

CAPITAL TRANSACTIONS

Australian Track Record



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savills

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2015

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2014

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2013

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272-318 George St
33 Queen St

2019

Melbourne Towers, 80 Collins Street, Melbourne | VIC

It's been nearly two decades since Melbourne has seen a development of this scale and vision. Upon completion, prime grade office space will fuse with a boutique hotel, and world class retail and dining, capturing the spirit of the city—day and night.



Vendor	QIC
Purchaser	Dexus
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$1,476,000,000
Sale Date	May 2019
Site Area	5,169sq m
Net Lettable Area	Office: 100,308sq m Retail: 4,733sq m Total: 105,041sq m
WALE	4.45 years
Passing Yield	5.40% (coupon rate)
Value \$ per sq m	\$14,052
Occupancy	79%
Car Parking	121 bays

MLC Centre – 19 Martin Place, Sydney | NSW

The MLC Centre is one of Sydney's most iconic landmark buildings located in the heart of Sydney's financial and cultural districts, with an ideal blend of office and retail accommodations.



Vendor	GPT
Purchaser	Dexus
Direction of Capital	Australia > Australia
Interest	50%
Sale Price	\$800,000,000
Sale Date	March 2019
Site Area	8,367sq m
Net Lettable Area	77,231sq m
WALE	Office 4.3 years Retail 2.7 years
Passing Yield	5%
Value \$ per sq m	\$20,717
Occupancy	97%
Car Parking	308 bays

133-145 Castlereagh Street, Sydney | NSW

Situated in the heart of the Sydney CBD on a large 4,588sq m site with access from Castlereagh and Pitt Streets Piccadilly is surrounded by an array of food, beverage, fashion, entertainment and cultural amenities



Vendor	Oxford Properties (Investa)
Purchaser	Stockland
Direction of Capital	Australia > Australia
Interest	50%
Sale Price	\$347,000,000
Sale Date	August 2019
Site Area	4,588sq m
Net Lettable Area	47,376sq m
WALE	2.4 years
Passing Yield	5.43%
Value \$ per sq m	\$14,649
Occupancy	95.0%
Car Parking	274 bays

6 O'Connell Street, Sydney | NSW

Surrounded by Sydney's landmark commercial developments, 6 O'Connell Street is central to Sydney's newest major projects including Quay Quarter and infrastructure projects.



Vendor	Oxford Properties (Investa)
Purchaser	Offshore Private Investor
Direction of Capital	Australia > Hong Kong
Interest	100%
Sale Price	\$315,000,000
Sale Date	November 2019
Site Area	1,767sq m
Net Lettable Area	16,078sq m
WALE	2.82 years
Passing Yield	4.36%
Value \$ per sq m	\$19,592
Occupancy	95%
Car Parking	108 bays

7 Murray Rose Avenue, Sydney Olympic Park | NSW

Located in the heart of Sydney Olympic Park opposite the Sydney Olympic Park Train Station. The precinct is an attractive option for tenants and owners alike with the expansion of both commercial and residential developments.



Vendor	Charter Hall
Purchaser	Charter Hall
Direction of Capital	Australia > Australia
Interest	100% Leasehold
Sale Price	\$51,058,129
Sale Date	July 2019
Site Area	1,172sq m
Net Lettable Area	5,931sq m
WALE	12.16 years
Passing Yield	5.41%
Value \$ per sq m	\$8,608
Occupancy	96.1%
Car Parking	53 bays

19 Corporate Drive, Cannon Hill | QLD

19 Corporate Drive, Cannon Hill is a modern commercial office building completed in 2008. The building comprises 6,028sq m of high quality A-Grade accommodation over two expansive open plan floors.



Vendor	Centuria
Purchaser	Aviator Capital
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$36,950,000
Sale Date	May 2019
Site Area	5,246sq m
Net Lettable Area	6,028sq m
WALE	3.13 years
Passing Yield	7.63%
Value \$ per sq m	\$6,130
Occupancy	100%
Car Parking	147 bays

381 MacArthur Avenue, Hamilton | QLD

381 MacArthur Avenue, Hamilton is a brand new A Grade commercial office building comprising 2,825sq m of well-appointed office accommodation and supported by 122 car parking bays.



