Ballarat (3.3%) and Bendigo (1.5%). Geelong house sales price experienced decline of -1.2% over the year.

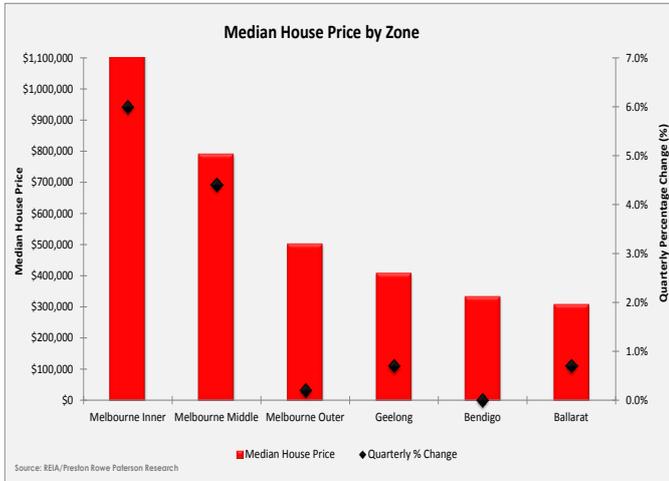


Chart 16 – Median House Price by Zone – Source REIA

Other Dwelling median sale prices revealed mixed results over the March quarter. The largest growth in other dwelling median sales price was recorded in Middle Melbourne which increased by 3.9% to \$579,000, followed by Geelong growing by 3.8% (\$345,000) and Inner Melbourne by 1.2% (\$546,000).

The largest fall in quarterly results was revealed in Bendigo which decreased by -3% to \$242,500. Outer Melbourne median sales price fell by -1% to \$399,500 and Ballarat decreased by -0.4% to \$244,000.

Year on year analysis of Victorian Other Dwellings revealed growth across all residential zones except for Ballarat which fell by -2.4%. Inner, Middle and Outer Melbourne zones experienced an annual growth of 3.7%, 8% and 5.1% respectively. Geelong reported an annual growth of 7.8% and Bendigo recorded 1% increase.

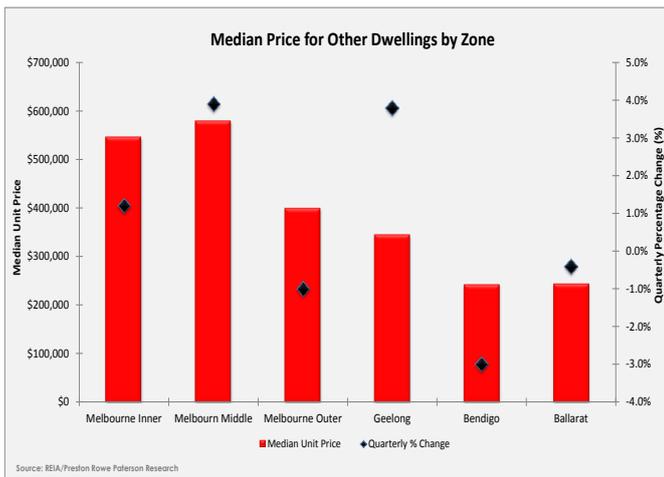


Chart 17 – Median Price for Other Dwellings by Zone – Source - REIA

Rental Market

Over the March quarter 2015, mixed results were recorded in the Victorian house rental market. The overall Melbourne house rental market had been relatively stable. There were no changes to weekly rents in Inner & Outer Melbourne 4 bedroom and Middle Melbourne 3 bedroom houses. The highest quarterly growth in the Melbourne market was the Inner Melbourne 2 bedroom house rent which grew by 3.8% to \$550. Middle Melbourne 4 bedroom house rent recorded the largest fall in the quarter of -4.8% to \$590.

The regional cities have also recorded mixed results in the March quarter. Geelong house rents was relatively positive noting growth in the 3 & 4 bedroom houses of 1.6% and 2.5% to median weekly rent of \$325 and \$410 respectively. Bendigo house rents remained relatively stable noting small growth of 0.4% (\$251) in 2 bedroom and 1% (\$290) in 3 bedroom houses, there were no changes to the weekly median rents of 4 bedroom houses. Ballarat reported mixed results with no changes to 2 bedroom house median weekly rents, increased rents in 3 bedroom house by 1.8% (\$280) and a -1.4% (\$355) fall in 4 bedroom houses.

