



# Abacus Property Group

Property  
Report 2019





# Investment Portfolio

**Abacus Property Group is a diversified listed A-REIT included in the S&P/ASX 200 Index (ASX:ABP)**

As at 30 June 2019, Abacus Property Group had \$2,323 million in total property assets on balance sheet. This total comprises the principal Commercial Portfolio and the Self Storage Portfolio as well as a number of smaller portfolios.

	BOOK VALUE \$ MILLION	NUMBER OF PROPERTIES
Principal Portfolio	1,192	20
Storage Portfolio <sup>1</sup>	908	70
Small Properties	96	11
Minority Interests, Loan and PP&E <sup>2</sup>	127	3
<b>Total</b>	<b>2,323</b>	<b>104</b>

<sup>1</sup> 25% Storage King Ownership, PP&E and other operating platform initiatives.

<sup>2</sup> Includes investment in AOF.

Further information on Abacus' activities is available from our website at [www.abacusproperty.com.au](http://www.abacusproperty.com.au)

## Principal Commercial Portfolio assets owned 50% or more by Abacus

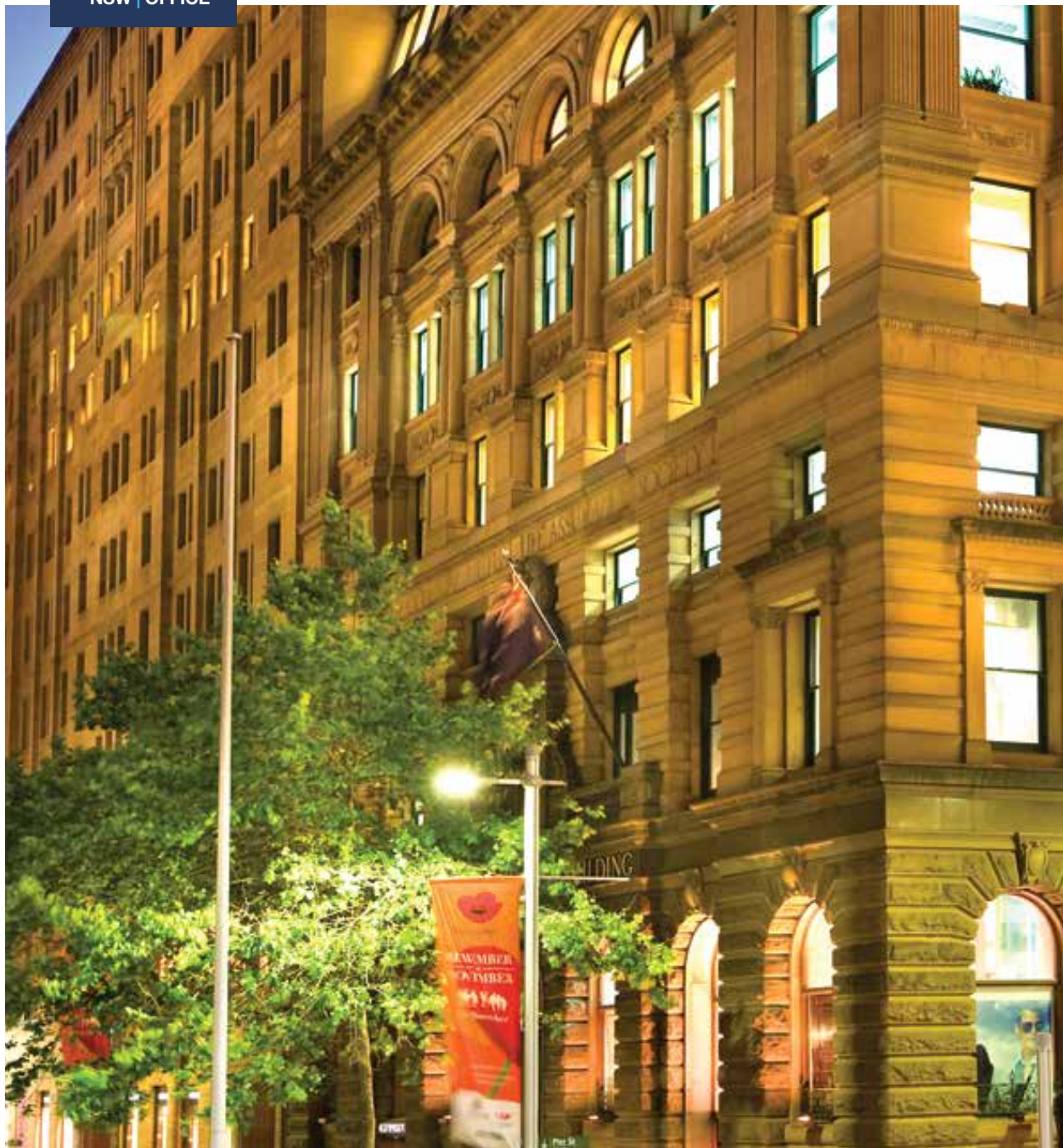
PROPERTY	STATE	SECTOR	BOOK VALUE \$ MILLION
14 Martin Place	NSW	Office	
452 Johnston Street	VIC	Office	
710 Collins Street	VIC	Office	
Westpac House	SA	Office	
2 King Street	QLD	Office	
324 Queen Street	QLD	Office	
Virginia Park	VIC	Office	
11 Bowden Street	NSW	Office	
51 Allara Street	ACT	Office	
464 St Kilda Road	VIC	Office	
187 Todd Road	VIC	Office	
33 Queen Street	QLD	Office	
63-73 Ann Street	NSW	Office	
444 Queen Street	QLD	Office	
457-459 Church Street	VIC	Office	
<b>Total Office</b>			<b>\$979</b>
Ashfield Mall	NSW	Retail	
Lutwyche City Shopping Centre	QLD	Retail	
Liverpool Plaza	NSW	Retail	
<b>Total Retail</b>			<b>\$213</b>
<b>TOTAL</b>			<b>\$1,192</b>





# Principal Portfolio





## PRINCIPAL PORTFOLIO

**14 Martin Place, Sydney**

Located in a prime corner position in the centre of Sydney's prestigious financial district, this property consists of an eight level heritage façade office building (built in circa 1892) fronting Martin Place and an interconnecting 20 level office tower fronting Pitt Street. The entire structure includes 1,111sqm of ground and lower ground floor retail.

A full refurbishment of the ground floor entry lobby is underway with works expected to be completed in September 2019.

Ownership	50%
Cap rate	4.88%
External valuation date	December 2018
Acquisition date	June 2011
Site area	1,103m <sup>2</sup>
Net lettable area	13,113m <sup>2</sup>
Occupancy	97%
NABERS rating (Energy)	4.0
NABERS rating (Water)	2.5
WALE by income	2.78
Rent review structure	CPI and Fixed
Major tenants by income	World Bank, NGS Super and Long Chim restaurant
Parking spaces	—
Valuation range	\$100-130m





## PRINCIPAL PORTFOLIO

**452 Johnston Street, Abbotsford**

The property is located approximately 4kms from Melbourne CBD. The original building was built in 1919 and used by Yarra Falls Spinning Mills. The property was refurbished and converted to office accommodation in 2003. The building comprises of three levels of office accommodation with 16,557sqm of NLA and 485 car spaces on site.

The building is 100% leased by Computershare until 2023.

Ownership	100%
Cap rate	5.63%
External valuation date	January 2018
Acquisition date	March 2018
Site area	16,920m <sup>2</sup>
Net lettable area	16,577m <sup>2</sup>
Occupancy	100%
NABERS rating (Energy)	4.0
NABERS rating (Water)	4.0
WALE by income	4.10
Rent review structure	Fixed
Major tenants by income	Computershare
Parking spaces	485
Valuation range	\$100-130m



## PRINCIPAL PORTFOLIO

## 710 Collins Street, Docklands, Melbourne

The property occupies a rectangular block of circa 7,800sqm spanning between Collins Street and Bourke Street in the heart of Melbourne's Docklands main commercial office precinct. The property is surrounded by major commercial office towers and has almost immediate access to Southern Cross Station.

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

The potential to redevelop to add further commercial and retail space is currently under review with consultants engaged and discussions underway with relevant authorities.

