

Centuria

Centuria Office REIT
ASX:COF

FY23 Property Compendium



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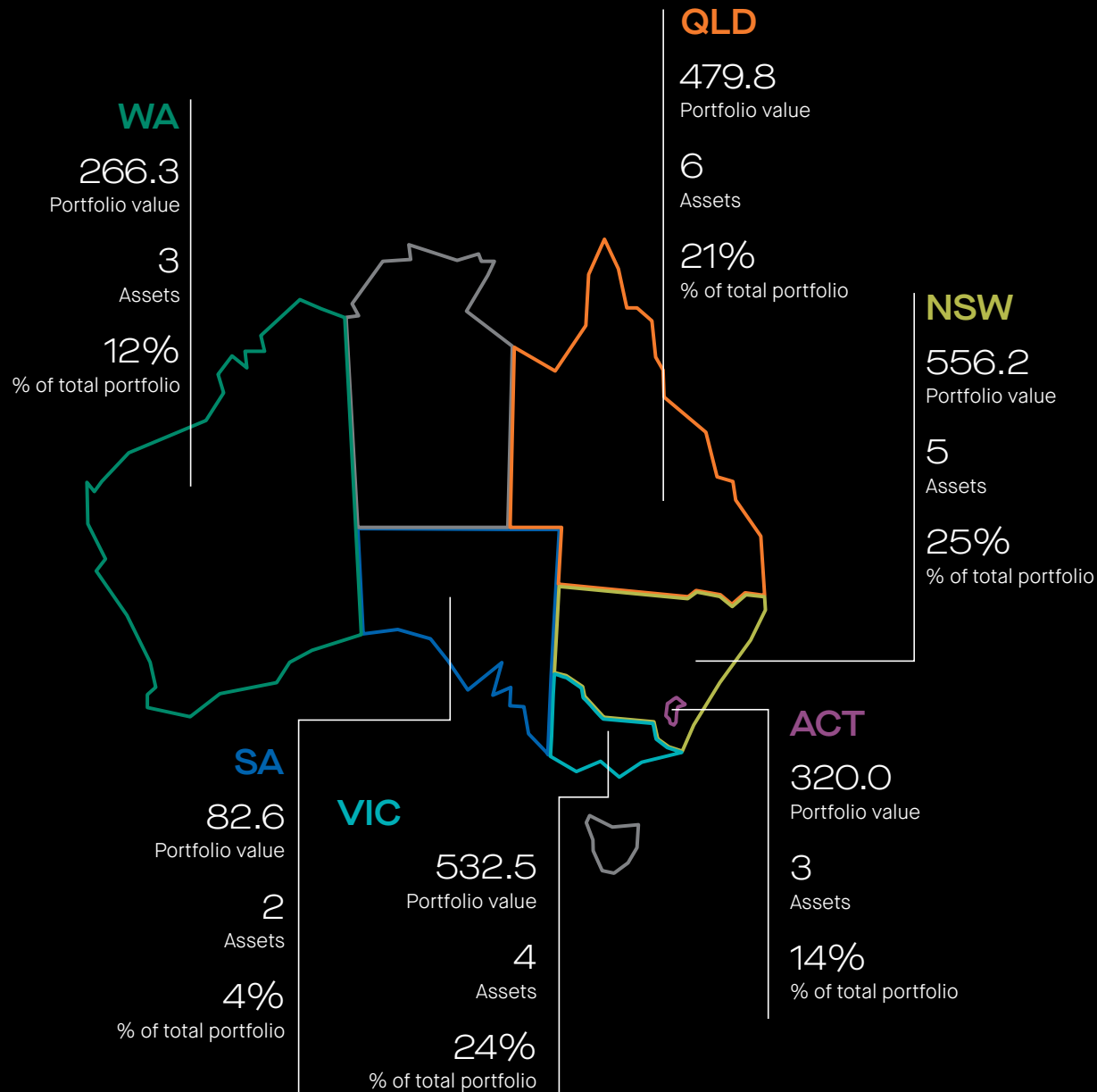
CENTURIA OFFICE REIT

Providing quality, highly
connected and affordable
office space.

101 MORAY STREET, SOUTH MELBOURNE VIC



Overview



Key portfolio metrics

METRIC	FY23
Assets	23
Book value (\$m)	2,237.4
Capitalisation rate	6.00%
Net lettable area (sqm)	303,305
Occupancy (by income)	97.1%
WALE (by income)	4.2 years
NABERS SPI Energy Rating	4.9 stars
NABERS SPI Water Rating	3.9 stars
Buildings generating solar power	7
Average building age (by value)	17 years

Top 10 tenants (by gross income)

RANK	TENANT	% TOTAL INCOME
1	Government (Aust)	15.5%
2	Government (WA)	4.3%
3	Ericsson Australia	3.0%
4	Seven Network	2.7%
5	Target Australia	2.6%
6	Verizon Australia	2.4%
7	Insurance Australia	2.1%
8	Central House	2.1%
9	Government (NSW)	2.1%
10	Cardno	1.8%

Portfolio overview

PROPERTY	STATE	OWNERSHIP (%)	BOOK VALUE (\$M)	CAPITALISATION RATE (%)	AREA (SQM)	AREA (\$/SQM)	WALE (YRS) ¹	OCCUPANCY (%) ¹
8 Central Avenue, Eveleigh	NSW	50%	201.0	5.38%	36,619	10,978	7.9	100.0%
203 Pacific Highway, St Leonards	NSW	100%	129.0	6.13%	11,735	10,993	3.9	95.0%
9 Help Street, Chatswood	NSW	100%	96.7	5.75%	9,397	10,291	3.6	95.2%
201 Pacific Highway, St Leonards	NSW	50%	92.5	6.00%	16,554	11,176	1.8	74.6%
77 Market Street, Wollongong	NSW	100%	37.0	6.75%	6,715	5,510	2.6	100.0%
2 Phillip Law Street, Canberra	ACT	100%	234.0	5.50%	27,354	8,555	5.6	98.9%
60 Marcus Clarke Street, Canberra	ACT	100%	63.0	6.75%	11,978	5,260	3.9	94.1%
54 Marcus Clarke Street, Canberra ²	ACT	100%	23.0	7.25%	5,186	4,435	2.6	95.6%
825 Ann Street, Fortitude Valley	QLD	100%	152.4	6.25%	19,166	7,952	3.5	99.8%
154 Melbourne Street, South Brisbane	QLD	100%	86.0	6.38%	11,214	7,669	4.0	94.1%
100 Brookes Street, Fortitude Valley	QLD	100%	82.9	6.25%	9,525	8,703	2.9	100.0%
483 Kingsford Smith Drive, Hamilton	QLD	100%	77.5	6.38%	9,182	8,440	3.4	100.0%
555 Coronation Drive, Toowong	QLD	100%	41.0	6.75%	5,568	7,364	3.9	100.0%
35 Robina Town Centre Drive, Robina ²	QLD	100%	40.0	7.38%	9,129	4,382	1.4	100.0%
818 Bourke Street, Docklands	VIC	100%	202.0	5.50%	23,055	8,762	2.9	92.3%
101 Moray St, South Melbourne	VIC	100%	190.0	5.25%	15,923	11,932	4.8	99.2%
584 Swan Street, Richmond	VIC	100%	70.5	5.88%	8,261	8,534	3.4	100.0%
2 Kendall Street, Williams Landing	VIC	100%	70.0	6.00%	13,040	5,368	5.4	100.0%
1 Richmond Road, Keswick	SA	100%	44.5	6.75%	8,087	5,503	3.3	100.0%
57 Wyatt Street, Adelaide	SA	100%	38.1	5.75%	4,538	8,396	6.5	100.0%
235 William Street, Northbridge	WA	100%	155.0	6.75%	21,626	7,167	3.2	99.2%
144 Stirling Street, East Perth	WA	100%	73.0	6.50%	11,042	6,611	6.0	100.0%
42-46 Colin Street, West Perth	WA	100%	38.3	6.50%	8,411	4,548	5.5	100.0%
Total portfolio (June 2023)³			2,237.4	6.00%	303,305	7,377	4.2	97.1%

1. By gross income (equity share)

2. Contracts of sale have been exchanged for 54 Marcus Clarke Street, Canberra ACT and 35 Robina Town Centre Drive, Robina QLD. Settlement is expected in January 2024 and September 2023, respectively

3. Investment properties \$2.2bn, excludes \$31.2m leasehold asset under AASB 16



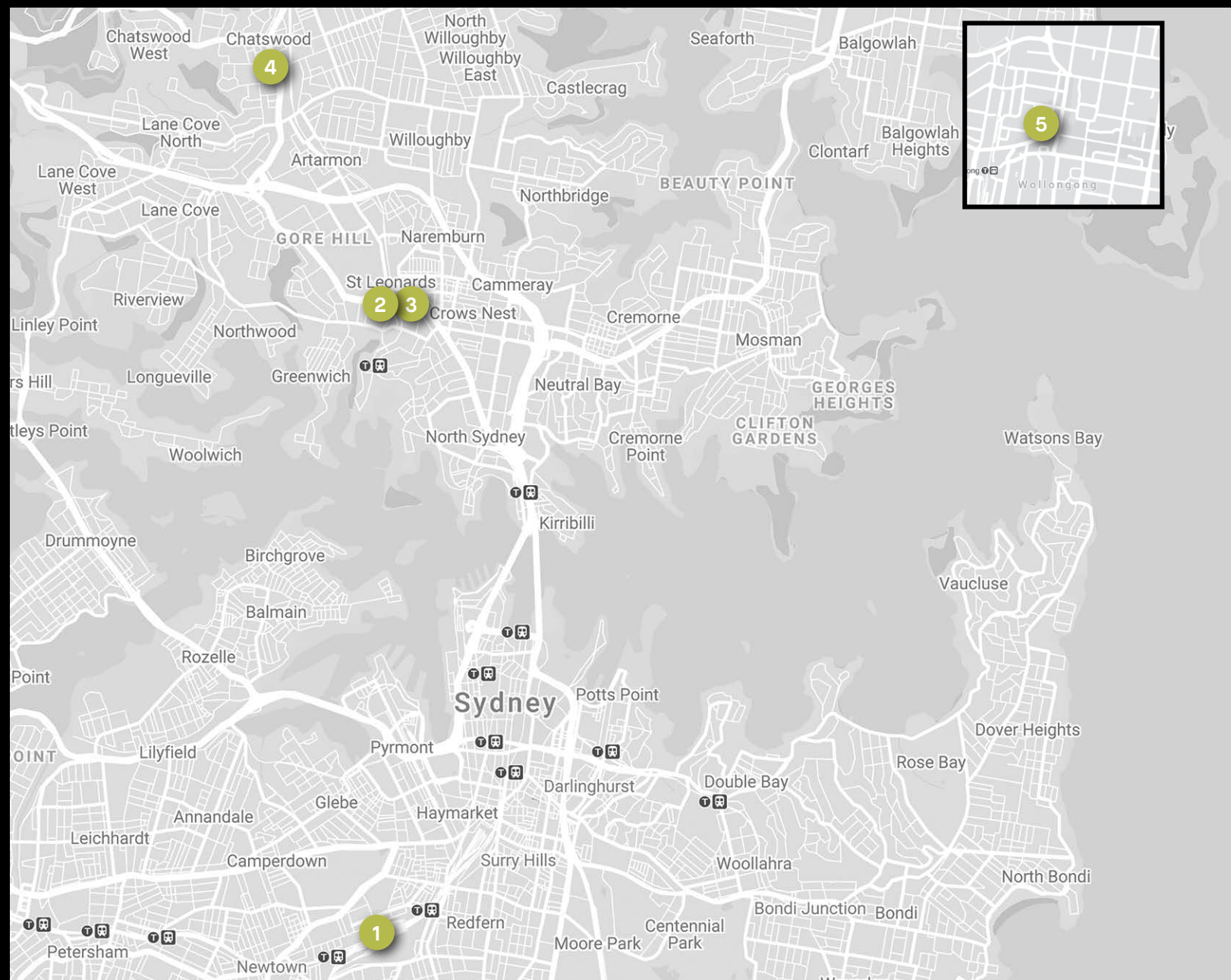
42-46 COLIN STREET, WEST PERTH WA

CENTURIA OFFICE REIT

COF provides a geographically diversified portfolio, without single market concentration that is leased to quality tenants.