Year on year analysis of median house rents in Victoria revealed growth in all Melbourne zones except for Geelong & Ballarat 2 bedroom houses which fell by -1.89% and -2% respectively. The highest growth recorded in the Inner Melbourne 2 bedroom which grew by 7.8%.

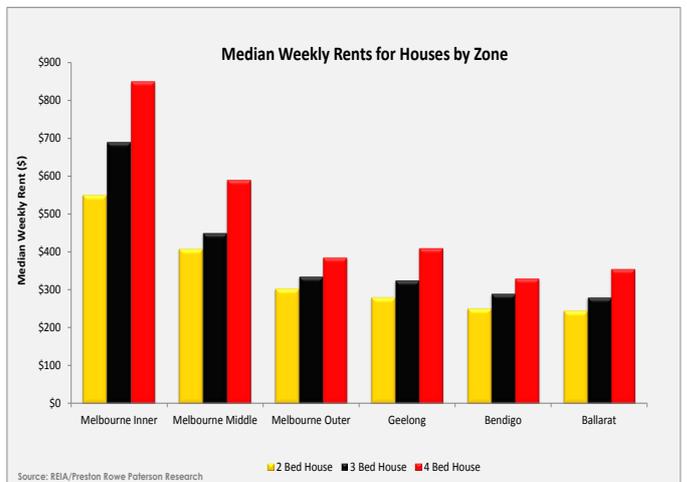


Chart 18— Median Weekly Rents for Houses by Zone – Source - REIA

Other Dwellings median weekly rentals recorded mixed results across the Melbourne zones in the March quarter. Tightening of median weekly rent was recorded in Middle & Outer Melbourne 1 bedroom other dwellings which fell by -1.8% and -4.2% to \$270 and \$230 respectively. The highest rental growth in Melbourne was Inner 2 bedroom by 4.3% to \$490.

In the regional areas, Bendigo recorded the highest growth in median weekly rent; 3 bedroom other dwelling rents for an average of \$313 which is a 11.8% quarterly growth, 2 bedroom by 4.3% (\$240) and 1 bedroom rent unchanged at \$170. Similarly Geelong recorded growth in 1 & 2 bedroom rent by 5% and 1.8% to \$350 and \$210 respectively. Ballarat recorded the largest fall in median weekly rent in the 2 bedroom other dwellings of -5.1% to \$225.

Year on year analysis have revealed relatively positive results in the median weekly rents. The only declines were attributed to the regional areas of Geelong & Ballarat 3 bedroom other dwellings which fell by -5.7% and -3.4% to weekly rents of \$330 and \$280 respectively.

The highest annual growth in median weekly rent was realised in the Bendigo 3 bedroom (8.7%), followed by Ballarat 1 bedroom (6.3%) and Geelong 1 bedroom (5%). The Inner Melbourne 3 bedroom and Ballarat 2 bedroom other dwellings did not record any annual changes to the median weekly rent.

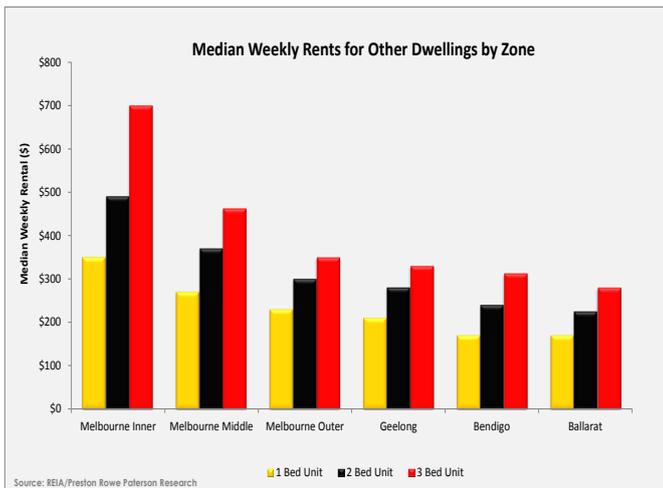


Chart 19 - Median Weekly Rents for Other Dwellings by Zone – Source - REIA

HOTEL & LEISURE

Investment Activity

Preston Rowe Paterson Research recorded the following hotel/leisure property transactions that occurred in Victoria during the June quarter 2015;