Ownership	100%
Cap rate	5.13%
External valuation date	December 2018
Acquisition date	December 2014
Site area	7,795m <sup>2</sup>
Net lettable area	11,320m <sup>2</sup>
Occupancy	100%
NABERS rating (Energy)	5.0
NABERS rating (Water)	3.0
WALE by income	4.98
Rent review structure	Fixed
Major tenants by income	Minister of Finance and Victorian Building Authority (VBA)
Parking spaces	—
Valuation range	\$100-130m





## PRINCIPAL PORTFOLIO

## Westpac House 91 King William Street, Adelaide

Westpac House is a premium grade office property located in central Adelaide with four street frontages. The property comprises a 31 level office tower and two small office buildings.

The South Australian Government has decided not to renew the lease to approximately 9,900sqm of the building low rise and will vacate in late 2019. An active leasing program is underway with terms agreed on approximately 2,000sqm and a rolling refurbishment about to commence on vacated areas. Plans are advanced to refurbish and reposition the ground floor lobby and to reposition the retail uses.

Ownership	50%
Cap rate	6.75%
External valuation date	June 2019
Acquisition date	March 2017
Site area	4,287m <sup>2</sup>
Net lettable area	29,860m <sup>2</sup>
Occupancy	95%
NABERS rating (Energy)	4.5
NABERS rating (Water)	2.0
WALE by income	2.17
Rent review structure	CPI and Fixed
Major tenants by income	Westpac, HWL Ebsworth and SA Government
Parking spaces	54
Valuation range	\$80m-100m





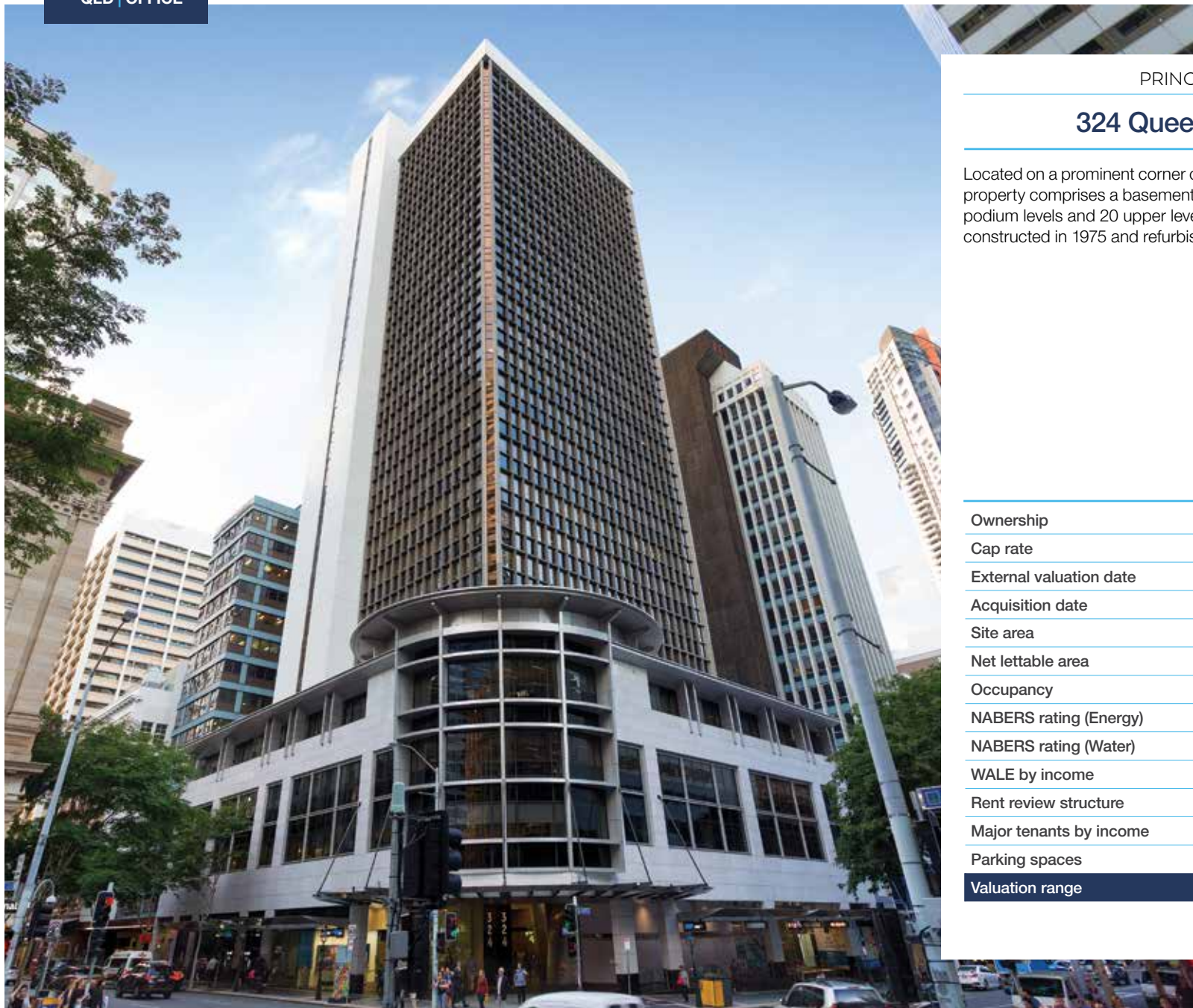
## PRINCIPAL PORTFOLIO

## 2 King Street, Fortitude Valley

The asset is located on the corner of King Street and St Pauls Terrace, Fortitude Valley approximately 4 kms north of the Brisbane CBD within the RNA Showgrounds regeneration project. The building is nine level plus two basement car parking levels and was built to meet high environmental performance standards with a 6 Star Green Star - Office As Built v3 certification.

Ownership	50%
Cap rate	5.75%
External valuation date	July 2018
Acquisition date	August 2018
Site area	2,045m <sup>2</sup>
Net lettable area	16,377m <sup>2</sup>
Occupancy	83.8%
NABERS rating (Energy)	6.0
NABERS rating (Water)	4.5
WALE by income	5.90
Rent review structure	CPI and Fixed
Major tenants by income	Lend Lease/ SMEC.
Parking spaces	95
Valuation range	\$80-100m





## PRINCIPAL PORTFOLIO

**324 Queen Street, Brisbane**

Located on a prominent corner of Queen Street and Creek Street Brisbane, the property comprises a basement car park, five retail units on ground level, three podium levels and 20 upper levels of office accommodation. The building was constructed in 1975 and refurbished in 2001.

Ownership	50%
Cap rate	6.00%
External valuation date	December 2018
Acquisition date	December 2016
Site area	1,821m <sup>2</sup>
Net lettable area	19,395m <sup>2</sup>
Occupancy	98%
NABERS rating (Energy)	3.5
NABERS rating (Water)	3.5
WALE by income	4.17
Rent review structure	Fixed
Major tenants by income	Allianz, ANZ, Brookfield Multiplex
Parking spaces	91
Valuation range	\$60-80m





## PRINCIPAL PORTFOLIO

## Virginia Park, Bentleigh East

Virginia Park is situated predominately in a residential location in Bentleigh East approximately 13km south east of Melbourne. Virginia Park is a sizeable business park providing a mixture of industrial and office buildings as well as supporting facilities including gymnasium, swim centre, child care centre, children's play centre, café, yoga centre and martial arts centre.

Ownership	50%
Cap rate	5.50%
External valuation date	June 2018
Acquisition date	April 2006
Site area	123,460
Net lettable area	55,293
Occupancy	91%
NABERS rating (Energy)	–
NABERS rating (Water)	–
WALE by income	2.97
Rent review structure	CPI and Fixed
Major tenants by income	Xtralis, Vision Systems and Officeworks
Parking spaces	1,680
Valuation range	\$60-80m





## PRINCIPAL PORTFOLIO

## 11 Bowden Street, Alexandria

The property comprises a modern architecturally designed commercial building constructed over four levels with the ground level comprising two semi retail / commercial suites along with three upper levels. The building provides creative style commercial accommodation and a large rear ground level security carpark.

Ownership	100%
Cap rate	5.50%
External valuation date	January 2018
Acquisition date	March 2018
Site area	2,627m <sup>2</sup>
Net lettable area	5,723m <sup>2</sup>
Occupancy	100%
NABERS rating (Energy)	5.0
NABERS rating (Water)	4.0
WALE by income	4.60
Rent review structure	Fixed
Major tenants by income	William Angliss Institute / APG and Co
Parking spaces	55
Valuation range	\$40m-60m





## PRINCIPAL PORTFOLIO

## 51 Allara Street, Canberra

This eight level office block is centrally located on the intersection of Constitution Avenue and Allara Street in Canberra CBD in the centre of a major government office precinct.