New South Wales portfolio

- 1 8 Central Avenue, Eveleigh
- 2 203 Pacific Highway, St Leonards
- 3 201 Pacific Highway, St Leonards
- 4 9 Help Street, Chatswood
- 5 77 Market Street, Wollongong



8 Central Avenue, Eveleigh

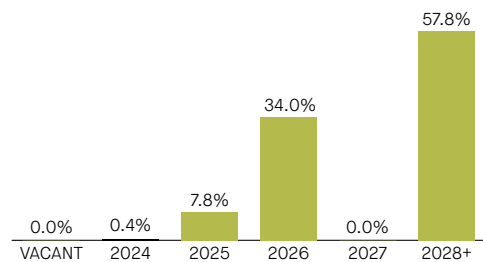
Location

Located within the 'South Eveleigh Precinct', four kilometres south of the Sydney CBD and 900 metres from Redfern station, which is Sydney's sixth busiest train station with over 30,000 entries and exits per day. The property sits on a large 17,269 sqm site in a rapidly gentrifying area, within close proximity to the University of Sydney and Newtown Entertainment Precinct.

Description

This A-grade office building was completed in 2010. The asset comprises ten upper office levels with multiple television broadcasting / recording studios, a ground level lobby, café and retail suite, and basement and mezzanine level parking.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.0 Stars
NABERS Water rating	4.0 Stars
Green Star Design & As Built	4.0 Stars
Ownership interest	50%
Title	Freehold
Site area	17,269sqm
Building constructed	2010
Latest refurbishment	N/A
Car parking spaces	350

TENANCY SUMMARY

Net lettable area (sqm)	36,619
Occupancy (by income)	100%
WALE (by income)	7.9 years
Ownership interest	50%

MAJOR TENANTS (BY GROSS INCOME)

Seven Network	36%
Government (NSW)	24%

VALUATION SUMMARY

Book value (50%)	\$201.0m
Capitalisation rate	5.38%
Last external valuation date	31 December 2022



203 Pacific Highway, St Leonards

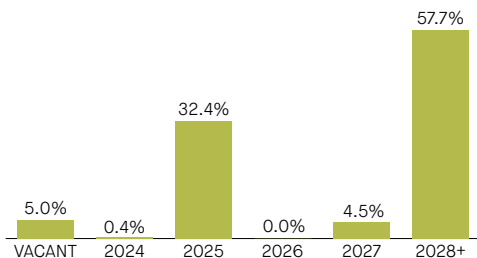
Location

Located in the heart of the St Leonards business precinct, directly above the entrance to the railway station, approximately four kilometres north of the Sydney CBD. The asset is well-serviced by public transport and the amenity provided by the retail and food offerings contained within the Forum complex. It adjoins COF's 201 Pacific Highway asset.

Description

This is a modern 11 level commercial office building with seven retail tenancies on the ground floor, together with secure basement parking for approximately 150 vehicles.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.0 Stars
NABERS Water rating	4.0 Stars
Ownership interest	100%
Title	Leasehold
Site area	4,690sqm
Building constructed	2000
Latest refurbishment	Periodic
Car parking spaces	150

TENANCY SUMMARY

Net lettable area (sqm)	11,735
Occupancy (by income)	95.0%
WALE (by income)	3.9 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Verizon Australia	32%
Cardno	31%

VALUATION SUMMARY

Book value	\$129.0m
Capitalisation rate	6.13%
Last external valuation date	30 June 2023



201 Pacific Highway, St Leonards

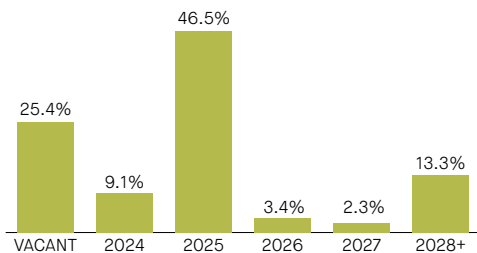
Location

Located in the heart of the St Leonards business precinct directly above the entrance to the railway station, approximately four kilometres north of the Sydney CBD. The asset is well-serviced by public transport and by the retail and food offerings contained within the Forum complex. It adjoins COF's 203 Pacific Highway asset.

Description

This modern A-Grade asset was constructed in 2000 and has a net lettable area of 16,554 sqm. The property, part of the Forum complex, has a diversified tenancy mix.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.0 Stars
NABERS Water rating	2.0 Stars
Ownership interest	50%
Title	Freehold
Site area	4,718sqm
Building constructed	2000
Latest refurbishment	N/A
Car parking spaces	145

TENANCY SUMMARY

Net lettable area (sqm)	16,554
Occupancy (by income)	74.6%
WALE (by income)	1.8 years
Ownership interest	50%

MAJOR TENANTS (BY GROSS INCOME)

Cisco Systems Australia	59%
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VALUATION SUMMARY

Book value (50%)	\$92.5m
Capitalisation rate	6.00%
Last external valuation date	30 June 2023



9 Help Street, Chatswood

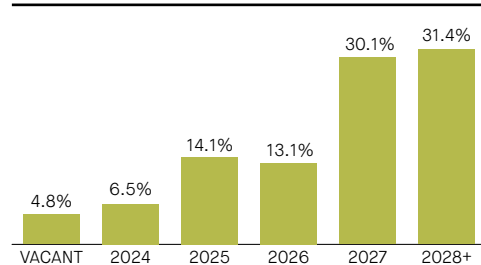
Location

Located in the northern Sydney suburb of Chatswood, approximately ten kilometres from the Sydney CBD. It is in close proximity to retail, including major shopping centres – Westfield Chatswood, Chatswood Chase and the Victoria Avenue shopping strip. The transport interchange at Chatswood Railway Station is approximately 250 meters from the property.

Description

This modern office building, located in the core of the Chatswood CBD, has a 5.0 star NABERS Energy rating. It comprises a ground floor entry, eight levels of office accommodation and three levels of basement parking for 140 vehicles.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.0 Stars
NABERS Water rating	4.5 Stars
Ownership interest	100%
Title	Freehold
Site area	2,488sqm
Building constructed	1991
Latest refurbishment	2010
Car parking spaces	140

TENANCY SUMMARY

Net lettable area (sqm)	9,397
Occupancy (by income)	95.2%
WALE (by income)	3.6 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Centuria Capital Cirque	13%
Appen Butler Hill	10%

VALUATION SUMMARY

Book value	\$96.7m
Capitalisation rate	5.75%
Last external valuation date	30 June 2023



77 Market Street, Wollongong

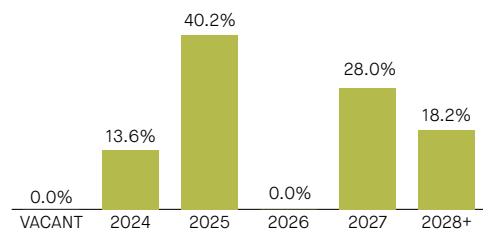
Location

Wollongong is a regional city located 70 kilometres south of the Sydney CBD. The property is in a prominent, CBD location, close to amenities including Wollongong Central Shopping Centre and Wollongong Railway Station, which has an interconnecting train line to the Sydney Metropolitan network.

Description

The A-Grade office building, constructed in 2008, includes five levels of commercial office accommodation, ground floor reception and car parking. It accommodates a number of high-quality blue-chip tenants and is regarded as one of the premier commercial buildings in the region.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.0 Stars
NABERS Water rating	4.5 Stars
Greenstar rating	4.0 Stars
Ownership interest	100%
Title	Freehold
Site area	2,544sqm
Building constructed	2008
Latest refurbishment	N/A
Car parking spaces	131

TENANCY SUMMARY

Net lettable area (sqm)	6,715
Occupancy (by income)	100%
WALE (by income)	2.6 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Illawarra Retirement Trust	28%
Australian Health Management Group	27%

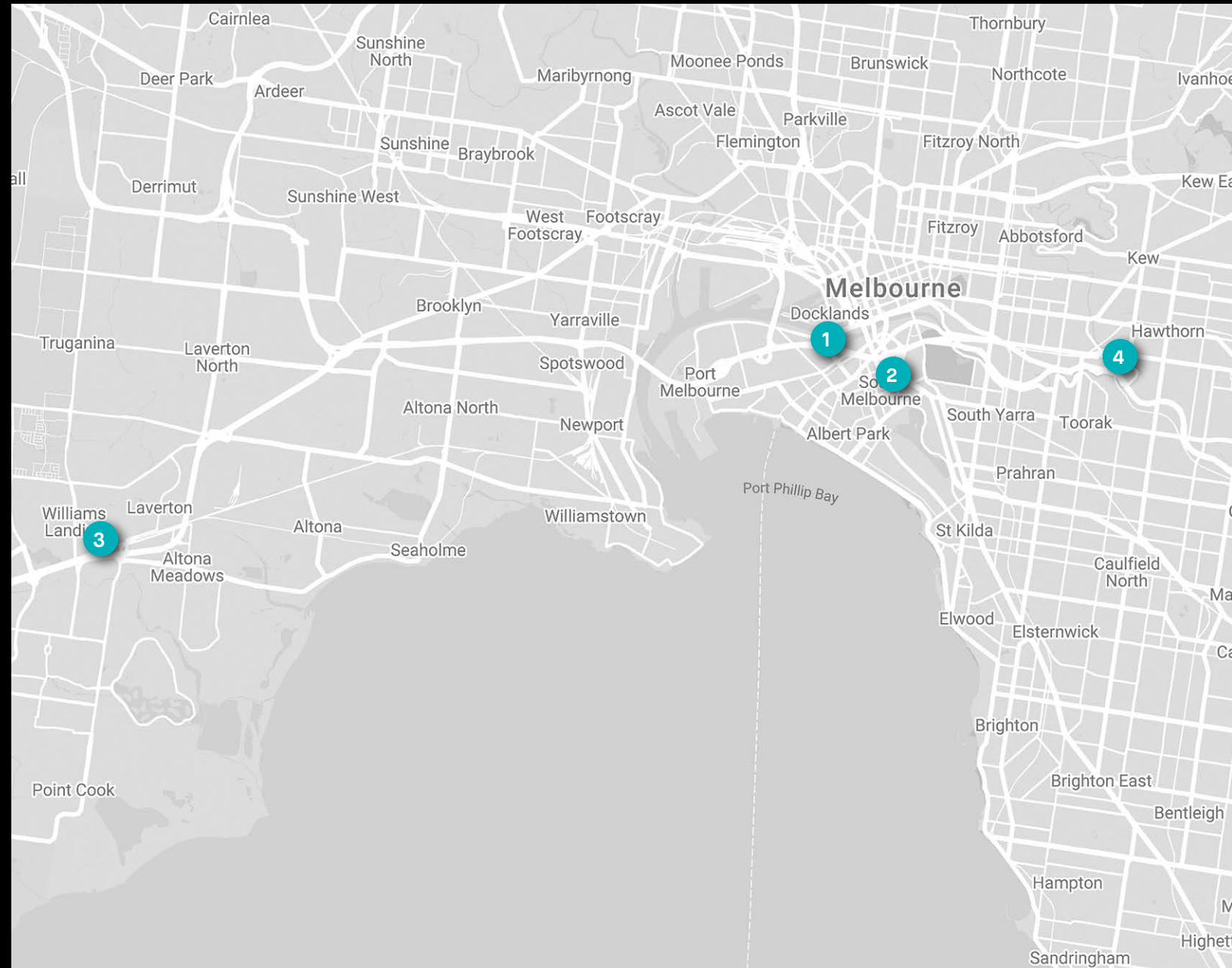
VALUATION SUMMARY

Book value	\$37.0m
Capitalisation rate	6.75%
Last external valuation date	31 December 2022