229-241 Franklin Street, Melbourne, VIC 3000

Private investor Jimmy Goh has sold a prime development site to student accommodation group *Iglu*, backed by investors *Macquarie Capital* and Singapore sovereign wealth fund *GIC*, for **19.35 million**. The 1,548 sqm site was sold at a rate of about \$12,500 psm. The site was sold without development approval.

2-8 Bourke Street, Melbourne, VIC 3000

Mark and Alexander Robertson have sold the **Imperial Hotel**, one of Melbourne's oldest pubs, to a private local family for **\$11.45 million** on a **tight yield of 3.6%**.



The two-storey building is on a 450 sqm site and includes bistros, a function room for up to 100 people and upper-floor offices and storerooms. The sale reflects a rate of \$25,444.45 psm.

478 St Kilda Road, Melbourne, VIC 3000

Ranzella Group has sold a residential development site to *Ever Bright Group* for **\$28 million**. The 2,323 sqm site comprises the heritage-listed **Hotel Charsfield** and has development proposal to construct an additional 60-metre residential tower with retail and office spaces in the first two levels. The hotel comprise of a boardroom and conference room, a reading and snooker room, gym and dining room.

131-135 Bourke Street, Melbourne VIC 3000

Ascott Reitt has acquired the **Citadines on Bourke Hotel** for **\$158.5 million**. The sale of the 380-room hotel reflects a **rate of \$417,105 per room**. The hotel also includes a restaurant and bar, swimming pool, sauna room, and fully-equipped gymnasium.





REGIONAL MARKET

Investment Activity

Preston Rowe Paterson Research recorded the following sales transactions that occurred in regional Victoria during the three months to June 2015;

Industrial

5 Little Ryrie Street, Geelong VIC 3220

The solid brick converted warehouse was sold for **\$1.25 million**. The 689 sqm property has 3 frontages and onsite car spaces with rear access. The warehouse is internally split across two levels with exposing brick walls and timber rafters. It was sold vacant possession at an auction. Geelong is located about 75 km south-west of Melbourne.



Retail

139-141 Shannon Avenue, Manifold Heights VIC 3218

The former 'Manifold Emporium' was sold in vacant possession for **\$950,000**. The property comprise of 2 shops and an attached residence featuring 3 bedrooms and 1 bathroom. The corner block property sits on a 660 sqm site and has a total building area of about 336 sqm. Manifold Heights is located 3 km west of the city of Geelong.



Residential

600 Ballarat Road, Batesford VIC 3213

The historic 'Lynburn' homestead, circa 1850, was sold for **\$3.35 million**. The property holds 2 separate titles, Lot 1 comprise of 51.32 hectares and the homestead and Lot 2 comprise of 15.35 hectares of vacant land. The bluestone homestead features 6 bedrooms, 3 bathrooms, kitchen with commercial grade fittings, courtyard with a solar heated swimming pool, 3 car garage. The property can be use for horses, cattle or sheep grazing, grow crops or vines. Improvements also includes shearing shed, machinery workshop and storage sheds. The property has a 1.5 km river frontage to the Moorabool River. Batesford is located about 67 km south-west of the Melbourne.



Rural

South-West Victoria Sales Wrap

Australian Dairy Farms Group has purchased three dairy farms known as **Brucknell 4**, **Elingamite** and **Nirranda**, in south-west Victoria for **\$16 million**. The farms are close to the company's existing



Brucknell farms in and around the high-quality, golden-triangle dairy region. The farms were purchased through a share purchase plan and placement. The acquisition will bring an additional 706 hectares of farmland and a further 1,390 milking cows to the group, and is forecasted to double the group's annual milk production to 20 million litres pa. The sale reflects a **rate of \$22,662.90 per hectare**. The farms are located approximately 50 km east of the regional city of Warrnambool or about 315 km south-west of Melbourne.