A refurbishment of office areas, building entry and end of trip facilities was completed in September 2018.

Ownership	100%
Cap rate	8.00%
External valuation date	December 2018
Acquisition date	January 2008
Site area	3,973m <sup>2</sup>
Net lettable area	12,417m <sup>2</sup>
Occupancy	68%
NABERS rating (Energy)	4.0
NABERS rating (Water)	2.0
WALE by income	2.00
Rent review structure	Fixed
Major tenants by income	Dept of Environment
Parking spaces	163
Valuation range	\$40m-60m



## PRINCIPAL PORTFOLIO

## 464 St Kilda Road, St Kilda

The property comprises two components. The first component being 464 St Kilda Road, an eight storey office building with ground floor and basement car parking (single and tandem) for 192 bays. The second component is units 112-218, 23 Queens Road, which is strata car parking, comprising 107 car bays currently leased by Secure Parking.

Ownership	50%
Cap rate	5.25%
External valuation date	April 2018
Acquisition date	May 2018
Site area	4,645m <sup>2</sup>
Net lettable area	13,827m <sup>2</sup>
Occupancy	100%
NABERS rating (Energy)	4.0
NABERS rating (Water)	–
WALE by income	1.70
Rent review structure	Fixed
Major tenants by income	VACC, Macquarie Leasing, Toll Transport
Parking spaces	192
Valuation range	\$40m-60m





## PRINCIPAL PORTFOLIO

**187 Todd Road, Port Melbourne**

The property is located circa 4kms south west of Melbourne CBD. The site contains a three level building constructed in 2000, comprising modern office accommodation, two levels of undercroft parking and end of trip facilities for occupants.

Ownership	100%
Cap rate	6.00%
External valuation date	October 2017
Acquisition date	November 2017
Site area	11,710m <sup>2</sup>
Net lettable area	9,243m <sup>2</sup>
Occupancy	100%
NABERS rating (Energy)	3.0
NABERS rating (Water)	4.0
WALE by income	2.43
Rent review structure	Fixed
Major tenants by income	Emirates, George Weston Foods, K-Line Workwear Group
Parking spaces	354
Valuation range	\$40m-60m



## PRINCIPAL PORTFOLIO

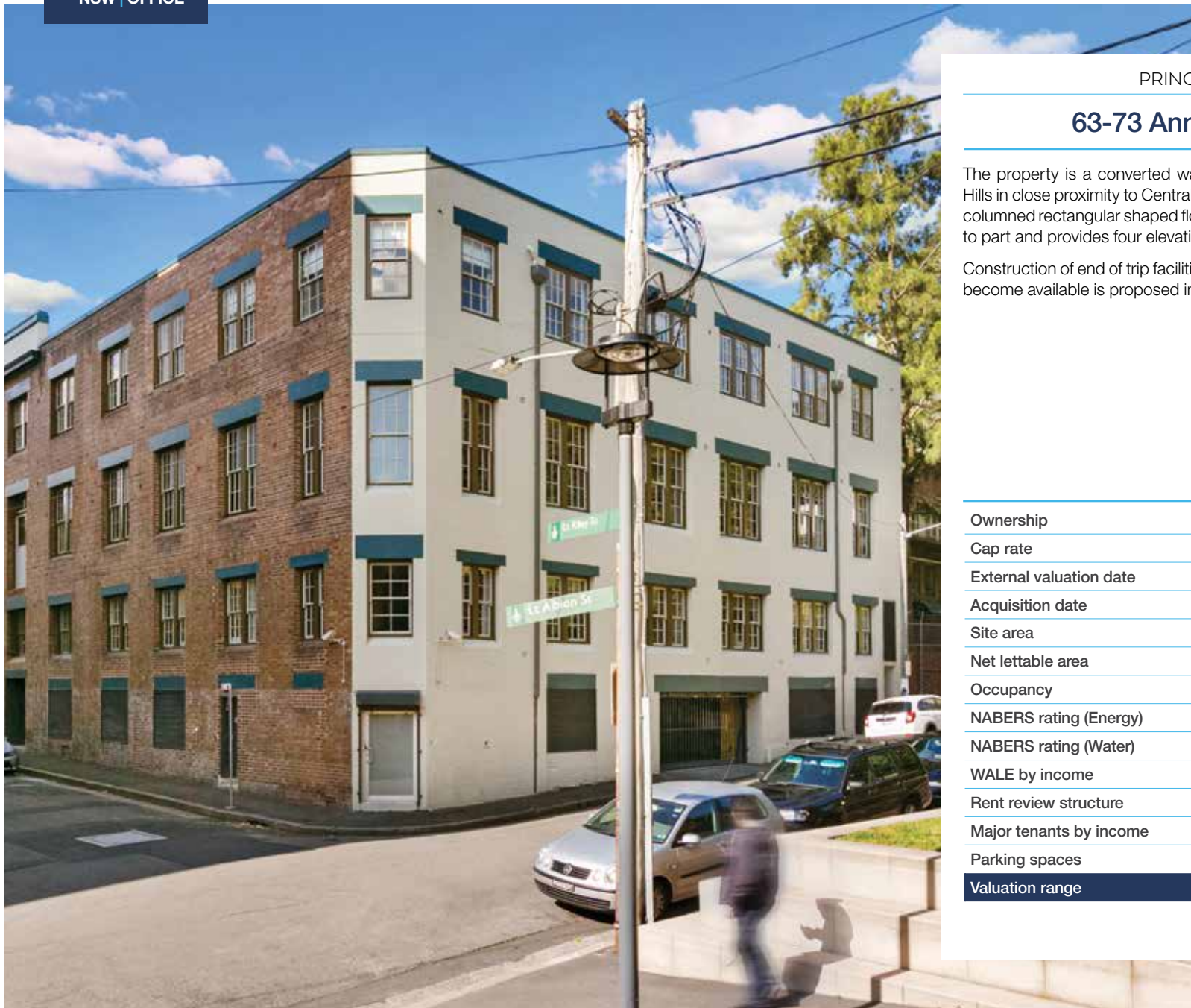
## 33 Queen Street, Brisbane

This property consists of two buildings: 33 Queen Street and 199 George Street. 33 Queen Street is a historic seven level building with frontage to the Queen Street Mall and immediately adjoining and connected is 199 George Street, a recently constructed modern office and retail tower with frontage to George Street. 33 Queen Street has an unrivalled location at the top of Queen Street Mall, on one of Brisbane's best corners. 199 George Street is a 10 level, A grade commercial office building that connects to all floors of the adjoining heritage building.

The refurbishment program to offer tailored smaller office suites has assisted in lifting occupancy levels. The Penny Black Hotel on the ground floor in the old banking chamber is undergoing refitting following heritage approval, with the opening anticipated in late 2019.

Ownership	100%
Cap rate	6.50%
External valuation date	June 2019
Acquisition date	May 2013
Site area	1,158m <sup>2</sup>
Net lettable area	5,998m <sup>2</sup>
Occupancy	66%
NABERS rating (Energy)	3.0
NABERS rating (Water)	0.0
WALE by income	5.33
Rent review structure	Fixed
Major tenants by income	First Commercial Bank of Taiwan, Australian Sports Commission
Parking spaces	16
Valuation range	\$30-40m





## PRINCIPAL PORTFOLIO

**63-73 Ann Street, Surry Hills**

The property is a converted warehouse office building, situated within Surry Hills in close proximity to Central Railway Station. The accommodation features columned rectangular shaped floor plates averaging 794 sqm, exposed finishes to part and provides four elevations of natural light.

Construction of end of trip facilities together with refurbishment of floors as they become available is proposed in order to further reposition the asset.

Ownership	100%
Cap rate	5.25%
External valuation date	February 2018
Acquisition date	April 2018
Site area	930m <sup>2</sup>
Net lettable area	2,381m <sup>2</sup>
Occupancy	100%
NABERS rating (Energy)	4.5
NABERS rating (Water)	4.0
WALE by income	1.04
Rent review structure	Fixed
Major tenants by income	Match Media, Sony Computer
Parking spaces	20
Valuation range	\$30m-40m



## PRINCIPAL PORTFOLIO

## 444 Queen Street, Brisbane

This property is a 'B Grade' building incorporating a basement level, ground floor retail, two levels of car parking and a 19 storey office tower. Total building net lettable area is 14,238sqm of which Abacus owns 2/3rds. Positioned alongside one of the newest premium grade office buildings completed in the Brisbane 'Golden Triangle', at 480 Queen Street, the location has commanding views over Brisbane River.