Victoria portfolio

- 1 818 Bourke Street, Docklands
- 2 101 Moray Street, South Melbourne
- 3 2 Kendall Street, Williams Landing
- 4 584 Swan Street, Richmond



818 Bourke Street, Docklands

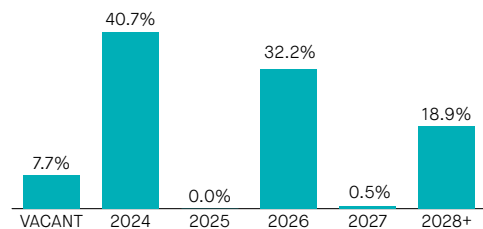
Location

Situated in the Docklands precinct adjoining the Melbourne CBD, with uninterrupted river views and immediate river frontage. It is in close proximity to key infrastructure including the Westgate Freeway, Southern Cross Station and its surrounding retail amenity. The property provides a large site area of 4,283 sqm and is one of the few Melbourne buildings that provides immediate waterfront access and a northerly aspect.

Description

Constructed in 2007, this A-grade property comprises nine levels with large, efficient floorplates averaging 3,575 sqm, ground floor retail and parking for 163 vehicles. Due to its waterfront location, the building offers extensive water and district views, with excellent natural light. The building rooftop has been enhanced to create exercise areas, outdoor meeting and breakout spaces, along with quiet zones. This provides tenants with outstanding amenity and wellbeing facilities.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	4.0 Stars
NABERS Water rating	5.5 Stars
Ownership interest	100%
Title	Freehold
Site area	4,283sqm
Building constructed	2007
Latest refurbishment	N/A
Car parking spaces	163

TENANCY SUMMARY

Net lettable area (sqm)	23,055
Occupancy (by income)	92.3%
WALE (by income)	2.9 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Ericsson Australia	35%
Government (Aust)	32%

VALUATION SUMMARY

Book value	\$202.0m
Capitalisation rate	5.50%
Last external valuation date	30 June 2023



101 Moray Street, South Melbourne

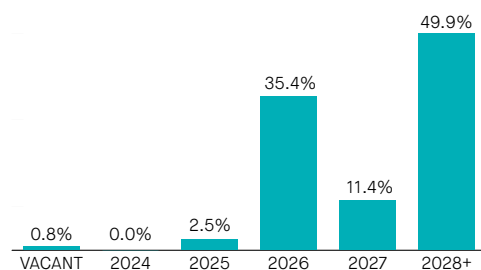
Location

Located in South Melbourne, an eclectic Melbourne metropolitan office market located just one kilometre south of the Melbourne CBD. South Melbourne offers significant retail amenity, with the South Melbourne Market within close proximity to the property. The property is easily accessible via tram or bus, and is within close proximity to a number of major arterials allowing for efficient access from all sides of Melbourne.

Description

The property is an A-Grade office building completed in 2020. The building was constructed to provide a high level of tenant amenity and includes collaborative workspaces, end of trip facilities, a basketball court, gymnasium and office tenancies have access to an extensive balcony space providing sweeping city views. The large efficient floor plates of varying sizes that allow for greater flexibility in meeting tenant accommodation requirements.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	4.5 Stars
NABERS Water rating	N/A
Ownership interest	100%
Title	Freehold
Site area	4,058sqm
Building constructed	2020
Latest refurbishment	N/A
Car parking spaces	240

TENANCY SUMMARY

Net lettable area (sqm)	15,923
Occupancy (by income)	99.2%
WALE (by income)	4.8 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Central House	31%
SCA	17%

VALUATION SUMMARY

Book value	\$190.0m
Capitalisation rate	5.25%
Last external valuation date	30 June 2023



2 Kendall Street, Williams Landing

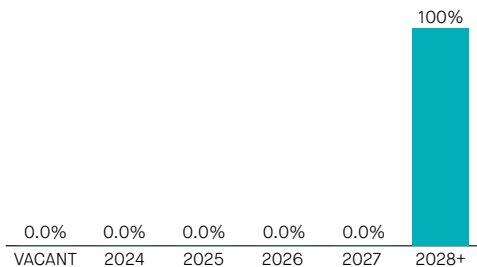
Location

Williams Landing is a new suburb located on the northern side of the Princes Freeway approximately 20 kilometres south west of the Melbourne CBD. The immediate locale features a town square complemented by the Williams Landing Shopping Centre and Williams Landing Railway Station.

Description

The property is a multi-level, A-Grade office building with a net lettable area of 13,040 sqm. The building was completed in November 2018 and is predominantly leased to Target Australia. Target is a wholly owned subsidiary of Wesfarmers (ASX: WES). The building provides a 4.0 star NABERS Energy rating, 384 car spaces, a ground floor cafe and modern end of trip facilities.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	4.0 Stars
NABERS Water rating	5.0 Stars
Ownership interest	100%
Title	Freehold
Site area	4,401sqm
Building constructed	2018
Latest refurbishment	N/A
Car parking spaces	384

TENANCY SUMMARY

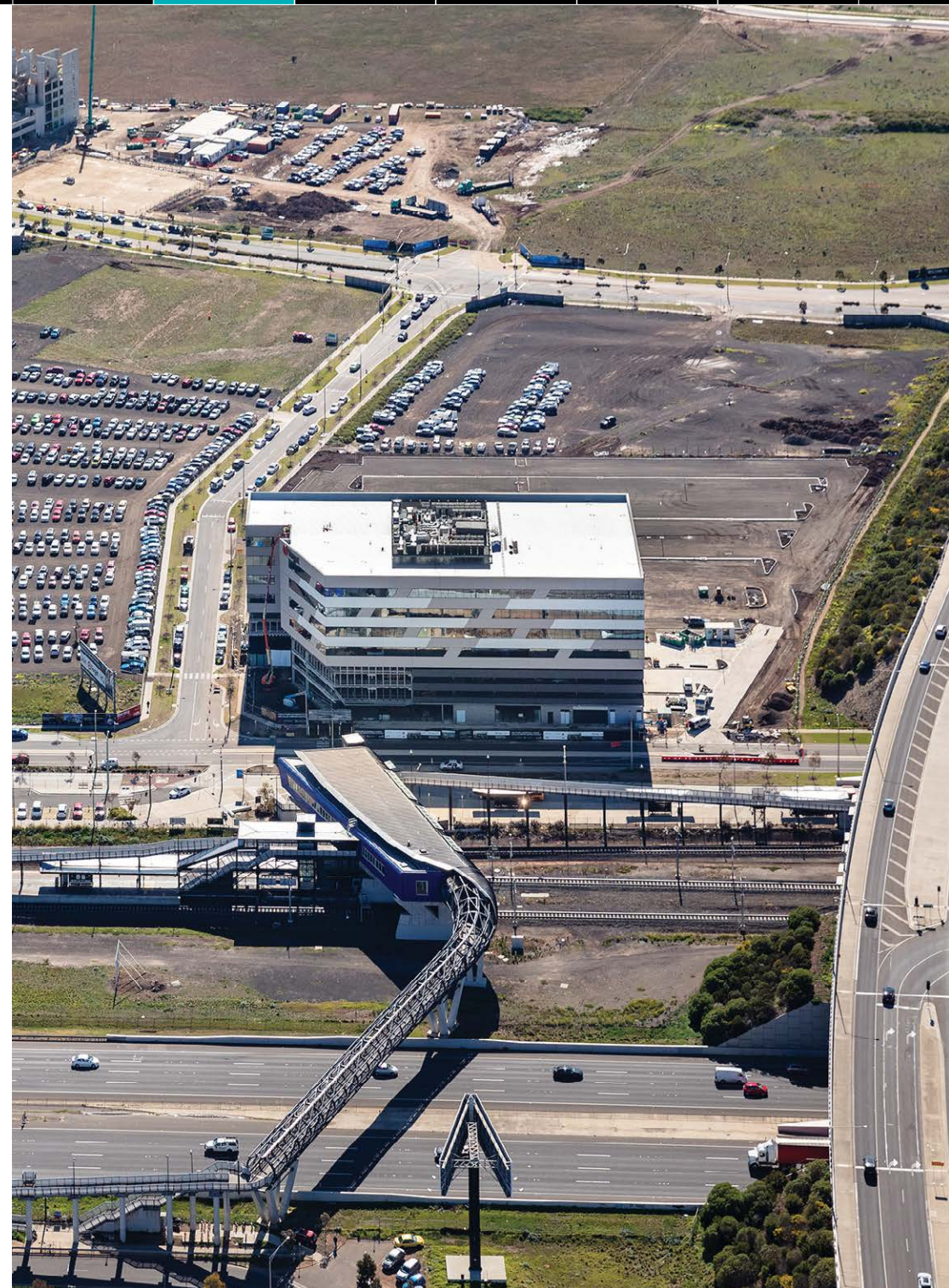
Net lettable area (sqm)	13,040
Occupancy (by income)	100%
WALE (by income)	5.4 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Target Australia	99.4%
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VALUATION SUMMARY

Book value	\$70.0m
Capitalisation rate	6.00%
Last external valuation date	30 June 2023



584 Swan Street, Richmond

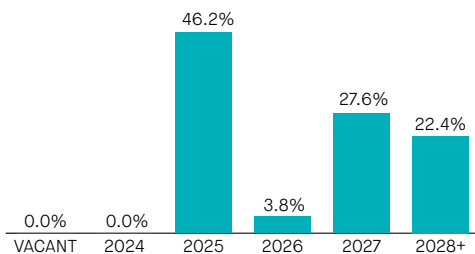
Location

Located approximately six kilometres east of Melbourne's CBD within Botanica Corporate Park. The site is well-serviced by public transport with Hawthorn Railway Station approximately one kilometre north. Trams operating along Swan Street and Power Street are also in close proximity. The asset is situated a short distance to the Swan Street retail precinct.

