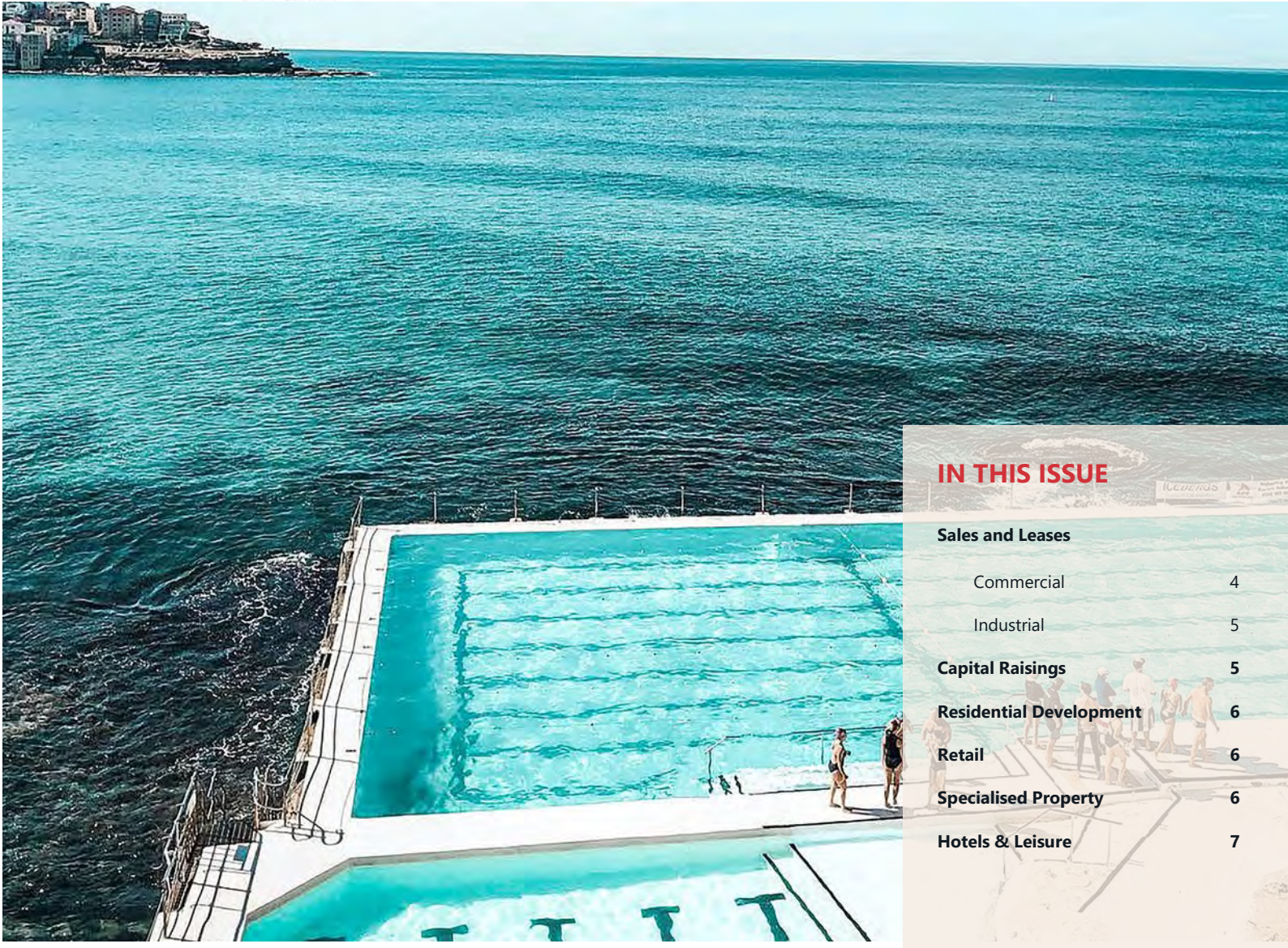




**Preston
Rowe
Paterson**

International
Property Consultants
and Valuers



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Transactions in Review

August 2021



ABOUT THIS REPORT

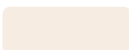
Preston Rowe Paterson prepare research reports covering the main markets within which we operate in each of our capital cities and major regional locations.

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

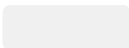
The markets covered in this research report include the commercial office market, industrial market, retail market, specialised property market, hotel and leisure market, residential market and significant property fund activities.

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

Mirvac has acquired the remaining 50% interest in the EY Centre in a \$575 million deal.