Cobram Sales Wrap

ACE Farming has paid **over \$10 million** for two dairy farms totalling 1,240 hectares of land. ACE purchased the 970 hectare Yarramundi farm east of Cobram for **around \$7 million** and the 270 hectare Shelley, also near Cobram, for **about \$4 million**. The sale of the **Yarramundi** farm reflects a **rate of \$7,216.50 per hectare**, while the sale of **Shelley** reflects a **rate of \$14,814.80 per hectare**. Cobram is located approximately 262 km north of Melbourne.

ECONOMIC FUNDAMENTALS

GDP

GDP figures for the June quarter 2015 are not available until the 2nd September 2015, however, over the March 2015 quarter revealed that the Australian economy recorded growth of 0.93% seasonally adjusted which reflected growth of 2.31% seasonally adjusted over the twelve months to March 2014.

In seasonally adjusted terms, the main industry gross value added contributors to GDP were Mining (+0.5%), Financial and insurance services (+0.5%), Information media and telecommunications (+0.3%) and Healthcare and social assistance (+0.3%). In trend terms, the largest detractor were the Professional, scientific and technical services (-0.4%) and Construction (-0.2%).

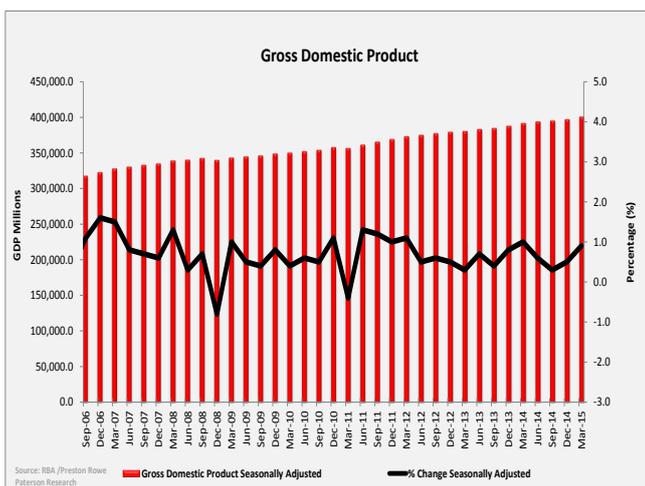


Chart 20 – Gross Domestic Product (GDP) – Source ABS

Interest Rates

As at the date of publishing, the official Cash Rate over the June quarter 2015 has decreased by 25 basis points to 2%. The Reserve Bank of Australia's Media Release for June 2015, released 2nd June 2015 explained that;

"In Australia the available information suggests the economy has continued to grow, but at a rate somewhat below its long-term average. Household spending has improved, including a large rise in dwelling constructions, and exports are rising. But the key drag on private demand is weakness in business capital expenditure in both mining and non-mining sectors and this is likely to persist over the coming year...Low interest rates are acting to support borrowing and spending...Dwelling prices continue to rise strongly in Sydney, though trends have been more varied in a number of other cities...In other asset markets, prices for equities and commercial property have been supported by lower long-term interest rates."

The media release also stated that inflation is as expected to be consistent with its 2%-3% target over the next two years, even with a lower interest rate.

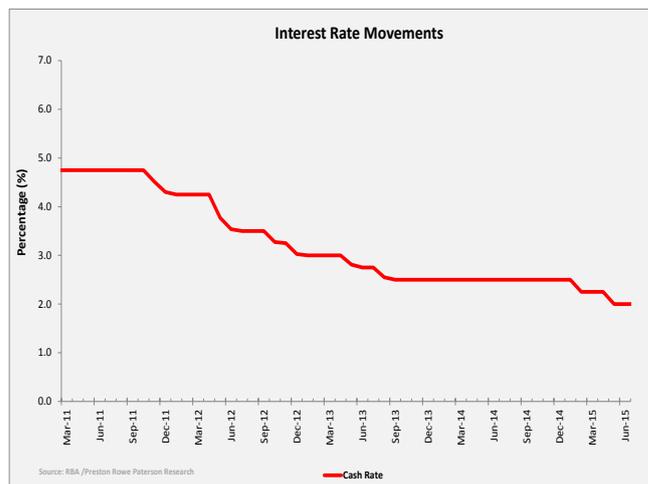


Chart 21 – Cash Rate – Source RBA

CPI

According to the Australian Bureau of Statistics (June 2015), the Australia's All Groups CPI increased by 0.7% over the June quarter from 106.8 to 107.5. The annual CPI change to June 2015 recorded a growth of 1.5%.