Description

Completed in 2013, the property comprises a five level, A-grade commercial office building with NLA of 8,261 sqm. The property incorporates office accommodation across levels one to four, as well as ground floor retail and basement car parking. Typical office floorplates range from approximately 1,500 sqm to 2,300 sqm.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	4.5 Stars
NABERS Water rating	5.0 Stars
Ownership interest	100%
Title	Freehold
Site area	4,499sqm
Building constructed	2013
Latest refurbishment	N/A
Car parking spaces	209

TENANCY SUMMARY

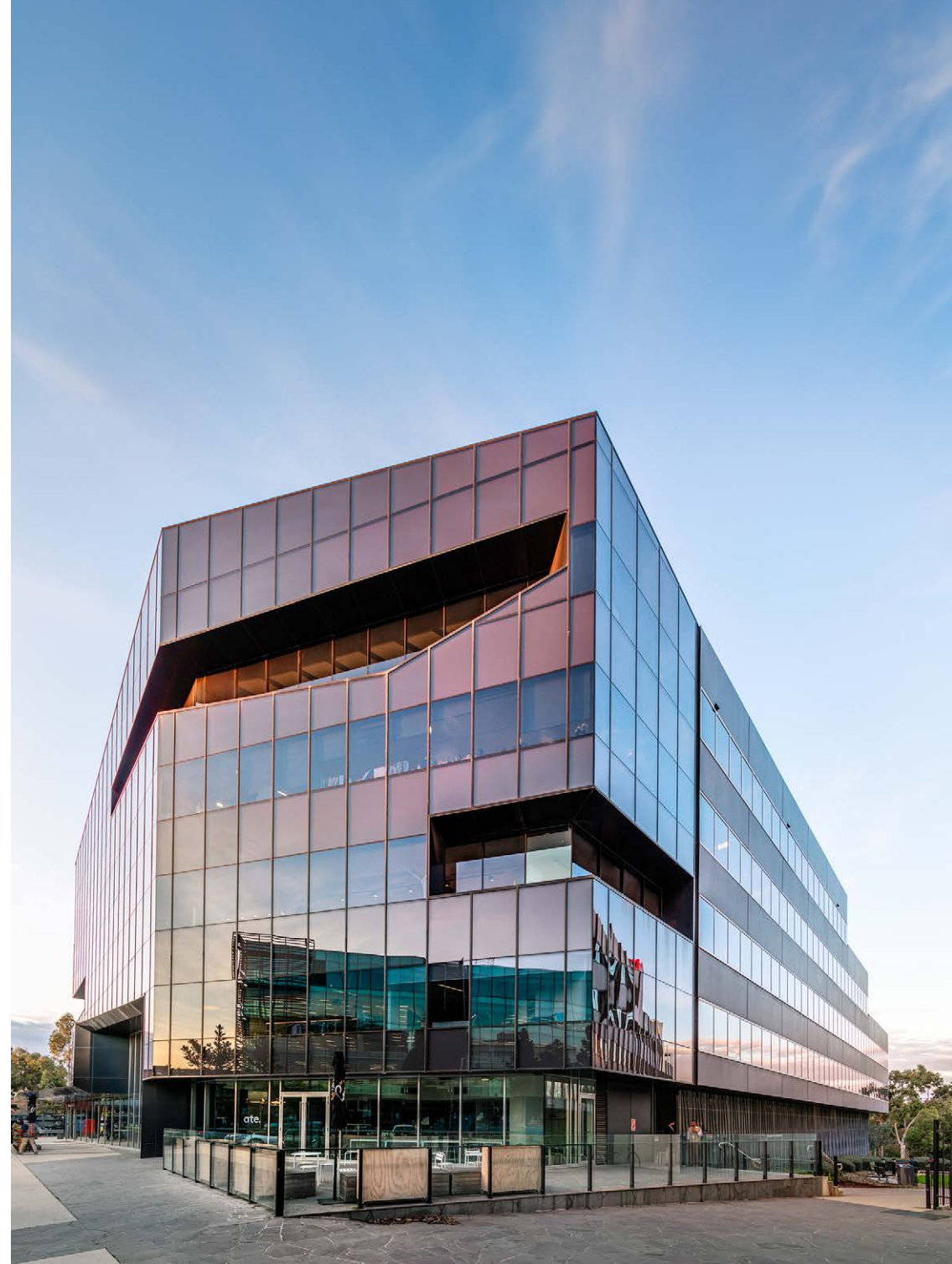
Net lettable area (sqm)	8,261
Occupancy (by income)	100%
WALE (by income)	3.4 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Forever New Clothing	28%
Housing Industry Association	20%

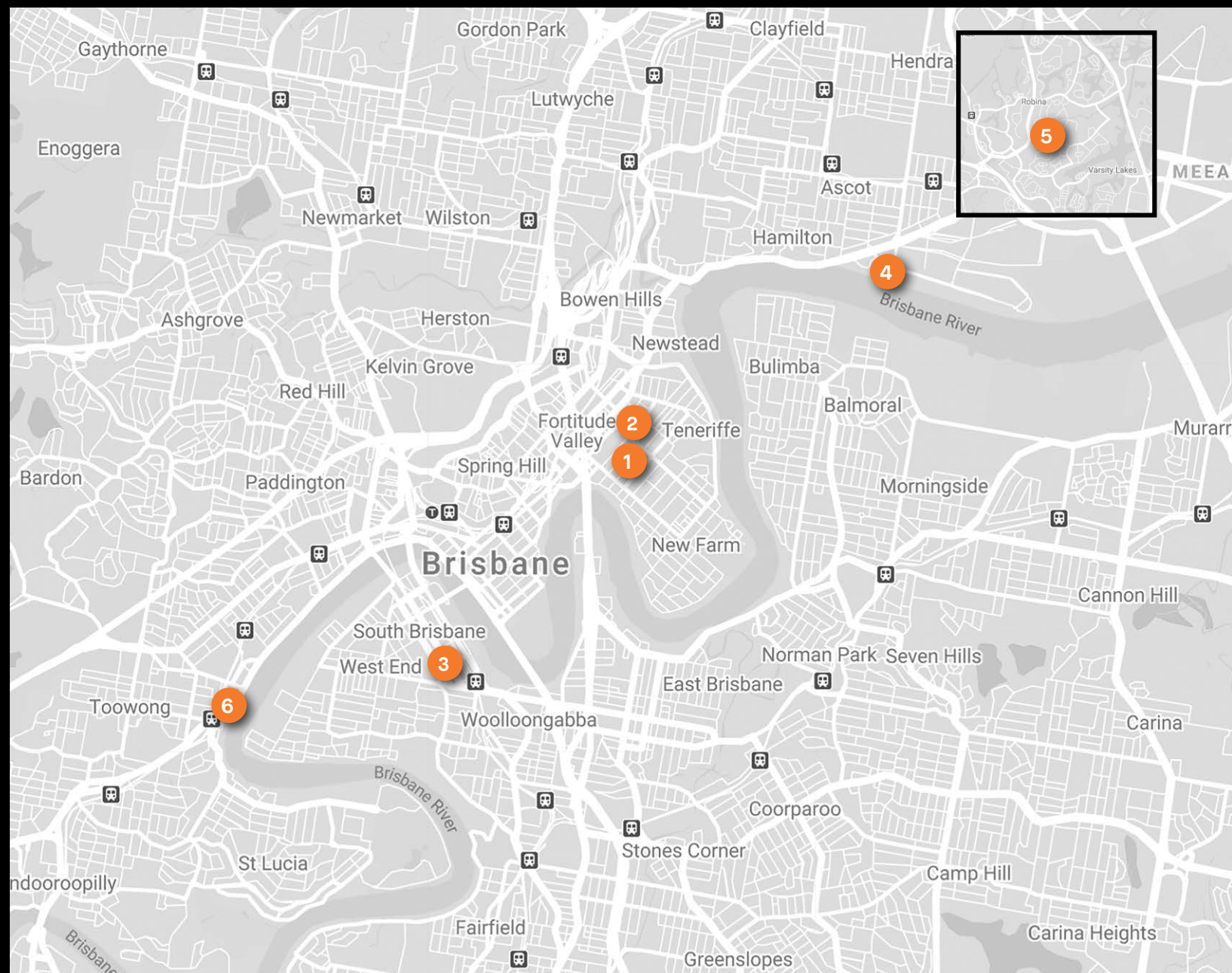
VALUATION SUMMARY

Book value	\$70.5m
Capitalisation rate	5.88%
Last external valuation date	31 December 2022



Queensland portfolio

- 1 825 Ann Street, Fortitude Valley
- 2 100 Brookes Street, Fortitude Valley
- 3 154 Melbourne Street, South Brisbane
- 4 483 Kingsford Smith Drive, Hamilton
- 5 35 Robina Town Centre Drive, Robina
- 6 555 Coronation Drive, Toowong



825 Ann Street, Fortitude Valley

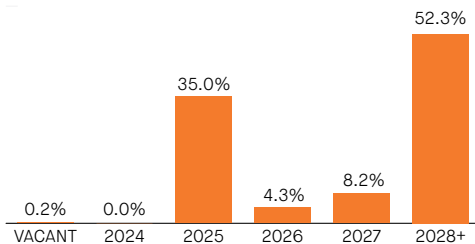
Location

Situated in Fortitude Valley, approximately two kilometres from the Brisbane CBD and in close proximity to the Fortitude Valley train station, transport links and the James Street retail precinct.

Description

The A-grade asset, completed in 2013, comprises 11 levels of commercial office space with ground floor retail and two levels of underground parking. The modern exterior architecture is striking with floor to ceiling glass windows spread across large efficient floorplates, offering extensive district views.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.5 Stars
NABERS Water rating	4.5 Stars
Green Star Design & As Built	5.0 Stars
Ownership interest	100%
Title	Freehold
Site area	5,429sqm
Building constructed	2013
Latest refurbishment	N/A
Car parking spaces	206

TENANCY SUMMARY

Net lettable area (sqm)	19,166
Occupancy (by income)	99.8%
WALE (by income)	3.5 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Macquarie Group Services	24%
Clough	16%

VALUATION SUMMARY

Book value	\$152.4m
Capitalisation rate	6.25%
Last external valuation date	30 June 2023



100 Brookes Street, Fortitude Valley

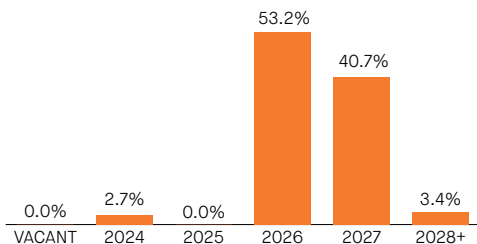
Location

Situated in Fortitude Valley, approximately two kilometres from the Brisbane CBD, in close proximity to the Fortitude Valley train station, transport links and retail amenity. The Emporium retail and restaurant precinct is immediately adjacent to the property.

Description

Constructed in 2008 to a high specification, this A-grade property comprises six levels of commercial office with efficient floorplates averaging 1,700 sqm, a large site area and high parking ratio.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.5 Stars
NABERS Water rating	3.5 Stars
Green Star Design & As Built	4.0 Stars
Ownership interest	100%
Title	Freehold
Site area	2,100sqm
Building constructed	2008
Latest refurbishment	N/A
Car parking spaces	92

TENANCY SUMMARY

Net lettable area (sqm)	9,525
Occupancy (by income)	100%
WALE (by income)	2.9 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

DXC	41%
Northrop Grumman	20%

VALUATION SUMMARY

Book value	\$82.9m
Capitalisation rate	6.25%
Last external valuation date	30 June 2023



154 Melbourne Street, South Brisbane

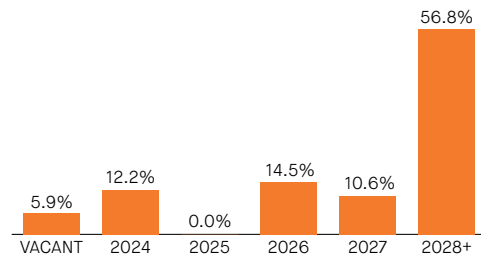
Location

Located less than two kilometres south west of the Brisbane CBD, on the corner of Melbourne Street and Manning Street, and close to the eclectic retail and restaurant precinct of West End. It is within walking distance to the South Brisbane rail station, Queensland Performing Arts Centre (QPAC), Queensland Museum, Brisbane Convention & Exhibition Centre and Southbank Parklands.