A modernisation program for the building is being developed with the co-owners.

Ownership	67%
Cap rate	7.50%
External valuation date	December 2018
Acquisition date	September 2017
Site area	1,708m <sup>2</sup>
Net lettable area	9,444m <sup>2</sup>
Occupancy	85%
NABERS rating (Energy)	–
NABERS rating (Water)	–
WALE by income	2.49
Rent review structure	CPI and Fixed
Major tenants by income	Public Trustee of QLD, Telco Services Australia Pty Ltd
Parking spaces	71
Valuation range	\$30m-40m



## PRINCIPAL PORTFOLIO

**457- 459 Church Street, Richmond**

A 50:50 development joint venture with Salta Properties with current plans to develop an A-Grade commercial complex in the innovative and creative Richmond-Cremorne VIC (Church Street) precinct.

Ownership	50%
Cap rate	N/A
External valuation date	May 2019
Acquisition date	May 2019
Site area	5,267m <sup>2</sup>
Net lettable area	–
Occupancy	–
NABERS rating (Energy)	–
NABERS rating (Water)	–
WALE by income	–
Rent review structure	–
Major tenants by income	–
Parking spaces	–
Valuation range	\$30m-40m

Artist impression.





## PRINCIPAL PORTFOLIO

## Ashfield Mall – Liverpool Road, Ashfield

Ashfield Mall is a sub-regional shopping centre located 10km south-west of the Sydney CBD, close to the local railway station and bus interchange. The fully enclosed four level building has four anchor tenants and over 80 specialty shops. The centre's MAT (Moving Annual Turnover) has increased to over \$200 million since acquisition.

Ashfield Mall provides a food and convenience offering for Sydney's inner west suburbs.

With a backdrop of strong catchment population growth, Abacus and ISPT are exploring further opportunities to re-position the centre. Growth in MAT is anticipated as we re-energise the fresh food offering and continue to re-mix tenancies improving the overall retail experience.

Ownership	50%
Cap rate	5.50%
External valuation date	December 2017
Acquisition date	September 1997
Site area	21,890m <sup>2</sup>
Net lettable area	24,922m <sup>2</sup>
Occupancy	98%
NABERS rating (Energy)	–
NABERS rating (Water)	–
WALE by income	4.08
Rent review structure	CPI and Fixed
Major tenants by income	Woolworths, Coles, Kmart and ALDI
Parking spaces	1,074
Valuation range	\$100-130m





## PRINCIPAL PORTFOLIO

## Lutwyche City Shopping Centre Cnr Lutwyche Rd and Chalk St, Lutwyche

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

Upon completion of redevelopment works, the centre will have a new Aldi and Woolworths as well as a fully refurbished Coles supermarket. The centre will be positioned as a super convenience retail centre with a focus on fresh food, dining and services. The centre has also become an office hub dominated by government or government funded tenants that require flexibility and convenience outside of the CBD.

Ownership	50%
Cap rate	5.75%
External valuation date	June 2019
Acquisition date	October 2015
Site area	21,946m <sup>2</sup>
Net lettable area	18,556m <sup>2</sup>
Occupancy	59%
NABERS rating (Energy)	–
NABERS rating (Water)	–
WALE by income	4.41
Rent review structure	CPI and Fixed
Major tenants by income	Coles and ALDI
Parking spaces	823
Valuation range	\$60–80m



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## PRINCIPAL PORTFOLIO

## Liverpool Plaza – Macquarie Street, Liverpool

Liverpool Plaza is a neighbourhood shopping centre occupying a prime location on the Macquarie pedestrian mall in the Liverpool CBD, approximately 34km south west of the Sydney CBD. The fully enclosed centre comprises over 50 ground floor retail tenancies, mezzanine level offices and 300 car parks on an open rooftop.

**This property was sold during FY19, with settlement expected in December 2019.**

Ownership	100%
Cap rate	6.00%
External valuation date	June 2017
Acquisition date	August 2004
Site area	8,904m <sup>2</sup>
Net lettable area	6,129m <sup>2</sup>
Occupancy	75%
NABERS rating (Energy)	–
NABERS rating (Water)	–
WALE by income	2.62
Rent review structure	CPI and Fixed
Major tenants by income	ALDI, ANZ, St George and IMB
Parking spaces	300
Valuation range	\$40-60m



# Self Storage Portfolio

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## SELF STORAGE PORTFOLIO

## Acacia Ridge – 1717 Beaudesert Road Acacia Ridge, Brisbane

Benefitting from good commercial exposure to Beaudesert Road at the rear, the purpose built facility comprises five self storage buildings located approximately 14.0 kilometres (by direct line) from the Brisbane CBD in the southern suburb of Acacia Ridge. The facility includes surplus land suitable for additional self storage development.

Land area	10,040m <sup>2</sup>
Net lettable area	6,443m <sup>2</sup>
External valuation date	June 2018
Book value range	\$10-20m



## Adamstown – 55 Bailey Street & 77 Fletcher Street, Adamstown

The facility comprises a combination of single and two-level self storage buildings, along with a converted industrial building located approximately 6.0 kilometres (by direct line) from the Newcastle CBD in the suburb of Adamstown.

Land area	11,840m <sup>2</sup>
Net lettable area	6,489m <sup>2</sup>
External valuation date	January 2019
Book value range	\$10-20m





## SELF STORAGE PORTFOLIO

## Avondale – 379 Rosebank Road, Avondale

The purpose built facility comprises three single level self storage buildings located approximately 9.0 kilometres (by direct line) from the Auckland CBD in the south-western suburb of Avondale.

Land area	12,971m <sup>2</sup>
Net lettable area	7,482m <sup>2</sup>
External valuation date	December 2017
Book value range	\$10-20m



## Balmain – 96-100 Beattie Street, Balmain

Located in the city fringe suburb of Balmain (Sydney), the facility comprises a converted multi-storey industrial building within a densely populated residential area.

Land area	1,701m <sup>2</sup>
Net lettable area	3,176m <sup>2</sup>
External valuation date	June 2019
Book value range	\$10-20m



## SELF STORAGE PORTFOLIO

**Beenleigh – 29A Logan River Road, Beenleigh**

The purpose built facility comprises four self storage buildings located approximately 32.0 kilometres (by direct line) from the Brisbane CBD in the south-eastern suburb of Beenleigh.

Land area	6,452m <sup>2</sup>
Net lettable area	5,246m <sup>2</sup>
External valuation date	June 2018
Book value range	\$10-20m

**Blacktown – 27 & 29 Penny Place, Arndell Park**

Benefitting from good commercial exposure to the Great Western Highway at the rear, the facility comprises a combination of single and two-level self storage buildings, along with a converted industrial building located approximately 30.0 kilometres (by direct line) from the Sydney CBD in the north-western suburb of Arndell Park.

Land area	16,776m <sup>2</sup>
Net lettable area	9,277m <sup>2</sup>
External valuation date	June 2019
Book value range	\$20-30m



**ACT | STORAGE****SELF STORAGE PORTFOLIO****Belconnen – 86 Nettlefold Street, Belconnen**

The purpose built facility comprises 16 single level self storage buildings located approximately 7.0 kilometres (by direct line) from the Canberra CBD in the north-western suburb of Belconnen. The facility derives additional income from leases of three workshop buildings in the north-eastern corner of the site.

Land area	27,120m <sup>2</sup>
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Net lettable area	10,820m <sup>2</sup>
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External valuation date	June 2018
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Book value range	\$30-40m
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**NZ | STORAGE****Botany North –  
410 Te Irirangi Drive, Clover Park**

Benefitting from prominent exposure to Te Irirangi Drive, a major arterial road, the purpose built facility comprises five single level self storage buildings located approximately 17.0 kilometres (by direct line) from Auckland CBD in the south-eastern suburb of Clover Park.

Land area	10,418m <sup>2</sup>
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Net lettable area	5,027m <sup>2</sup>
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External valuation date	December 2017
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Book value range	\$10-20m
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## SELF STORAGE PORTFOLIO

## Botany South – 1 Bishop Lenihan Place, East Tamaki

The purpose built facility comprises a combination of single and two-level self storage buildings located approximately 18.0 kilometres (by direct line) from the Auckland CBD in the south-eastern suburb of East Tamaki with good visibility to a high volume of daily traffic along Ormiston Road.