Retail

Mirvac has divested a shopping retail centre anchored by Woolworths in a \$132.8 million.

HIGHLIGHTS

Industrial

Dexus has acquired a 300,000 sqm site of industrial land in Kemps Creek in a \$125 million deal.



Commercial

436-484 Victoria Road, Gladesville NSW 2111

\$55 million

\$3,055 per sqm of lettable area

Mintus has acquired Glade View Business Park from *Dexus* in a **\$55 million deal**. The 1.99 Ha comprises of two commercial office buildings over 18,000 sqm of lettable area with an additional 423 car spaces. *Mintus* has planned to rezone the site into a residential development complex. The deal was struck a **rate of \$3,055 per sqm of lettable area**.
(AFR 25.08.21)

200 George Street, Sydney NSW 2000

\$575 million

4.1% Yield

\$29,500 per sqm lettable area

Mirvac has acquired the remaining interest of the blue chip EY Centre from *AMP Capital* in a **\$575 million deal**. As a 50% owner *Mirvac* utilised its pre-emptive rights to purchase the remaining 50% interest with its aligned capital partner M&G Real Estate. EY Centre comprising of 38,983 sqm of lettable area has a 5.5 NABERS rating. The transaction exemplifies the competition for prime office properties within the Sydney CBD despite the pandemic effects. The deal was struck on a **yield of 4.1%** at a **rate of \$29,500 per sqm of lettable area**.
(RCA 01.08.21)

299 Adelaide Street, Brisbane QLD 4000

\$85 million

5.25% Yield

\$70,833 per sqm of site area

Pidgeon Property Family has divested a Brisbane CBD commercial property to an offshore investor in a **\$85 million deal**. The 10 level building on a 1,200 sqm site is leased to the Department of Immigration and Border Patrol comprises of 9,000 sqm of A grade office space, a ground floor café and two storey basement. The deal was struck on a **yield of 5.25%** at a **rate of \$70,833 per sqm of site area**.
(RCA 21.07.21)





Industrial

Cnr Frisby and Curtis Road, Munno Para West SA 5115

\$48.8 million

4.25% Yield

\$2,871 per sqm of lettable area

Charter Hall's Direct Industrial Fund No.4 has acquired an outer suburban Bunnings warehouse located in Adelaide from Cromwell Direct Property Fund in a **\$48.8 million deal**. The purpose-built facility is fully leased to Bunnings on a 7-year WALE, it comprises of 17,000 sqm of lettable area. The 4.1 Ha site transacted on a **yield of 4.25%** at a **rate of \$2,871 per sqm of lettable area**.
(AFR 25.08.21)

Dexus

\$186 million

4% Yield

\$2,657 per sqm of lettable area

Dexus has acquired the McPhee Super Core Logistics portfolio of **\$186 million deal**. The four properties comprise of 70,000 sqm of lettable area on a 6.7 year WALE. The deal was struck on a reported **yield of 4%** at a **rate of \$2,657 per sqm of lettable area**.
(RCA 25.08.21)

Dexus

\$1.75 Billion

Dexus Funds Management is raising **\$1.75 billion** from its investors to pay down debt and recycle capital through various city shaping projects. The fund is currently selling four properties in Sydney with a combined value of \$1.3 billion and the 'Blue Tower Complex' in Brisbane to raise an addition \$450 million.
(RCA 24.08.21)

Dexus

\$125 million

\$416.7 per sqm of site area

Dexus has acquired an industrial zoned land from a group of private investors in Kemps Creek in a **\$125 million deal**. The 300,000 sqm site will be developed with 155,000 sqm of industrial space including a pre-commitment from McPhee Distribution Services to develop a logistics facility across 72,00 sqm. The off-market deal was struck on a **rate of \$416.7 sqm of site area**.
(RCA 25.08.21)

Charter Hall Direct Industrial Fund No.4

\$141 million

\$781.7 per sqm lettable area

Charter Hall's Direct Industrial Fund No.4 has acquired two industrial factories located in Victoria from Pacific Equity Partners in a **\$141 million deal**. The portfolio comprises Patties Foods main production facility on a 15.8 Ha site and the additional 22,384 sqm manufacturing facility both; It marks a major transaction in the industrial and logistics real estate sector despite the pandemic. The 30-year sale and lease back deal with 3% annual reviews was struck at a **rate of \$781.7 per sqm of lettable area**.
(AFR 25.08.21)