Vendor	Alceon
Purchaser	Centuria
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$19,735,602
Sale Date	April 2019
Site Area	2,399sq m
Net Lettable Area	2,8464sq m
WALE	5.1 years
Passing Yield	7%
Value \$ per sq m	\$6,934
Occupancy	100%
Car Parking	122 bays

Building 2, 747 Lytton Road, Murarrie | QLD

Gateway office park sits prominently on the corner of Lytton and Creek Road in the heart of Murarrie. The property comprises a modern, four level commercial office building constructed in 2008, with basement car parking.



Vendor	Garda Capital
Purchaser	Private Investor
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$17,264,156
Sale Date	June 2019
Site Area	N/A
Net Lettable Area	3,3464sq m
WALE	3.07 years
Passing Yield	7.64%
Value \$ per sq m	\$5,160
Occupancy	100%
Car Parking	167 bays

14-16 Victoria Avenue, Perth | WA

Prominent office building located on the corner of Hay St and Victoria Ave. Measuring approximately 5,352sq m situated over ten storey's the property has benefitted from substantial capital expenditure of approximately \$7.12 million over the previous 4 years.



Vendor	151 Property
Purchaser	Firmus
Direction of Capital	Singapore > Australia
Interest	100%
Sale Price	\$16,800,000
Sale Date	December 2019
Site Area	1,125sq m
Net Lettable Area	5,352sq m
WALE	2.06 years
Passing Yield	5.12%
Value \$ per sq m	\$3,139
Occupancy	53%
Car Parking	31 bays

43-47 Burswood Road, Burswood | WA

Prominent office building highly visible from the Great Eastern Highway on the corner of Burswood Road. The property comprises a three storey commercial office building with the purchaser intending to undertake substantial capital expenditure to upgrade the property.



Vendor	Fisel Pty Ltd
Purchaser	Marprop
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$13,250,000
Sale Date	December 2019
Site Area	4,666sq m
Net Lettable Area	4,461sq m
WALE	1.58 years
Passing Yield	6.64%
Value \$ per sq m	\$2,970
Occupancy	100%
Car Parking	80 bays

48 Miller Street, Murarrie | QLD

48 Miller Street, Murarrie offers two levels of well-appointed and refurbished campus style office accommodation, boasting high ceilings and quality natural light. The property is supported by a superior car parking ratio of 1:21sq m*



Vendor	Fawkner Property Group
Purchaser	Alceon
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$16,300,000
Sale Date	November 2019
Site Area	8,184sq m
Net Lettable Area	2,940sq m*
WALE	3.78 years*
Passing Yield	8.15%
Value \$ per sq m	\$5,544
Occupancy	100%
Car Parking	143 Bays (1:21sq m*)

2018

275 Kent Street, Sydney | NSW

Westpac Place was designed by leading architecture firm Johnson Pilton and Walker. The office accommodation is arranged in a twin tower design consists of 31 office levels.



Vendor	Blackstone/151 Property
Purchaser	ISPT
Direction of Capital	Australia > USA
Interest	50%
Sale Price	\$860,000,000
Sale Date	June 2018
Site Area	9,736sq m
Net Lettable Area	77,503sq m
WALE	10+ years
Passing Yield	4.56%
Value \$ per sq m	\$22,193
Occupancy	100%
Car Parking	214

60 Margaret Street | MetCentre, Sydney NSW

60 Margaret Street | MetCentre is an exceptional commercial and retail offering set to benefit from surrounding developments and major infrastructure upgrades.



Vendor	One Managed Investment Funds
Purchaser	Blackstone
Direction of Capital	Australia > USA
Interest	50%
Sale Price	\$420,000,000
Sale Date	December 2018
Site Area	4,464sq m
Net Lettable Area	47,131sq m
WALE	4.88 years – Office 3.35 years – Retail
Passing Yield	4.67% (Blended)
Value \$ per sq m	\$17,823 (Blended)
Occupancy	100%
Car Parking	143

179 Elizabeth Street, Sydney | NSW

Centrally located on Elizabeth Street and overlooking Hyde Park, the property enjoys uninterrupted 180 degree views to the east across the park to the Sydney harbour.