Land area	8,623m <sup>2</sup>
Net lettable area	5,368m <sup>2</sup>
External valuation date	December 2018
Book value range	\$10-20m



## Brookvale – 628 Pittwater Road, Brookvale

Immediately adjoining the new Brookvale Community Health Centre and opposite Westfield Warringah Mall, the facility is under construction and anticipated to commence operations in the second half of 2019 following the construction of a multi-level self storage building. Located approximately 12.5 kilometres (by direct line) from the Sydney CBD in the Northern Beaches suburb of Brookvale, the facility will benefit from excellent commercial exposure to Pittwater Road.

Land area	4,344m <sup>2</sup>
Net lettable area	N / A
External valuation date	December 2017
Book value range	\$10-20m





## SELF STORAGE PORTFOLIO

**Browns Plains – 2 Eastern Road, Logan City**

The purpose built facility comprises a two-level self storage building located approximately 22.0 kilometres (by direct line) from the Brisbane CBD in the southern suburb of Logan City.

Land area	3,000m <sup>2</sup>
Net lettable area	3,094m <sup>2</sup>
External valuation date	June 2019
Book value range	\$0-10m

**Bulleen – 10-12 Manningham Road West, Bulleen**

The facility comprises a converted showroom building located approximately 13.0 kilometres (by direct line) from the Melbourne CBD in the north-eastern suburb of Bulleen with good visibility to a high volume of traffic along Manningham Road West.

Land area	2,611m <sup>2</sup>
Net lettable area	3,861m <sup>2</sup>
External valuation date	June 2018
Book value range	\$10-20m



## SELF STORAGE PORTFOLIO

## Burwood – 11 Evans Street & 18 Millicent Street, Burwood

Situated on an island site, the facility comprises a converted multi-level industrial building located approximately 13.0 kilometres (by direct line) from the Melbourne CBD in the south-eastern suburb of Burwood.

Land area	8,094m <sup>2</sup>
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Net lettable area	5,890m <sup>2</sup>
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External valuation date	June 2018
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Book value range	\$20-30m
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## Castle Hill – 5 Gladstone Road, Castle Hill

Commencing operations in mid-2014, the facility forms part of an industrial strata complex located approximately 26.0 kilometres (by direct line) from the Sydney CBD in the north-western suburb of Castle Hill.

Land area	N / A
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Net lettable area	3,792m <sup>2</sup>
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External valuation date	December 2018
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Book value range	\$0-10m
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## SELF STORAGE PORTFOLIO

## Clayton – 27 Clarinda Road, Oakleigh South

Commencing operations in mid-2016, the facility comprises a converted industrial building which provides self storage use over ground and first floor levels. Located approximately 18.0 kilometres (by direct line) from the Melbourne CBD in the south-eastern suburb of Oakleigh South, the facility has development consent for the self storage fit-out of the residual industrial building.

Land area	6,782m <sup>2</sup>
Net lettable area	3,169m <sup>2</sup>
External valuation date	December 2018
Book value range	\$0-10m



## Cleveland – 4 &amp; 5 Grant Street, Cleveland

Spanning over two sites, the purpose built facility comprises four multi-level self storage buildings located approximately 23.0 kilometres (by direct line) from the Brisbane CBD in the south-eastern suburb of Cleveland.

Land area	11,393m <sup>2</sup>
Net lettable area	7,440m <sup>2</sup>
External valuation date	June 2019
Book value range	\$10-20m



## SELF STORAGE PORTFOLIO

## Craieburn – 7-9 & 10-12 Export Road, Craieburn

Spanning over two sites, the facility comprises two converted industrial buildings located approximately 23.0 kilometres (by direct line) from the Melbourne CBD within the north growth corridor suburb of Craieburn.

Land area	4,458m <sup>2</sup>
Net lettable area	2,396m <sup>2</sup>
External valuation date	January 2019
Book value range	\$0-10m



## Cranbourne – 198-200 Sladen Street & 8 Codrington Street, Cranbourne

The purpose built facility comprises nine single level self storage buildings located approximately 45.0 kilometres (by direct line) from the Melbourne CBD in the south-eastern suburb of Cranbourne.

Land area	11,673m <sup>2</sup>
Net lettable area	5,516m <sup>2</sup>
External valuation date	June 2019
Book value range	\$10-20m





## SELF STORAGE PORTFOLIO

### Crestmead – 37-39 & 38-40 Calcium Court, Crestmead

Benefitting from exposure to Browns Plains Road at the rear, the purpose built facility comprises multiple single level self storage buildings located approximately 23.0 kilometres (by direct line) from the Brisbane CBD in the south-eastern suburb of Crestmead.

Land area	10,024m <sup>2</sup>
Net lettable area	3,757m <sup>2</sup>
External valuation date	November 2018
Book value range	\$0-10m



### Dandenong South – 418-424 South Gippsland Highway, Dandenong South

Commencing operations in mid-2017, the facility comprises a converted industrial building which provides self storage use over ground and first floor levels. Located approximately 35.0 kilometres (by direct line) from the Melbourne CBD in the south-eastern suburb of Dandenong South, the facility has development consent for the self storage fit-out of the residual industrial building.

Land area	9,919m <sup>2</sup>
Net lettable area	2,370m <sup>2</sup>
External valuation date	June 2018
Book value range	\$0-10m



## SELF STORAGE PORTFOLIO

**Delacombe – 44-48 Wallis Street, Delacombe**

Situated within Ballarat, the purpose built facility comprises 11 single level self storage buildings.

Land area	15,950m <sup>2</sup>
Net lettable area	3,991m <sup>2</sup>
External valuation date	June 2018
Book value range	\$0-10m

**Dunedin South – 150 Portsmouth Drive, Dunedin**

Situated within Dunedin, the purpose built facility comprises four self storage buildings with good visibility to Portsmouth Drive, a major arterial road through Dunedin.

Land area	5,725m <sup>2</sup>
Net lettable area	3,025m <sup>2</sup>
External valuation date	December 2017
Book value range	\$0-10m





## SELF STORAGE PORTFOLIO

## Fairfield – 328 Darebin Road, Fairfield

Situated on an island site with prominent exposure to the intersection of Darebin and Grange Roads, the facility comprises a converted single level warehouse located approximately 8.0 kilometres (by direct line) from the Melbourne CBD in the north-eastern suburb of Fairfield.

Land area	7,456m <sup>2</sup>
Net lettable area	3,865m <sup>2</sup>
External valuation date	June 2018
Book value range	\$10-20m



## Ferrymead – 980 Ferry Road, Ferrymead

Situated within Christchurch, the purpose built facility comprises five single level self storage buildings.

Land area	9,011m <sup>2</sup>
Net lettable area	5,158m <sup>2</sup>
External valuation date	December 2017
Book value range	\$0-10m



## SELF STORAGE PORTFOLIO

## Frankston – 355A & 381 McClelland Drive, Langwarrin

The purpose built facility comprises a combination of single and two-level self storage buildings located approximately 41.0 kilometres (by direct line) from the Melbourne CBD within the Mornington Peninsula suburb of Langwarrin.

Land area	15,470m <sup>2</sup>
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Net lettable area	6,518m <sup>2</sup>
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External valuation date	June 2019
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Book value range	\$10-20m
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## Frenchs Forest – 11-13 Rodborough Road, Frenchs Forest

The facility comprises a converted multi-level commercial building located approximately 13.0 kilometres (by direct line) from the Sydney CBD in the northern suburb of Frenchs Forest. Stage 2 has received development consent and will comprise the construction of a purpose built self storage building on the vacant land at the rear.

Land area	8,189m <sup>2</sup>
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Net lettable area	2,076m <sup>2</sup>
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External valuation date	June 2019
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Book value range	\$0-10m
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## SELF STORAGE PORTFOLIO

## Fyshwick – 25 Ipswich Street, Fyshwick

Benefitting from extended frontages to Ipswich and Newcastle Streets, the purpose built facility comprises a combination of single and two-level self storage buildings located approximately 6.0 kilometres (by direct line) from the Canberra CBD in the south-eastern suburb of Fyshwick.