Description

The 11 storey A-Grade office building was completed in 2009 and provides flexible floorplates of approx. 1,000 sqm. The building incorporates two basement levels of car parking for 96 vehicles, ground level foyer and retail accommodation, as well as ten upper levels of office space.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.5 Stars
NABERS Water rating	4.0 Stars
Green Star Design & As Built	5.0 Stars
Ownership interest	100%
Title	Freehold
Site area	1,845sqm
Building constructed	2009
Latest refurbishment	N/A
Car parking spaces	96

TENANCY SUMMARY

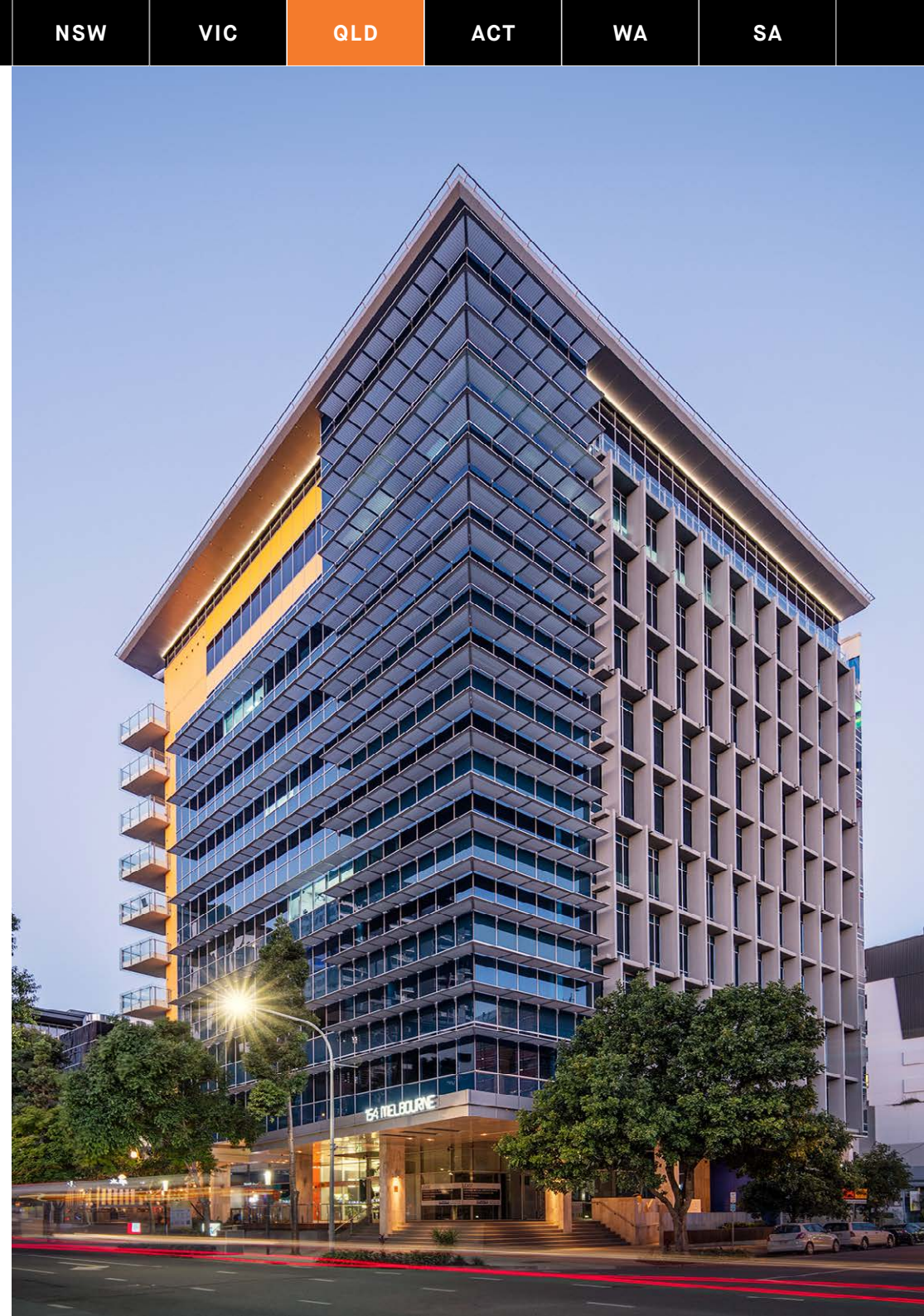
Net lettable area (sqm)	11,214
Occupancy (by income)	94.1%
WALE (by income)	4.0 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Government (QLD)	18%
Centuria Capital Cirque	14%

VALUATION SUMMARY

Book value	\$86.0m
Capitalisation rate	6.38%
Last external valuation date	30 June 2023



483 Kingsford Smith Drive, Hamilton

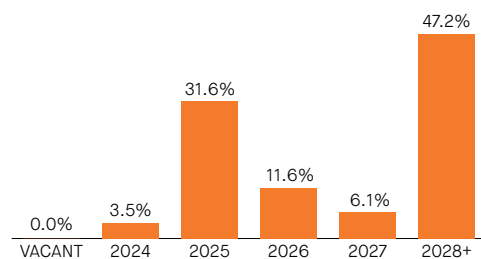
Location

Located on the southern alignment of Kingsford Smith Drive within the established suburb of Hamilton, approximately six kilometres north east of the Brisbane CBD and approximately ten kilometres south west of the Brisbane International and Domestic airport.

Description

The property comprises two modern commercial office buildings completed in May 2013. Building One, referred to as Kingsford Smith Drive 1 (KSD1) includes ground floor retail anchored by a Metro Woolworths Supermarket and supported by five retail tenancies. The asset also has five upper levels of office space. Building Two, referred to as Central Retail Building (CRB) includes five ground floor retail tenants and one upper level of office space. Basement parking is provided for 192 vehicles. Additional parking is provided within the 'Plaza' for 69 vehicles.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	Not rated
NABERS Water rating	Not rated
Green Star Design & As Built	5.0 Stars
Ownership interest	100%
Title	Freehold
Site area	15,300sqm
Building constructed	2013
Latest refurbishment	N/A
Car parking spaces	261

TENANCY SUMMARY

Net lettable area (sqm)	9,182
Occupancy (by income)	100%
WALE (by income)	3.4 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Domino's Pizza	46%
Collins Restaurants Management	16%

VALUATION SUMMARY

Book value	\$77.5m
Capitalisation rate	6.38%
Last external valuation date	31 December 2022



35 Robina Town Centre Drive, Robina

Location

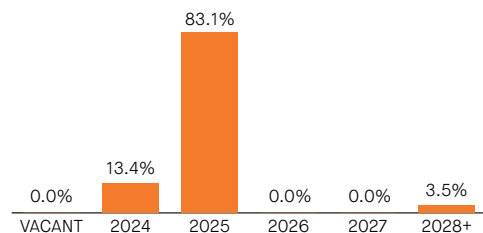
Located approximately ten kilometres south west of Surfers Paradise, approximately 85 kilometres south east of the Brisbane CBD and within the Robina commercial precinct. The property is directly adjacent to Robina Town Centre, one of the largest shopping centres in Queensland, and close to Bond University.

Description

The property consists of a modern commercial office tower with six levels of office accommodation and average floorplates of 1,600 sqm. The property also contains a generous 268 above and below ground parking spaces.

A contract of sale was exchanged for this asset in June 2023 and settlement is expected by September 2023.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	4.0 Stars
NABERS Water rating	4.0 Stars
Ownership interest	100%
Title	Freehold
Site area	6,760sqm
Building constructed	2001
Latest refurbishment	2021
Car parking spaces	268

TENANCY SUMMARY

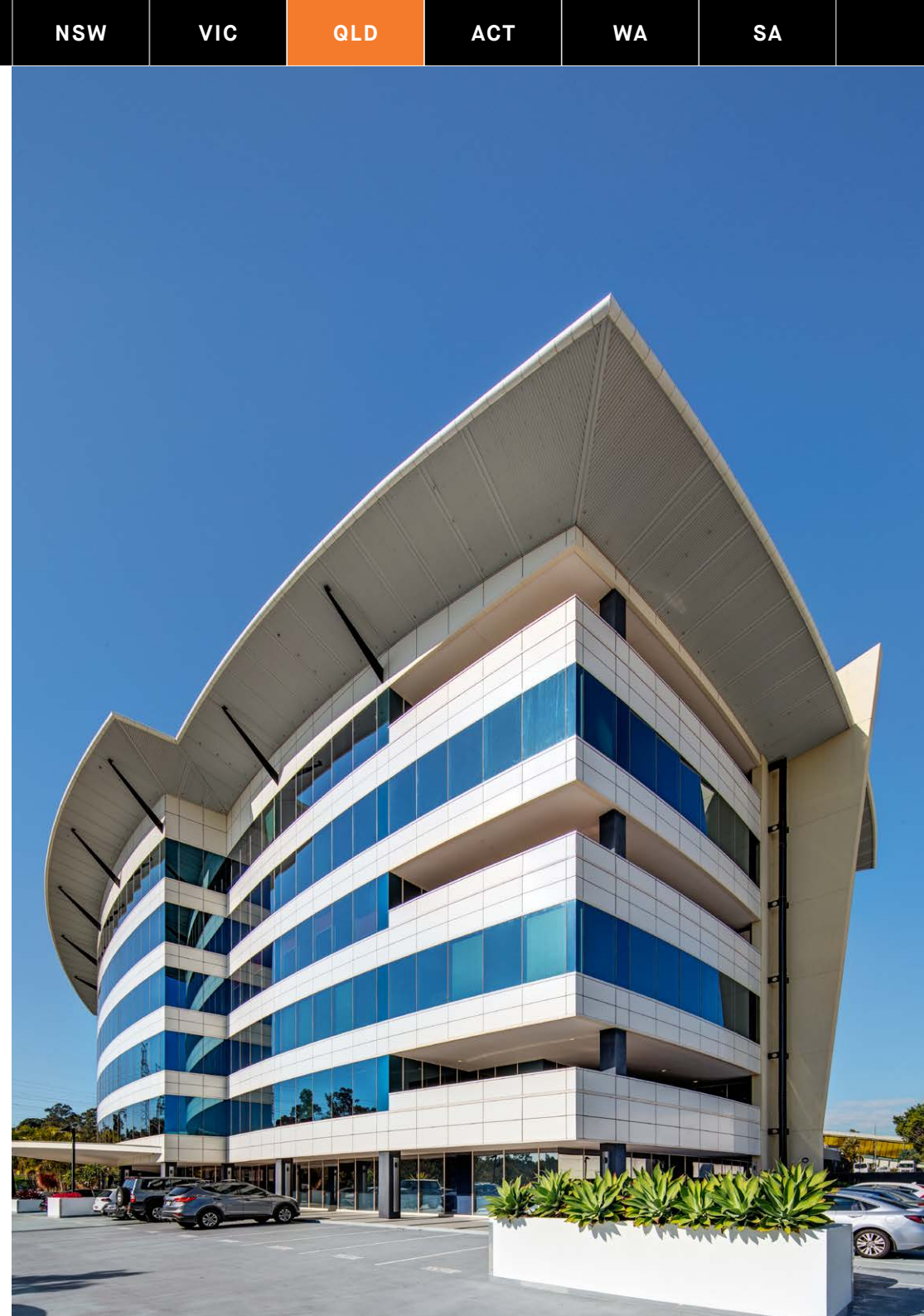
Net lettable area (sqm)	9,129
Occupancy (by income)	100%
WALE (by income)	1.4 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Concentrix	65%
Retail Food Group	18%

VALUATION SUMMARY

Book value	\$40.0m
Capitalisation rate	7.38%
Last external valuation date	31 December 2022



555 Coronation Drive, Toowong

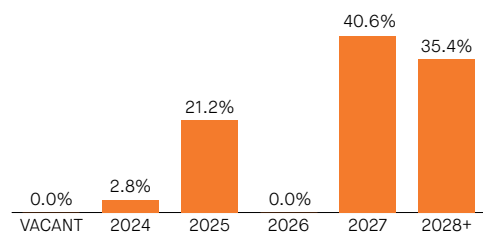
Location

Located in the Brisbane suburb of Toowong, three kilometres south west of the Brisbane CBD, which is an established near city precinct well-served by bus, rail, river ferry and road transport. Toowong houses many national headquarters for engineering, information technology, mining and communications companies. Coronation Drive is a major vehicular carriageway connecting the western suburbs with Brisbane CBD. Toowong Village shopping centre and railway station are also located within 400 metres of the property.