The most significant price rises over the June quarter were automotive fuel (+12.2%), medical and hospital services (+4.5%) and new dwelling purchases by owner-occupiers (+1.5%). The greatest price fall over the quarter was attributed to are domestic holiday travel and accommodation (-5.4%) and pharmaceutical products (-1.8%).

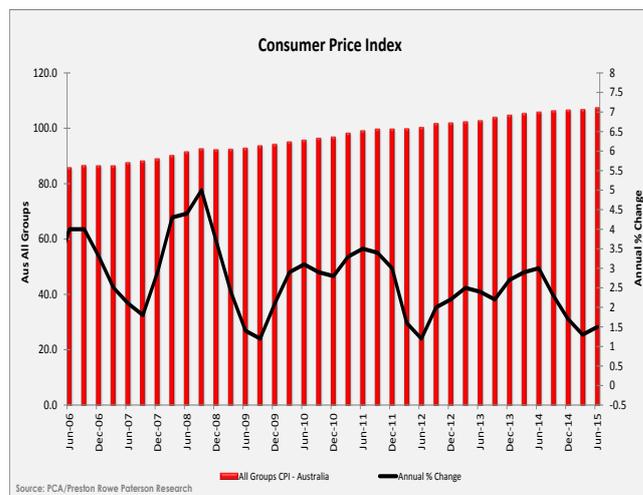


Chart 22– Consumer Price Index—Source—ABS

Labour force

Over the month to June 2015, the number of unemployed people increased by 12,791 from 743,358 in May to 756,149 in June which is a 1.72% increase. In comparison to June 2014, the number of unemployed people has increased by 10,451 which reflected an annual increase of 1.40%. The unemployment rate as at June 2015 is 6%.

The number of unemployed seeking full time employment recorded an increase in June by 27,200 to 541,200 persons. The number of unemployed seeking part time employment recorded a decreased over the month by 14,500 to 214,900 persons.

Victoria experienced a large absolute decrease in seasonally adjusted employment by 5,500 persons to 2.949 million persons. The unemployment status in Victoria over the June Quarter 2015 decrease by 0.1% to 6%.

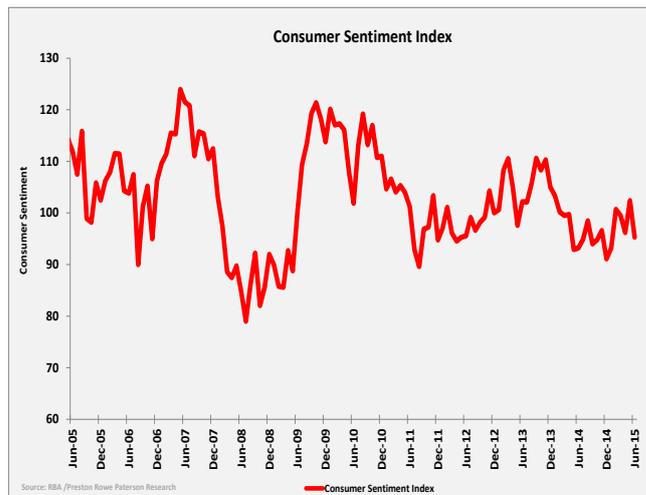


Chart 24 – Consumer Sentiment Index – Source - Westpac—Melbourne Institute Survey