Land area	17,782m <sup>2</sup>
Net lettable area	8,231m <sup>2</sup>
External valuation date	June 2018
Book value range	\$20-30m



## Fyshwick East – 64-68 Collie Street, Fyshwick

Commencing trading in 2007, the award winning purpose built facility comprises three multi-level self storage buildings located approximately 6.0 kilometres (by direct line) from the Canberra CBD in the south-eastern suburb of Fyshwick.

Land area	7,599m <sup>2</sup>
Net lettable area	7,591m <sup>2</sup>
External valuation date	March 2019
Book value range	\$10-20m



## SELF STORAGE PORTFOLIO

**Greenacre – 24 Anzac Street, Greenacre**

Benefitting from good commercial exposure to the Hume Highway at the rear, the facility comprises a combination of single and two-level self storage buildings, along with a converted industrial building located approximately 16.0 kilometres (by direct line) from the Sydney CBD in the south-western suburb of Greenacre. The facility has development consent for the construction of a purpose built self storage building on the vacant land at the rear.

Land area	9,225m <sup>2</sup>
Net lettable area	3,794m <sup>2</sup>
External valuation date	June 2019
Book value range	\$10-20m

**Greensborough – 24 Sherbourne Road, Briar Hill**

The purpose built facility comprises three multi-level self storage buildings located approximately 18.0 kilometres (by direct line) from the Melbourne CBD in the north-eastern suburb of Briar Hill.

Land area	6,647m <sup>2</sup>
Net lettable area	5,767m <sup>2</sup>
External valuation date	June 2018
Book value range	\$10-20m



## NZ | STORAGE



### SELF STORAGE PORTFOLIO

## Hamilton Central – 31 Ruakura Road, Hamilton East

Situated within Hamilton, the purpose built facility comprises eight single level self storage buildings benefitting from immediate proximity to a modern Mitre 10 Mega Store.

Land area	10,108m <sup>2</sup>
Net lettable area	4,612m <sup>2</sup>
External valuation date	December 2018
Book value range	\$10-20m

## VIC | STORAGE



## Heidelberg West – 128 Dougharty Road, Heidelberg West

The facility comprises a converted industrial building which provides self storage use over ground and first floor levels located approximately 12.0 kilometres (by direct line) from the Melbourne CBD in the north-eastern suburb of Heidelberg West.

Land area	3,832m <sup>2</sup>
Net lettable area	3,805m <sup>2</sup>
External valuation date	December 2018
Book value range	\$0-10m



## SELF STORAGE PORTFOLIO

### Hume – 10-12 Sleigh Place, Hume

The facility comprises two self storage buildings and a converted industrial building located approximately 13 kilometres (by direct line) from the Canberra CBD in the south-eastern suburb of Hume. The industrial building is currently leased and planned for future self storage conversion.

Land area 12,271m<sup>2</sup>

Net lettable area 8,502m<sup>2</sup>

External valuation date June 2018

Book value range \$10-20m



### Hoppers Crossing – 71-75 Forsyth Road, Hoppers Crossing

The purpose built facility comprises eight single level self storage buildings located approximately 21.0 kilometres (by direct line) from the Melbourne CBD in the south-western suburb of Hoppers Crossing with good visibility to a high volume of passing traffic along Forsyth Road.

Land area 8,095m<sup>2</sup>

Net lettable area 4,774m<sup>2</sup>

External valuation date June 2019

Book value range \$10-20m





## SELF STORAGE PORTFOLIO

## Hume – 10-12 Sleigh Place, Hume

The facility comprises two self storage buildings and a converted industrial building located approximately 13 kilometres (by direct line) from the Canberra CBD in the south-eastern suburb of Hume. The industrial building is currently leased and planned for future self storage conversion.

Land area	12,271m <sup>2</sup>
Net lettable area	8,502m <sup>2</sup>
External valuation date	June 2018
Book value range	\$10-20m



## Homebush – 21C Richmond Road, Homebush

The facility comprises a converted single level industrial building located approximately 14.0 kilometres (by direct line) from the Sydney CBD in the inner west suburb of Homebush. The facility includes surplus land currently subject to a licence to 'Lesandu' and suitable for future self storage development.

Land area	6,703m <sup>2</sup>
Net lettable area	2,260m <sup>2</sup>
External valuation date	June 2018
Book value range	\$0-10m



## SELF STORAGE PORTFOLIO

**Ingleburn – 40 York Road, Ingleburn**

The facility comprises three single level self storage buildings and a converted industrial building located approximately 35.0 kilometres (by direct line) from the Sydney CBD in the south-western suburb of Ingleburn.

Land area	2,808m <sup>2</sup>
Net lettable area	1,521m <sup>2</sup>
External valuation date	December 2018
Book value range	\$0-10m

**Kambah – 17 Jenke Circuit, Kambah**

Extending over three sites, the purpose built facility comprises 18 single level self storage buildings located approximately 14.0 kilometres (by direct line) from the Canberra CBD in the south-western suburb of Kambah. The facility benefits from commercial exposure to Drakeford Drive, an arterial road supporting a high volume of daily traffic.

Land area	21,889m <sup>2</sup>
Net lettable area	10,248m <sup>2</sup>
External valuation date	June 2018
Book value range	\$20-30m





## SELF STORAGE PORTFOLIO

## Kingston – 473-479 Kingston Road, Kingston

The purpose built facility comprises two multi-level self storage buildings located approximately 23.0 kilometres (by direct line) from the Brisbane CBD in the south-eastern suburb of Kingston. Owing to the good commercial exposure of the facility to Kingston Road, additional income is derived from a leased billboard structure.

Land area	6,285m <sup>2</sup>
Net lettable area	4,828m <sup>2</sup>
External valuation date	June 2018
Book value range	\$0-10m



## Lane Cove – 27 Mars Road, Lane Cove West

The facility forms part of self storage strata complex located approximately 9.0 kilometres (by direct line) from the Sydney CBD in the north-western suburb of Lane Cove. The facility comprises approximately 93.5% of the strata complex.

Land area	N / A
Net lettable area	10,793m <sup>2</sup>
External valuation date	June 2019
Book value range	\$30-40m



## SELF STORAGE PORTFOLIO

**Lidcombe – 12 Carter Street, Lidcombe**

The property comprises an industrial building leased to 2023. Located approximately 14.0 kilometres (by direct line) from the Sydney CBD in the inner-west suburb of Lidcombe, the property will accommodate future self storage use.

Land area	7,778m <sup>2</sup>
Net lettable area	3,072m <sup>2</sup>
External valuation date	August 2018
Book value range	\$10-20m

**Macquarie Park – 117 Wicks Road, Macquarie Park**

Located approximately 11.0 kilometres (by direct line) from the Sydney CBD within the evolving Macquarie Park precinct, the facility will comprise a converted multi-level commercial building and is anticipated to commence operations in the second half of 2019.

Land area	4,909m <sup>2</sup>
Net lettable area	3,818m <sup>2</sup>
External valuation date	December 2017
Book value range	\$0-10m





## SELF STORAGE PORTFOLIO

**Melton – 9-19 Reserve Road, Melton**

The purpose built facility comprises four single level self storage buildings located approximately 35.0 kilometres (by direct line) from the Melbourne CBD in the north-western suburb of Melton.

Land area	9,809m <sup>2</sup>
Net lettable area	3,777m <sup>2</sup>
External valuation date	December 2018
Book value range	\$0-10m

**Miami – 20 Oak Avenue, Miami**

The facility comprises two converted industrial buildings located approximately 7.0 kilometres (by direct line) from Surfers Paradise in the suburb of Miami. The facility has development consent for the construction of a purpose built self storage building on the vacant land at the rear.

Land area	10,152m <sup>2</sup>
Net lettable area	4,908m <sup>2</sup>
External valuation date	June 2018
Book value range	\$10-20m



## SELF STORAGE PORTFOLIO

## Midland – 31 Robinson Road, Bellevue

Benefiting from exposure to the Roe Highway, the purpose built facility comprises multiple two level self storage buildings located approximately 17.0 kilometres (by direct line) from the Perth CBD in the north-eastern suburb of Bellevue.

Land area	9,376m <sup>2</sup>
Net lettable area	7,665m <sup>2</sup>
External valuation date	September 2018
Book value range	\$10-20m



## Mitcham – 2-6 Simla Street, Mitcham

The facility comprises a two-level self storage building and converted industrial building located approximately 20.0 kilometres (by direct line) from the Melbourne CBD in the eastern suburb of Mitcham.