Description

555 Coronation Drive, Toowong is a prominent three storey office building featuring two and a half levels of basement parking for 175 vehicles. Constructed in 1989 and progressively refurbished, the building contains open floorplates of approximately 2,000 sqm with good natural light and river views. Further enhancements to improve the appeal of the property to tenants, such as end of trip facilities, lifts, bathrooms and foyer, were completed in 2020.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.5 Stars
NABERS Water rating	4.5 Stars
Ownership interest	100%
Title	Freehold
Site area	3,104sqm
Building constructed	1989
Latest refurbishment	2020
Car parking spaces	175

TENANCY SUMMARY

Net lettable area (sqm)	5,568
Occupancy (by income)	100%
WALE (by income)	3.9 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Data #3	39%
Panthera Finance	38%

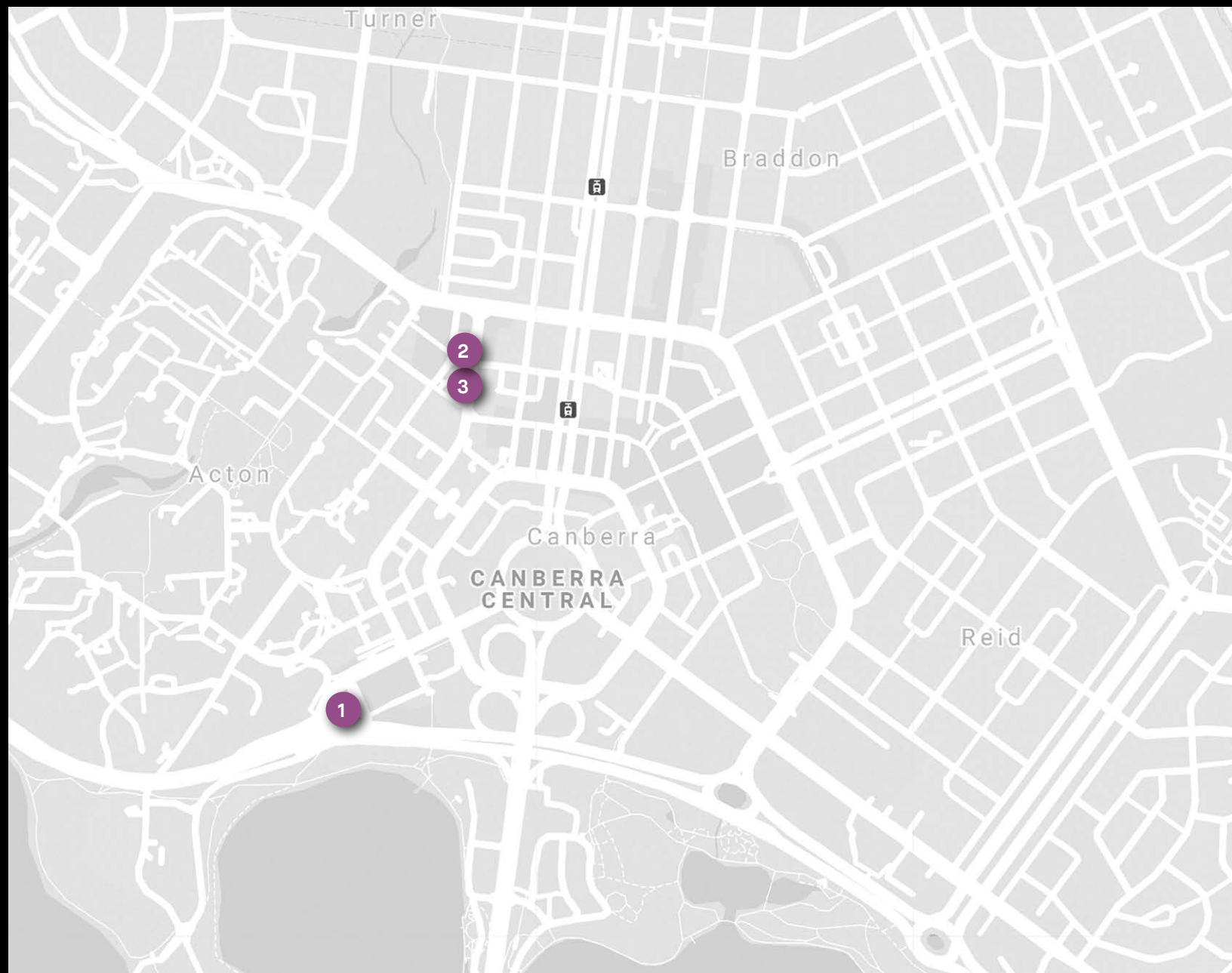
VALUATION SUMMARY

Book value	\$41.0m
Capitalisation rate	6.75%
Last external valuation date	31 December 2022



Australian Capital Territory portfolio

- | | |
|---|---------------------------------------|
| 1 | Nishi, 2 Phillip Law Street, Canberra |
| 2 | 60 Marcus Clarke Street, Canberra |
| 3 | 54 Marcus Clarke Street, Canberra |



Nishi, 2 Phillip Law Street, Canberra

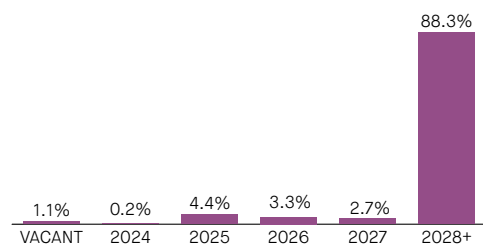
Location

Located in the major renewal precinct of New Acton, within the western part of Canberra's Civic. The area provides new and improving amenity including a variety of food and beverage outlets and two future tram stops. The building is situated at the intersection of Phillip Law Street, Edinburgh Avenue and Parkes Way. The New Acton precinct features a diverse mix of commerce, art, architecture and culture within an established community.

Description

This A-grade office building, completed in 2012, has a striking design and has won numerous awards including 'Best International Project of the Year' as awarded by the Building Awards in London. The building is an 11-level commercial building with standard office floorplates of approximately 1,900 sqm, along with a hotel and cinema on the ground and mezzanine. The office floorplates can be divided with two lift banks allowing a secure private entrance to suit the specific security requirements of Government and corporate tenants, while still offering the option for multiple tenancies.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.0 Stars
NABERS Water rating	4.0 Stars
Green Star Design & As Built	6.0 Stars
Ownership interest	100%
Title	Leasehold
Site area	36,125sqm
Building constructed	2012
Latest refurbishment	N/A
Car parking spaces	283

TENANCY SUMMARY

Net lettable area (sqm)	27,354
Occupancy (by income)	98.9%
WALE (by income)	5.6 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Government (Aust)	59%
Canberra Ovolo HH	12%

VALUATION SUMMARY

Book value	\$234.0m
Capitalisation rate	5.50%
Last external valuation date	30 June 2023



60 Marcus Clarke Street, Canberra

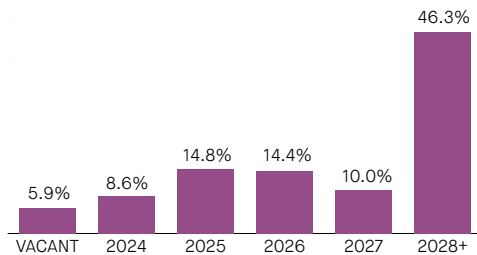
Location

Located next to COF's 54 Marcus Clarke Street, in the western core of the Canberra CBD. It is directly opposite the Australian National University and within close proximity to the Australian Taxation Office, Department of Education and Department of Infrastructure.

Description

60 Marcus Clarke Street is a 13-level, multi-tenanted commercial office building featuring a ground floor foyer, five retail tenancies and a combination of basement and deck car parking. The property recently underwent extensive capital works, which included the foyer, atrium, lift lobbies, exterior re-paint, new end of trip facilities and signage.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	4.0 Stars
NABERS Water rating	2.5 Stars
Ownership interest	100%
Title	Leasehold
Site area	3,847sqm
Building constructed	1988
Latest refurbishment	2016
Car parking spaces	133

TENANCY SUMMARY

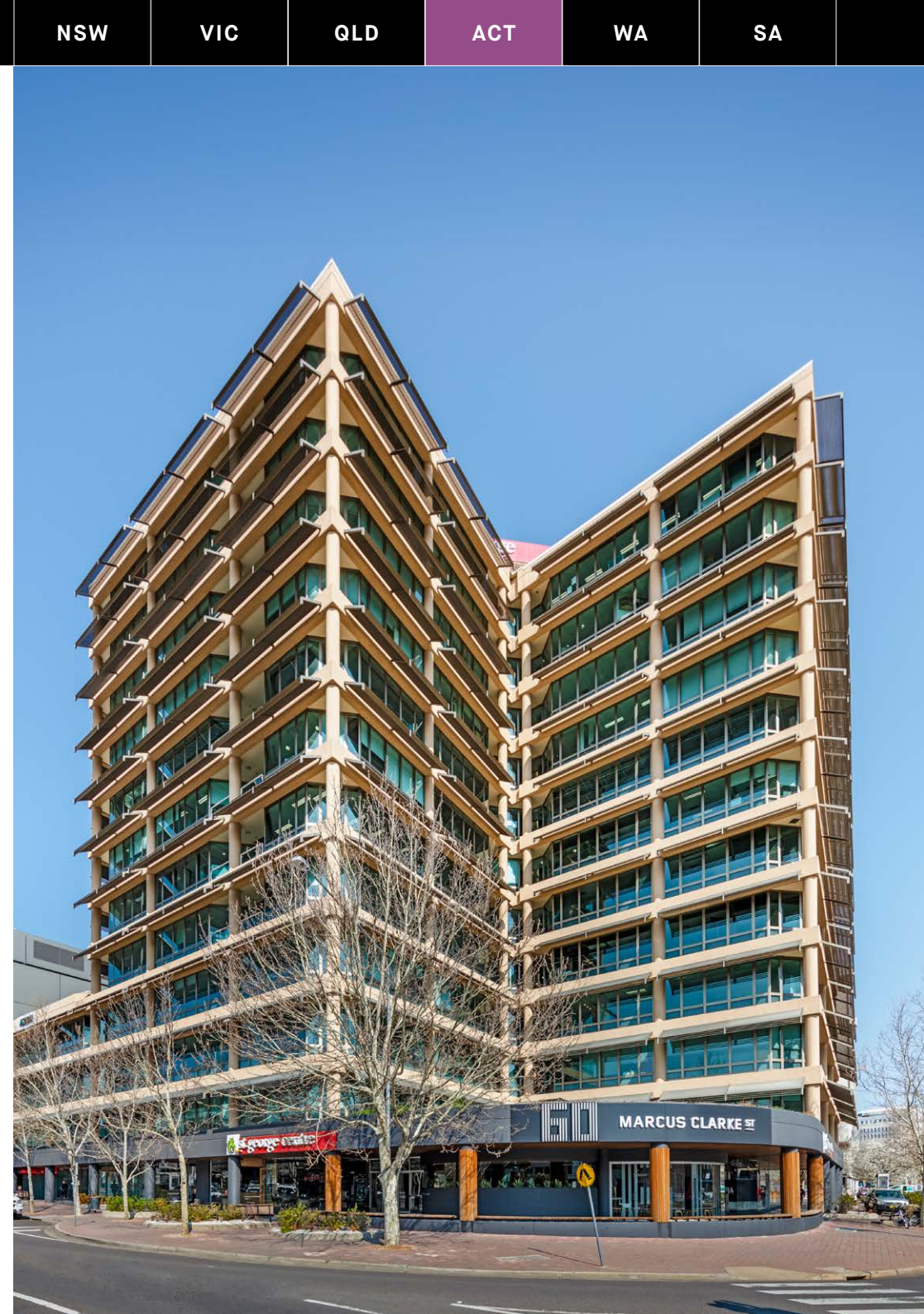
Net lettable area (sqm)	11,978
Occupancy (by income)	94.1%
WALE (by income)	3.9 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Government (Aust)	17%
Hays Specialist Recruitment	11%