Residential Development

**10 Ballarat Street,
Brunswick VIC 3056**



\$16.5 million



\$3,885 per sqm site area

Global Investor Hines has acquired a residential development site in Melbourne's Inner North in a **\$16.5 million deal**. The 4,247 sqm site will be developed into a 250 unit Build to Rent apartment complex with an estimated end value of \$250 million. Hines expects to further invest into the Australian market and further shape the build to rent sector. The deal was struck on a **rate of \$3,885 per sqm of site area**.
(RCA 24.08.21)

Specialised Property

Fawker Property Platform



\$113.9 million



6.42% Yield

Fawker Property Platform has acquired a 31 asset portfolio of fuel and convenience outlets from Waypoint REIT in a **\$113.9 million deal**. The portfolio was acquired on a **yield of 6.42%** aligning with its strategy of investing in resilient commercial properties that will withstand recessions.
(RCA 08.07.21)

Retail

**24 Blaxland Road,
Campbelltown NSW 2560**



\$48.3 million



5% Yield



\$4,390 per sqm lettable area

Goodwin and Kenyon Group has divested a large-format retail asset in a **\$48.3 million deal**. Homebase Campbelltown comprises of 11,000 sqm of lettable area is anchored by The Good Guys, Rebel Sport, Bing Lee, Forty Winks and Nick Scali. The retail premises constructed in 2006, is the sixth major homemaker centre to be sold this year. The off-market deal was struck on a sub **5% yield** at a **rate of \$4,390 per sqm of lettable area**.
(AFR 23.08.21)

**10 Ballarat Street,
Brunswick VIC 3056**



\$150 million



\$37,500 per sqm site area

Cbus Property and Galileo Group in a joint venture has acquired a residential development site from *Avenor* in a **\$150 million deal**. The 4,000 sqm site will be developed into a 30 level residential complex with 250 luxury apartments designed by architecture firm fjmt. The deal was struck on a **rate of \$37,500 per sqm of site area**.
(RCA 24.08.21)



**41-47 Sheperds Drive,
Cherrybrook NSW 2126**



\$132.8 million



5% Yield



\$1,788 per sqm lettable area

Mirvac has divested a retail shopping complex to Singapore's *Sim Lian Metro Capital* in a **\$132.8 million deal**. Cherrybrook Village Centre returning \$6,662,462 p.a. is anchored by a high performing Woolworths, a greengrocer and several fresh food and serviced based tenants with a 98% occupancy. The 3 Ha site comprising of 74,280 sqm of lettable area transacted on a **yield of 5%**. The deal was struck at a **rate of \$1,788 per sqm of lettable area**.
(RCA 02.07.21)



Hotels & Leisure

Lot 7 Coral Coast Drive Palm Cove QLD 4879

- \$130.7 million
- \$2,311 per sqm of site area

A group of high-net-worth investors has acquired The Grand Chancellor Hotel in Palm Grove from Singapore Listed Hotel Grand Central in a **\$10.88 million deal**. The 4 Star hotel comprises of 140-rooms on a 4,711 sqm site, it was sold at a 17% premium to its book value. The deal was struck at a **rate of \$2,311 per sqm of site area**. (AFR 23.08.21)

106 Oxford Street, Paddington NSW 2021

- \$11 million
- 4.5% Yield
- \$23,504 per sqm lettable area

Pub investor George Kazzi has acquired Paddington's Unicorn Hotel in a **\$11 million deal**. The property comprises an commercial office located on the first floor and hotel below. The mixed-use 468 sqm site transacted on a **4.5% yield** with a 5+5 year lease to the existing tenant that has operated the venue since 2015. The deal was struck on a **rate of \$23,504 sqm of site area**. (RCA 02.08.21)

33 Magnus Street, Nelson Bay NSW 2315

- \$10.55 million
- \$1,569 per sqm of site area

In a joint venture, *Doma Group* and *Bartlett Group* has acquired a regional hotel located in Nelson Bay in a **\$10.5 million deal**. The Marina Resort comprising of 44 rooms on a 6,693 sqm site will be renovated by early 2022 to accommodate for an additional 36 rooms, restaurants, and bars. The deal was struck on a **rate of \$1,569 per sqm of site area**. (AFR 23.08.21)



162 Flinders Street Paddington NSW 2021

- \$10.5 million
- \$19,301 per sqm site area

A syndicate has acquired the Captain Cook Hotel in a **\$10.5 million deal**. The 544 sqm site comprises of a four level bar with 18 accommodation suites, 2 bedroom residences and 15 electronic gambling machines. The deal was struck on a **rate of \$19,301 per sqm of site area**. (RCA 07.07.21)

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

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

Philippines - Cuervo Appraisal
Incorporated
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United Arab Emirates - Windmills Group

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