Land area	6,400m <sup>2</sup>
Net lettable area	4,982m <sup>2</sup>
External valuation date	December 2018
Book value range	\$10-20m





## SELF STORAGE PORTFOLIO

### Mitchell – 10-12 Essington Street, Mitchell

The purpose built facility comprises multiple two level self storage buildings located approximately 7.0 kilometres (by direct line) from the Canberra CBD in the northern suburb of Mitchell.

Land area	5,273m <sup>2</sup>
Net lettable area	4,772m <sup>2</sup>
External valuation date	January 2019
Book value range	\$10-20m



### New Lynn – 44A Portage Road, New Lynn

Positioned at the prominent intersection of Portage Road and Clark Street, the purpose built facility comprises three self storage buildings located approximately 10.0 kilometres (by direct line) from the Auckland CBD in the south-western suburb of New Lynn.

Land area	6,177m <sup>2</sup>
Net lettable area	3,566m <sup>2</sup>
External valuation date	December 2018
Book value range	\$10-20m



## SELF STORAGE PORTFOLIO

## Remuera – 207 Merton Road, St Johns

The facility comprises a combination of single level and two-level self storage buildings located approximately 9.0 kilometres (by direct line) from the Auckland CBD in the south-eastern suburb of St Johns with good visibility to a high volume of passing traffic along Merton Road.

Land area	6,577m <sup>2</sup>
Net lettable area	5,401m <sup>2</sup>
External valuation date	December 2017
Book value range	\$10-20m



## Riccarton – 444 Blenheim Road, Upper Riccarton

Situated in a prominent exposure location within Christchurch, the facility comprises four single level self storage buildings and a converted industrial building.

Land area	10,120m <sup>2</sup>
Net lettable area	5,750m <sup>2</sup>
External valuation date	December 2017
Book value range	\$10-20m





## SELF STORAGE PORTFOLIO

**Richmond – 47 Richmond Terrace, Richmond**

Located in the city fringe suburb of Richmond (Melbourne), the facility comprises a converted multi-storey warehouse within an established medium to high density residential area.

Land area	1,189m <sup>2</sup>
Net lettable area	2,142m <sup>2</sup>
External valuation date	December 2018
Book value range	\$0-10m

**Robina – 265 Scottsdale Drive, Robina**

Anticipated to commence operations in Financial Year 2021, the purpose built facility will comprise a multi-level self storage building. Located approximately 10.0 kilometres (by direct line) from Surfers Paradise in the suburb of Robina, the facility will benefit from commercial exposure to the Pacific Motorway at the rear.

Land area	3,005m <sup>2</sup>
Net lettable area	N / A
External valuation date	November 2017
Book value range	\$0-10m



## SELF STORAGE PORTFOLIO

## Rocklea – 989 Fairfield Road, Yeerongpilly

The purpose built facility comprises a two-level self storage building with good visibility to a high volume of daily traffic along Fairfield Road. The facility is located approximately 8.0 kilometres (by direct line) from the Brisbane CBD in the south-western suburb of Yeerongpilly.

Land area	3,485m <sup>2</sup>
Net lettable area	3,106m <sup>2</sup>
External valuation date	June 2019
Book value range	\$0-10m



## Rouse Hill – Mile End Road, Rouse Hill

Located in the suburb of Rouse Hill within the Sydney 'North West Growth Area', the facility comprises a converted warehouse building which provides self storage use over ground and first floor levels. The facility derives additional income from a lease to 'Hudson Timber & Hardware' to 2024 and includes surplus land suitable for future self storage development.

Land area	21,150m <sup>2</sup>
Net lettable area	3,075m <sup>2</sup>
External valuation date	June 2019
Book value range	\$10-20m





## SELF STORAGE PORTFOLIO

**Rozelle – 10 Parsons Street, Rozelle**

Located in the city fringe suburb of Rozelle (Sydney), the purpose built facility comprises a multi-level self storage building surrounded by White Bay Power Station and benefitting from prominent exposure to Victoria Road.

Land area	N / A
Net lettable area	5,249m <sup>2</sup>
External valuation date	December 2018
Book value range	\$10-20m

**Salisbury – 148 Evans Road, Salisbury**

Located approximately 8.0 kilometres (by direct line) from the Brisbane CBD in the southern suburb of Salisbury, the facility comprises a multi-level self storage building and converted industrial building with good visibility to a high volume of daily traffic along Evans Road.

Land area	3,265m <sup>2</sup>
Net lettable area	3,268m <sup>2</sup>
External valuation date	June 2019
Book value range	\$0-10m

## QLD | STORAGE



### SELF STORAGE PORTFOLIO

#### Southport – 120 Minnie Street & 16 Pinter Drive, Southport

Spanning over two sites, the facility comprises a combination of purpose built and converted buildings located approximately 5.0 kilometres (by direct line) north of the Gold Coast.

Land area	7,240m <sup>2</sup>
Net lettable area	5,893m <sup>2</sup>
External valuation date	October 2018
Book value range	\$10-20m

## NZ | STORAGE



#### St Lukes – 7 Wagener Place, Mount Albert

Forming part of a mixed retail development, the purpose built facility comprises part of the ground floor and four upper levels located 5.0 kilometres (by direct line) from the Auckland CBD in the south-western suburb of Mount Albert.

Land area	N / A
Net lettable area	6,843m <sup>2</sup>
External valuation date	December 2017
Book value range	\$10-20m





## SELF STORAGE PORTFOLIO

## St Peters – 580-590 Princes Highway, St Peters

Commencing operations in early-2015, the facility comprises a converted multi-level commercial building with prominent visibility to a significant volume of daily traffic along the Princes Highway. Located approximately 7.0 kilometres (by direct line) from the Sydney CBD in the inner west suburb of St Peters, the facility derives additional income from a telecommunication lease to Vodafone.

Land area	1,840m <sup>2</sup>
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Net lettable area	2,276m <sup>2</sup>
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External valuation date	June 2018
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Book value range	\$0-10m
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## Stafford – 15 Babarra Street, Stafford

Anticipated to commence operations in Financial Year 2020, the facility will comprise a converted industrial building located approximately 6.0 kilometres (by direct line) from the Brisbane CBD in the northern suburb of Stafford.

Land area	8,362m <sup>2</sup>
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Net lettable area	4,538m <sup>2</sup>
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External valuation date	August 2017
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Book value range	\$0-10m
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## SELF STORAGE PORTFOLIO

## Sunbury – 18 Anderson Road, Sunbury

The facility comprises two single level self storage buildings and a converted industrial building located approximately 34.0 kilometres (by direct line) from the Melbourne CBD in the north-western suburb of Sunbury. The facility includes development consent for the construction of a two-level self storage building.

Land area	12,300m <sup>2</sup>
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Net lettable area	3,924m <sup>2</sup>
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External valuation date	June 2018
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Book value range	\$0-10m
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## Swanson – 182-194 Swanson Road, Henderson

The purpose built facility comprises four single level self storage buildings located approximately 13.0 kilometres (by direct line) from the Auckland CBD in the south-western suburb of Henderson.

Land area	9,457m <sup>2</sup>
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Net lettable area	3,688m <sup>2</sup>
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External valuation date	December 2018
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Book value range	\$0-10m
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## SELF STORAGE PORTFOLIO

## Takapuna – 19 Hillside Road, Wairau Valley

The facility forms part of self storage strata complex comprising 76 individual titles and located approximately 9.0 kilometres (by direct line) from the Auckland CBD in the northern suburb of Wairau Valley. Of the 76 individual titles, Abacus own 63 and lease the residual 13.

Land area	13,077m <sup>2</sup>
Net lettable area	5,650m <sup>2</sup>
External valuation date	December 2018
Book value range	\$10-20m



## Thomastown – 98 Northgate Drive, Thomastown

Benefitting from commercial exposure to Metropolitan Ring Road at the rear, the facility comprises four self storage buildings located approximately 16.0 kilometres (by direct line) from the Melbourne CBD in the north-western suburb of Thomastown.

Land area	5,084m <sup>2</sup>
Net lettable area	3,964 <sup>2</sup>
External valuation date	December 2018
Book value range	\$10-20m



## SELF STORAGE PORTFOLIO

## Thornleigh – 25 Sefton Road, Thornleigh

Commencing operations in early-2015, the facility comprises four single level self storage buildings and a converted multi-level industrial building located approximately 20.0 kilometres (by direct line) from the Sydney CBD in the north-western suburb of Thornleigh.