VALUATION SUMMARY

Book value	\$63.0m
Capitalisation rate	6.75%
Last external valuation date	31 December 2022



54 Marcus Clarke Street, Canberra

Location

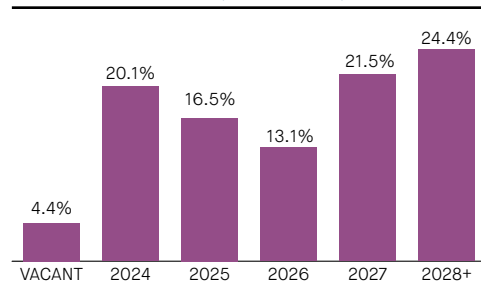
Located next to COF's 60 Marcus Clarke Street, in the western core of the Canberra CBD. The property is directly opposite the Australian National University and in close proximity to the Australian Taxation Office, Department of Education and Department of Infrastructure.

Description

This multi-tenanted, mid-rise asset includes nine levels of office space including a podium-level, ground floor retail, and 53-vehicle basement parking. The property recently underwent major capital works, which included the ground floor foyer, lift lobbies, signage and external paving. Built in the late 1980s to a high standard, the property still presents well with its bespoke interior architecture.

A contract of sale was exchanged for this asset in June 2023 and settlement is expected in January 2024.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	4.0 Stars
NABERS Water rating	N/A
Ownership interest	100%
Title	Leasehold
Site area	1,667sqm
Building constructed	1986
Latest refurbishment	2016
Car parking spaces	53

TENANCY SUMMARY

Net lettable area (sqm)	5,186
Occupancy (by income)	95.6%
WALE (by income)	2.6 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Key Chambers	13%
Technology One	10%

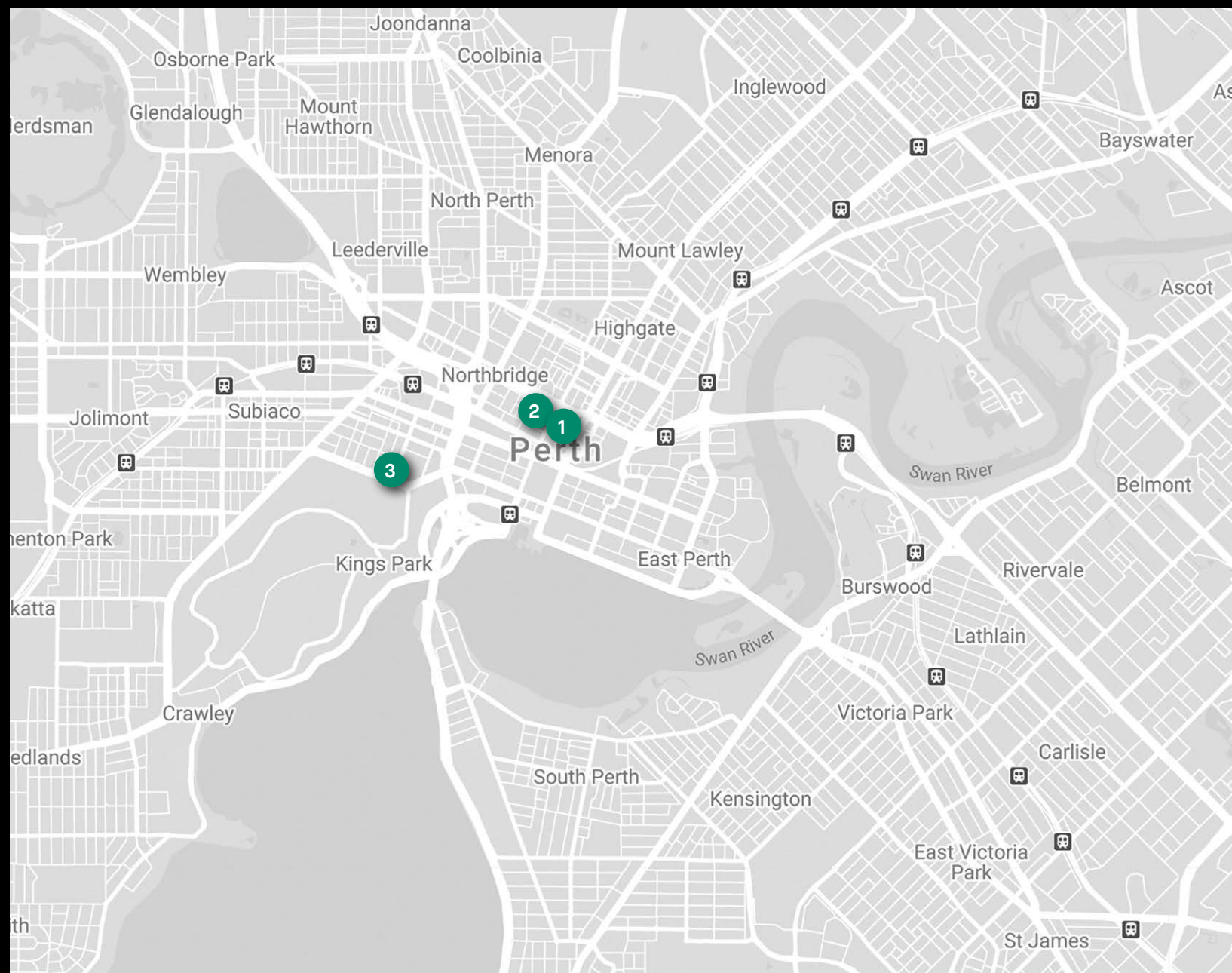
VALUATION SUMMARY

Book value	\$23.0m
Capitalisation rate	7.25%
Last external valuation date	31 December 2022



Western Australia portfolio

- 1 William Square, 235 William Street, Northbridge
- 2 144 Stirling Street, Perth
- 3 42-46 Colin Street, West Perth



William Square, 235 William Street, Northbridge

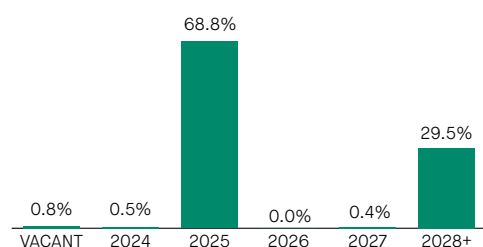
Location

Centrally located just north of Perth's CBD, approximately 350 metres from the Perth bus and train interchange. William Square is located on a substantial corner site, surrounded by the significant amenity of Northbridge, including a number of new hotels and retail offerings, which improve the appeal to tenants.

Description

William Square is an A-grade office building completed in 1992 with approximately \$25 million spent in a recent refurbishment, including all building services. The asset comprises five upper office levels with floorplates ranging from approximately 3,400–4,100 sqm, ground level lobby and retail suites, and basement and at-grade parking (128 spaces). The asset features one of the largest floorplates in Perth and is ideally suited for Government occupiers who desire large and efficient floorplates.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.5 Stars
NABERS Water rating	4.5 Stars
Ownership interest	100%
Title	Freehold
Site area	6,767sqm
Building constructed	1992
Latest refurbishment	2018
Car parking spaces	128

TENANCY SUMMARY

Net lettable area (sqm)	21,626
Occupancy (by income)	99.2%
WALE (by income)	3.2 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Government (Aust)	71%
Government (WA)	13%

VALUATION SUMMARY

Book value	\$155.0m
Capitalisation rate	6.75%
Last external valuation date	30 June 2023



144 Stirling Street, Perth

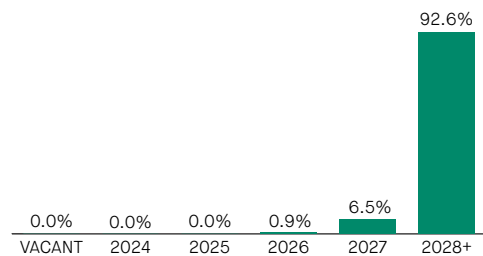
Location

Located on Perth's city fringe, the precinct has progressively transformed from light industrial to a mixed-use, with various surrounding high density residential developments and commercial office buildings. The property is 700 metres south west of the Perth Railway Station.

Description

The property is an A-Grade office building, comprising four levels. The ground level includes a foyer, café and provides connective access to the adjoining warehouse facility. The configuration of the building is well suited to the use of the full building tenant (WA Government), who use it as a Police facility.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.0 Stars
NABERS Water rating	5.0 Stars
Ownership interest	100%
Title	Freehold
Site area	5,057sqm
Building constructed	1975
Latest refurbishment	2021
Car parking spaces	240

TENANCY SUMMARY

Net lettable area (sqm)	11,042
Occupancy (by income)	100%
WALE (by income)	6.0 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Government (WA)	91%
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VALUATION SUMMARY

Book value	\$73.0m
Capitalisation rate	6.50%
Last external valuation date	31 December 2022



42-46 Colin Street, West Perth

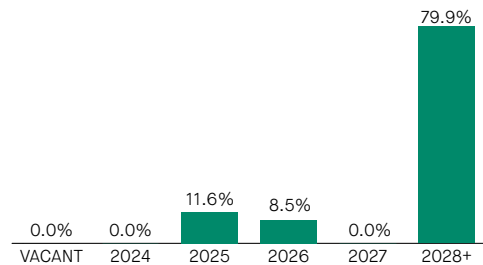
Location

Located within the prime commercial and residential suburb of West Perth, approximately 1.3 kilometres west of the Perth CBD, on the eastern side of Colin Street and 400 metres from the intersection of Kings Park Road.