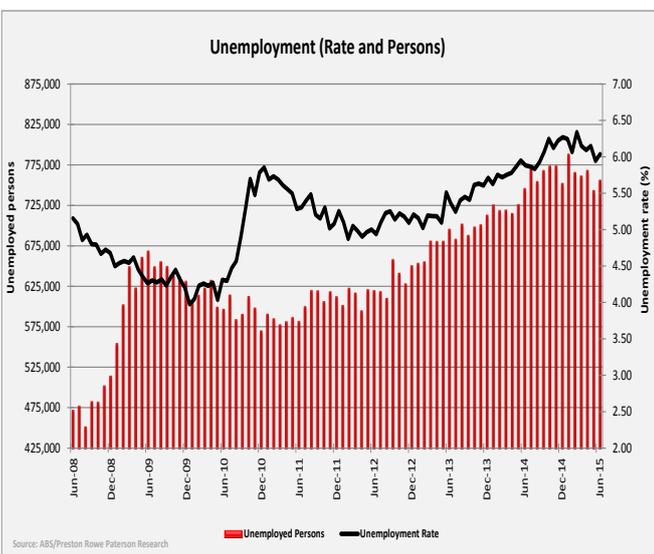


Chart 23 – Unemployment – Source ABS

Consumer Sentiment

The Westpac Melbourne Institute of Consumer Sentiment Index fell by 6.9% in June from 102.4 index points in May to 95.3 index points in June. Over the quarter the index has decreased by -4.2 points. Over the twelve months to June 2015 the index recorded a 2.25% growth.

The Index is now below to its pre-budget level in May. Westpac’s Senior Economist, Matthew Hassan commented; *“Several factors are likely to have refocused attention...further falls in the share market...ongoing uncertainty in Europe; more signs of soft conditions in labour markets; and added nervousness about the outlook for house prices.”*

Australian Exchange Rates

Over June quarter 2015, the Australian Dollar increased slightly against the US Dollar, increasing from \$0.7634 in March to \$0.7680 in June. Over the twelve months to June, the Australian dollar has decreased by -18.47% from \$0.9420 USD.

The Australian Dollar also recorded a quarterly decline against the British Pound, Euro and the Japanese Yen. The Australian Dollar exchange rates against the Pound, Euro and Yen fell by -2.30%, -1.90% and -1.10% respectively.

Year on year analysis saw the Australian Dollar decline against the British Pound by -5.40% to £0.4885 and -2.90% in the Euro to €0.6866. The Australian Dollar experienced an annual increase against the Yen of 2.40% to ¥93.92.

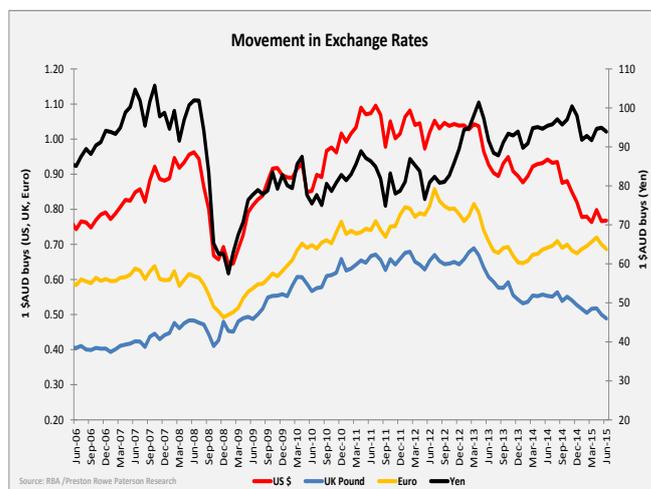


Chart 25 – Movement in Exchange Rates – Source RBA



Our Research

At Preston Rowe Paterson, we pride ourselves on the research which we prepare in the market sectors within which we operate. These include Commercial, Retail, Industrial, Hotel & Leisure and Residential property markets as well as infrastructure, capital and plant and machinery markets

We have property covered

- . Investment
- . Development
- . Asset
- . Corporate Real Estate
- . Mortgage
- . Government
- . Insurance
- . Occupancy
- . Sustainability
- . Research
- . Real Estate Investment Valuation
- . Real Estate Development Valuation
- . Property Consultancy and Advisory
- . Transaction Advisory
- . Property and Asset Management
- . Listed Fund, Property Trust, Super Fund and Syndicate Advisors
- . Plant & Machinery Valuation
- . General and Insurance Valuation
- . Economic and Property Market Research