Land area	4,199m <sup>2</sup>
Net lettable area	3,624m <sup>2</sup>
External valuation date	June 2018
Book value range	\$10-20m



## Tingalpa – 248 New Cleveland Road, Tingalpa

Surrounded by Home Consortium and McDonald's in the Tingalpa commercial precinct, the purpose built facility comprises a multi-level self storage building located approximately 11.5 kilometres (by direct line) from the Brisbane CBD in the eastern suburb of Tingalpa.

Land area	4,504m <sup>2</sup>
Net lettable area	5,755m <sup>2</sup>
External valuation date	June 2019
Book value range	\$10-20m





## SELF STORAGE PORTFOLIO

## Wendouree – 201A Gillies Street North, Wendouree

Situated within Ballarat, the purpose built facility comprises two single level self storage buildings with good visibility to a high volume of passing traffic along Gillies Street North.

Land area	7,182m <sup>2</sup>
Net lettable area	3,309m <sup>2</sup>
External valuation date	June 2018
Book value range	\$0-10m



## Wodonga – 246 Victoria Cross Parade, Wodonga

Commencing operations in late-2014, the purpose built facility comprises eight single level self storage buildings located within the Albury-Wodonga region.

Land area	8,796m <sup>2</sup>
Net lettable area	3,137m <sup>2</sup>
External valuation date	June 2018
Book value range	\$0-10m



## SELF STORAGE PORTFOLIO

**Woolloomooloo – 11-25 Palmer Street,  
Woolloomooloo**

A flagship asset within walking distance of the Sydney CBD and surrounded by high density residential areas, the facility comprises a converted multi-level warehouse building with excellent commercial exposure to the Eastern Distributor.

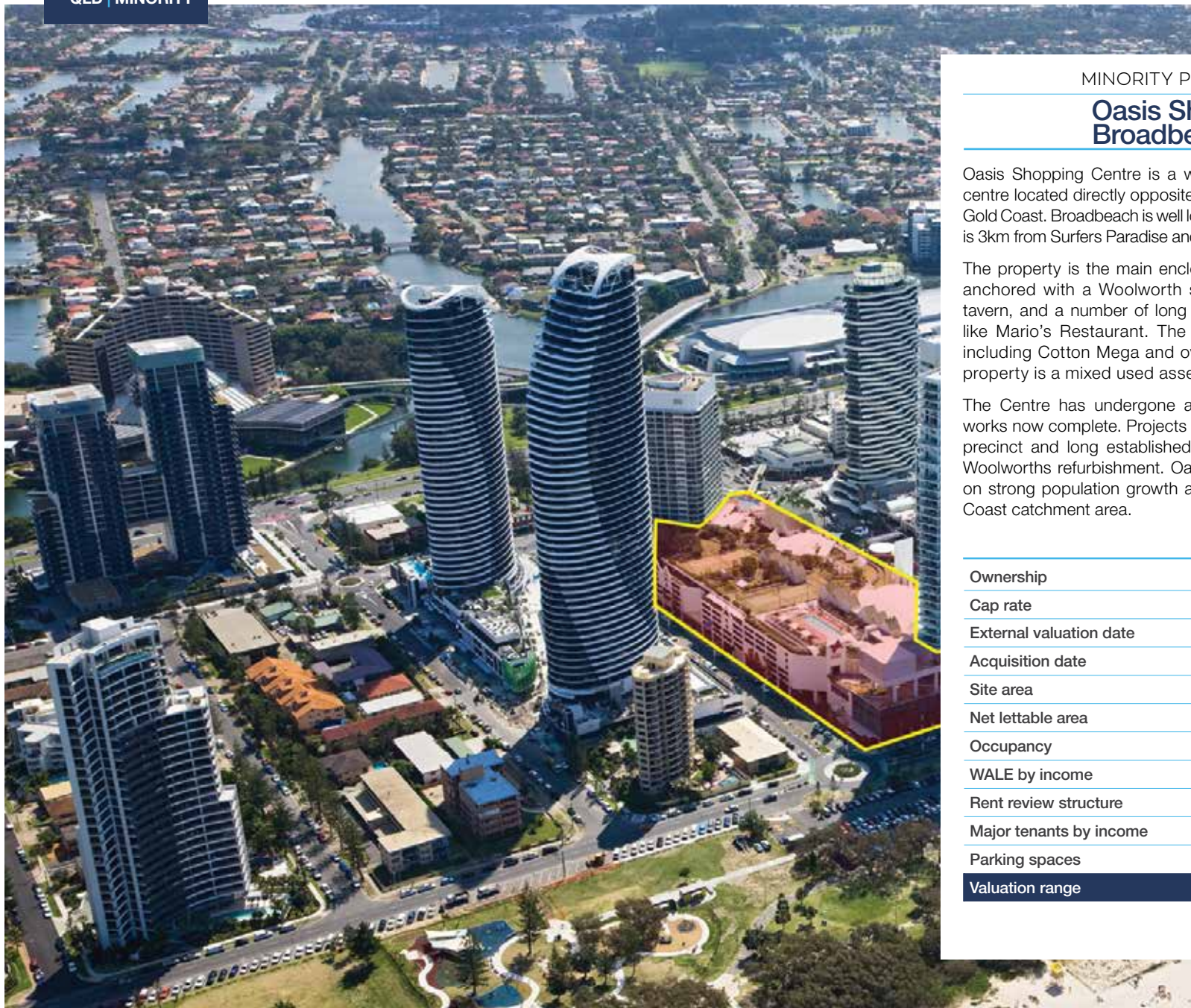
Land area	841m <sup>2</sup>
Net lettable area	1,777m <sup>2</sup>
External valuation date	June 2018
Book value range	\$10-20m



# Minority Properties







## MINORITY PROPERTIES PORTFOLIO

## Oasis Shopping Centre – Broadbeach, Gold Coast

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

The property is the main enclosed shopping centre in Broadbeach and is anchored with a Woolworth supermarket, a Woolworths ALH managed tavern, and a number of long established restaurants including institutions like Mario's Restaurant. The centre has a range of mini major tenants including Cotton Mega and over 110 specialty stores over two levels. The property is a mixed used asset with a significant office offering.

The Centre has undergone a number of staged refurbishments with all works now complete. Projects included a significant investment in the dining precinct and long established Broadbeach Tavern as well as a complete Woolworths refurbishment. Oasis Shopping Centre is now set to capitalise on strong population growth and the expanding tourist market in the Gold Coast catchment area.

Ownership	40%
Cap rate	7.00%
External valuation date	June 2019
Acquisition date	March 2015
Site area	21,160m <sup>2</sup>
Net lettable area	23,379m <sup>2</sup>
Occupancy	77%
WALE by income	6.7
Rent review structure	Fixed and CPI
Major tenants by income	Woolworths, BWS, Broadbeach Tavern
Parking spaces	998
Valuation range	\$20-30m





## MINORITY PROPERTIES PORTFOLIO

**2-34 Davidson Street, Chullora**

Office and warehouse built in 1999 for Dick Smith Electronics head office, located 18km west of Sydney CBD.

Ownership	10%
Cap rate	6.7%
External valuation date	June 2019
Acquisition date	December 2016
Site area	47,290m <sup>2</sup>
Net lettable area	18,314m <sup>2</sup>
Occupancy	56%
WALE by income	3.3
Rent review structure	Fixed
Major tenants by income	Shiro Australia Pty Ltd
Parking spaces	300
Valuation range	\$0-10m

## Small Properties, PP&E, Loans and Other assets

PROPERTY	STATE	NET LETTABLE AREA (m2)	BOOK VALUE \$ MILLION
Sunshine Coast QLD – Ocean Drive, Mudjimba	QLD	N/A	–
23 Norton St, Leichhardt	NSW	N/A	–
Wodonga Site	VIC	N/A	–
27 Grant St, Port Macquarie	NSW	3,702	–
Building A, 5-6 Grevillea St, Brisbane Airport	QLD	1,500	–
12 Short Street, Southport	QLD	2,876	–
1 Bellvue Drive, Varsity Lakes	QLD	3,835	–
28-30 Orwell Street, Potts Point	NSW	2,143	–
1769 Hume Highway, Campbellfield	VIC	26,946	–
257 Leitchs Road, Brendale	QLD	5,675	–
26 Savage Street, Pinkenba	QLD	5,859	–
PP&E, Loans and Other Assets	–	N/A	–
<b>TOTAL</b>			<b>\$141</b>



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