Description

The property is a modern, A-grade commercial office building in close proximity to the Western Australia parliamentary precinct. The building comprises four levels and is well-serviced by public transport. It contains substantial end of trip facilities.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.0 Stars
NABERS Water rating	3.5 Stars
Ownership interest	100%
Title	Leasehold
Site area	5,147sqm
Building constructed	2002
Latest refurbishment	2017
Car parking spaces	145

TENANCY SUMMARY

Net lettable area (sqm)	8,411
Occupancy (by income)	100%
WALE (by income)	5.5 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

Insurance Australia	63%
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VALUATION SUMMARY

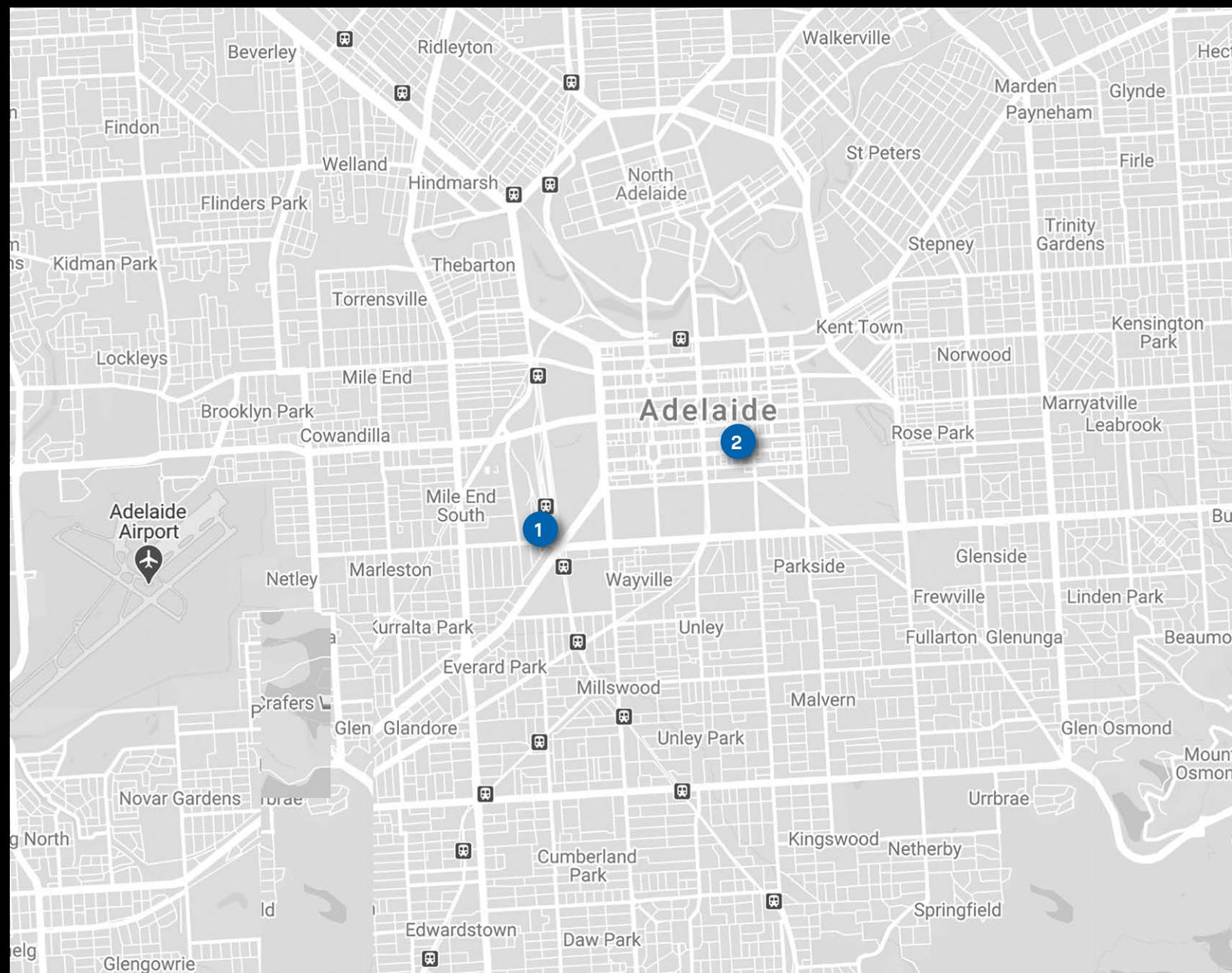
Book value	\$38.3m
Capitalisation rate	6.50%
Last external valuation date	30 June 2023



South Australia portfolio

1 1 Richmond Road, Keswick

2 57 Wyatt Street, Adelaide



1 Richmond Road, Keswick

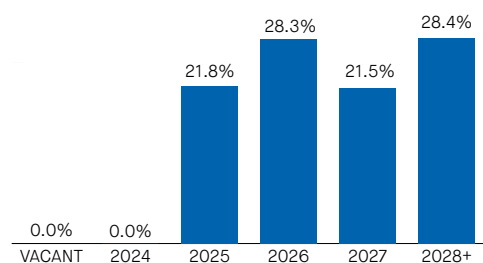
Location

Prominently located on the edge of the Adelaide parklands, on one of Adelaide's main arterial roads approximately four kilometres south west of Adelaide's CBD. It is within close proximity to the established office precincts of Greenhill Road and the Adelaide CBD.

Description

This four-level office building has adjoining on-grade parking for 326 vehicles, which provides future development potential. External and common area upgrades were completed in 2016. The asset's tenant profile has been substantially remixed in recent years and now comprises a diverse range of corporate occupiers.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.5 Stars
NABERS Water rating	N/A
Ownership interest	100%
Title	Freehold
Site area	19,310sqm
Building constructed	1985
Latest refurbishment	2016
Car parking spaces	326

TENANCY SUMMARY

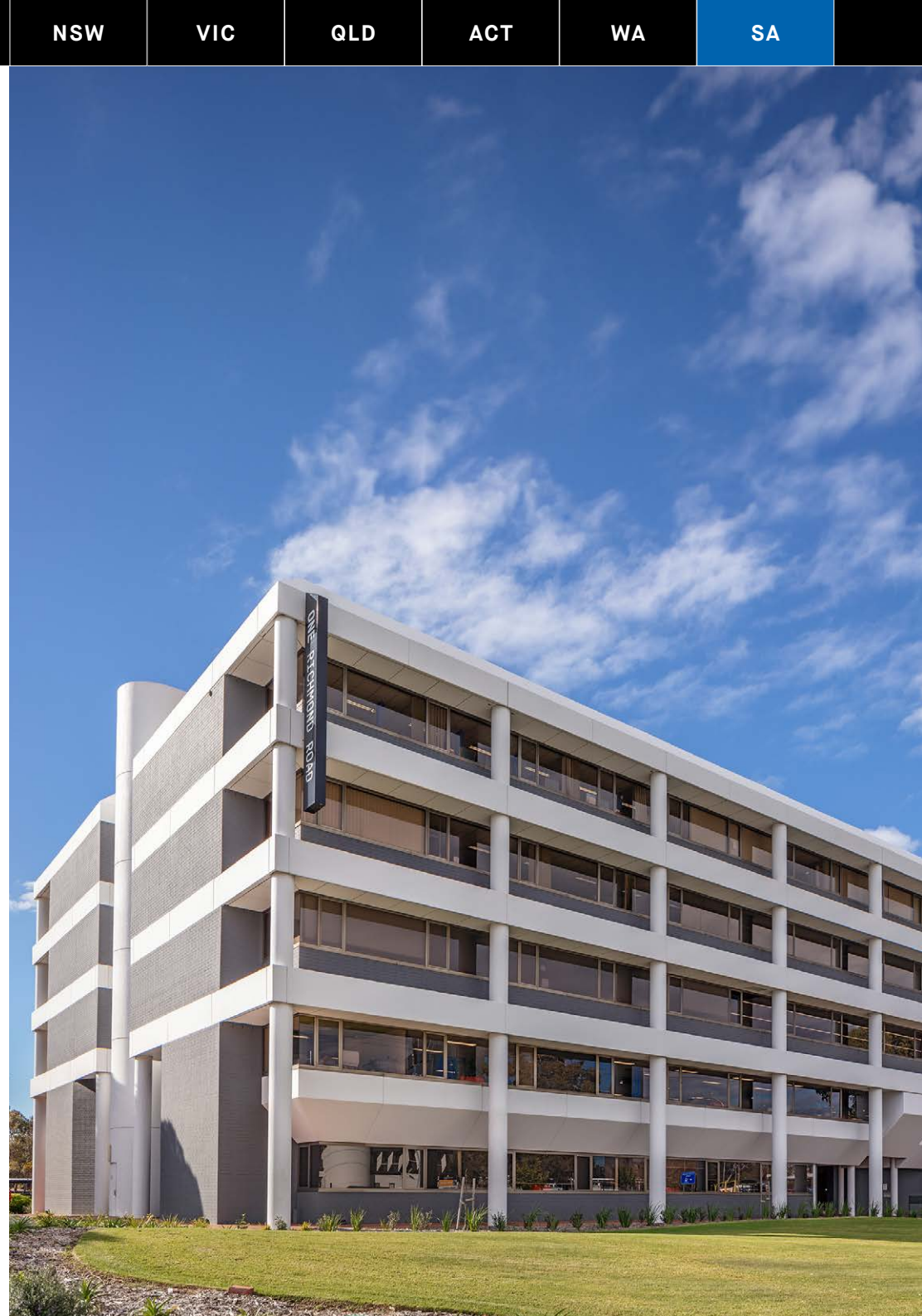
Net lettable area (sqm)	8,087
Occupancy (by income)	100%
WALE (by income)	3.3 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

SA Power Networks	28%
Royal District Nursing Service of SA Inc	22%

VALUATION SUMMARY

Book value	\$44.5m
Capitalisation rate	6.75%
Last external valuation date	31 December 2022



57 Wyatt Street, Adelaide

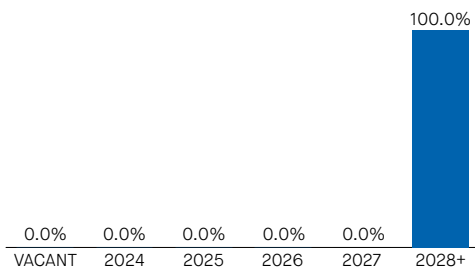
Location

Located in an emerging precinct of the Adelaide CBD, approximately 500 meters from the Adelaide GPO. A number of new commercial office towers surround the property, occupied by a range of quality commercial and government tenants. The property is within easy walking distance to Adelaide's major retail precinct, Rundle Mall.

Description

This boutique office building completed construction in 2023 and was designed to a 5 star Green Star rating. The building offers outstanding tenant amenity including end of trip facilities and a roof top terrace.

EXPIRY PORTFOLIO (BY INCOME)



ASSET SUMMARY

Property type	Office
NABERS Energy rating	5.0 Stars
NABERS Water rating	N/A
Green Star Design & As Built	5.0 Stars
Ownership interest	100%
Title	Freehold
Site area	1,253sqm
Building constructed	2023
Latest refurbishment	N/A
Car parking spaces	NIL

TENANCY SUMMARY

Net lettable area (sqm)	4,538
Occupancy (by income)	100%
WALE (by income)	6.5 years
Ownership interest	100%

MAJOR TENANTS (BY GROSS INCOME)

WGA	26%
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VALUATION SUMMARY

Book value	\$38.1m
Capitalisation rate	5.75%
Last external valuation date	30 June 2023





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