We have all real estate types covered

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

- . CBD and Metropolitan commercial office buildings
- . Retail shopping centres and shops
- . Industrial, office/warehouses and factories
- . Business parks
- . Hotels (accommodation) and resorts
- . Hotels (pubs), motels and caravan parks
- . Residential development projects
- . Residential dwellings (individual houses and apartments/units)
- . Rural properties
- . Special purpose properties such as: nursing homes; private hospitals, service stations, oil terminals and refineries, theatre complexes; etc.
- . Infrastructure

We have all types of plant & machinery covered

We regularly undertake valuations of all forms of plant, machinery, furniture, fittings and equipment including:

- . Mining & earth moving equipment/road plant
- . Office fit outs, equipment & furniture
- . Agricultural machinery & equipment
- . Heavy, light commercial & passenger vehicles
- . Industrial manufacturing equipment
- . Wineries and processing plants
- . Special purpose plant, machinery & equipment
- . Extractive industries, land fills and resource based enterprises
- . Hotel furniture, fittings & equipment

We have all client profiles covered

Preston Rowe Paterson acts for an array of clients with all types of real estate, plant, machinery and equipment interests such as:

- . Accountants
- . Banks, finance companies and lending institutions
- . Commercial and Residential non bank lenders
- . Co-operatives
- . Developers
- . Finance and mortgage brokers
- . Hotel owners and operators
- . Institutional investors
- . Insurance brokers and companies
- . Investment advisors
- . Lessors and lessees
- . Listed and private companies corporations
- . Listed Property Trusts
- . Local, State and Federal Government Departments and Agencies
- . Mining companies
- . Mortgage trusts
- . Overseas clients
- . Private investors
- . Property Syndication Managers
- . Rural landholders
- . Self managed super funds
- . Solicitors and barristers
- . Sovereign wealth funds
- . Stock brokers
- . Trustee and Custodial companies



We have all *locations* covered

From our capital city and regional office locations we serve our client's needs throughout Australia. Globally, we operate directly or via our relationship offices for special purpose real estate asset classes, infrastructure and plant & machinery.

We have your *needs* covered

Our clients seek our property (real estate, infrastructure, 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 and 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 and re-valuations
- . Rating and taxing objections
- . Receivership, Insolvency and liquidation valuations and support/advice
- . Relocation advice, strategies and consultancy
- . Rental assessments and determinations
- . Sensitivity analysis
- . Strategic property planning



Sydney (Head Office)

Level 14, 347 Kent Street
Sydney NSW 2000

PO BOX 4120, Sydney NSW 2001

P: 02 9292 7400

F: 02 9292 7404

E: research@prpsydney.com.au

W: www.prpsydney.com.au

Follow us:



Directors

Gregory Preston

M: 0448 622 400

E: greg.preston@prpsydney.com.au

Gregory Rowe

M: 0411 191 179

E: greg.rowe@prpsydney.com.au

Associate Directors

Elizabeth Duncan

M: 0448 656 103

E: elizabeth.duncan@prpsydney.com.au

Michael Goran

M: 0448 757 134

E: michael.goran@prpsydney.com.au

Erika Minnaard

M: 0448 886 335

E: erika.minnaard@prpsydney.com.au

Neal Smith

M: 0448 656 647

E: neal.smith@prpsydney.com.au

Capital City Offices

Adelaide

Brisbane

Hobart

Melbourne

Sydney

Regional Offices

Albury Wodonga

Ballarat

Bendigo

Central Coast/Gosford

Geelong

Gold Coast

Gippsland

Griffith

Horsham

Mornington

Newcastle

Tamworth

Wagga Wagga

Warrnambool

Relationship Offices

Canberra

Darwin

Perth

Other regional areas

New Zealand Offices

Dunedin

Greymouth

Hamilton & Morrinsville

New Plymouth

Tauranga

Wellington

Preston Rowe Paterson NSW Pty Ltd
ABN: 61 003 139 188

The information provided within this publication should be regarded solely as a general guide. We believe that the information herein is accurate however no warranty of accuracy or reliability is given in relation to any information contained in this publication. Nor is any responsibility for any loss or damage whatsoever arising in any way for any representation, act or omission, whether expressed or implied (including responsibility to any person or entity by reason of negligence) accepted by Preston Rowe Paterson NSW Pty Ltd or any of its associated offices or any officer, agent or employee of Preston Rowe Paterson NSW Pty Limited.