Vendor	Markham
Purchaser	Macau Private Investor
Direction of Capital	Macau > Australia
Interest	100%
Sale Price	\$265,000,000
Sale Date	May 2018
Site Area	1,814sq m
Net Lettable Area	16,520sq m
WALE	3.9 years
Passing Yield	5.17%
Value \$ per sq m	\$16,041
Occupancy	98.8%
Car Parking	116

40 Mount Street, North Sydney | NSW

Known as Coca Cola Place, 40 Mount Street is an A-Grade office tower situated within the core of the North Sydney CBD. Designed by renowned architects Rice Daubney.



Vendor	PGIM
Purchaser	Investa Commercial Property Fund / M&G
Direction of Capital	Australia > Australia – Investa Australia > Singapore – M&G
Interest	25% / 25%
Sale Price	\$225,600,000
Sale Date	December 2018
Site Area	2,467sq m
Net Lettable Area	28,538sq m
WALE	6.8 years
Passing Yield	4.77%
Value \$ per sq m	\$15,810
Occupancy	100%
Car Parking	100

29-57 Christie Street, St Leonards| NSW



High quality yielding asset with mixed use development potential



Vendor	APIL/Wingate
Purchaser	Starwood Capital Group / Arrow Property Investments / Pindan Capital
Direction of Capital	USA > Australia
Interest	100%
Sale Price	\$166,000,000
Sale Date	March 2018
Site Area	7,636sq m
Net Lettable Area	17,792sq m
WALE	2.56 years
Passing Yield	5.66%
Value \$ per sq m	9,330
Occupancy	89.5%
Car Parking	299

117 Clarence Street, Sydney | NSW

A multi-tenanted, quality asset strategically positioned in the middle of Sydney's biggest infrastructure and major project boom.



Vendor	Roxy-Pacific
Purchaser	ICPF Nominees
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$153,000,000
Sale Date	June 2018
Site Area	1,190sq m
Net Lettable Area	12,517sq m
WALE	2.5 years
Passing Yield	4.94%
Value \$ per sq m	\$12,223
Occupancy	100%
Car Parking	29

202 Pier Street, Perth | WA



A seven storey A-Grade Office building located on the northern fringe of Perth CBD



Vendor	Charter Hall
Purchaser	Elanor Investors Group
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$125,250,000
Sale Date	August 2018
Site Area	5,688sq m
Net Lettable Area	15,602sq m
WALE	7.08 years
Passing Yield	9.18%
Value \$ per sq m	\$8,028
Occupancy	98%
Car Parking	141

77 Pacific Highway, North Sydney | NSW

77 Pacific Highway is situated in a high profile location and in close proximity to North Sydney railway station offering extensive harbour and city views.



Vendor	Stockland Property Group
Purchaser	Private Offshore Investor
Direction of Capital	Australia > Hong Kong
Interest	100%
Sale Price	\$112,350,000
Sale Date	May 2018
Site Area	1,032sq m
Net Lettable Area	9,392sq m
WALE	1.26 years
Passing Yield	4.92%
Value \$ per sq m	\$11,963
Occupancy	92.3%
Car Parking	42

50 Franklin Street, Melbourne | VIC

18 level B Grade office building formerly known as 'Qantas House' incorporating ground and 17 upper levels of office accommodation and a two level basement car park.



Vendor	Lian Beng Franklin Investment
Purchaser	Private Offshore Investor
Direction of Capital	Macau > Australia
Interest	100%
Sale Price	\$90,150,000
Sale Date	February 2018
Site Area	2,213sq m
Net Lettable Area	11,514sq m
WALE	9.9 years
Passing Yield	5.57%
Value \$ per sq m	\$7,830
Occupancy	100%
Car Parking	36

88 Musk Avenue, Kelvin Grove | QLD

88 Musk Avenue is one of Brisbane's premier metropolitan A-Grade buildings, with impeccable sustainability credentials and striking architecture.



Vendor	Cromwell Property Group
Purchaser	Queensland University of Technology
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$84,000,000
Sale Date	March 2018
Site Area	3,878sq m
Net Lettable Area	14,144sq m
WALE	3.80 years
Passing Yield	6.70%
Value \$ per sq m	\$5,939
Occupancy	83%
Car Parking	217

91 Phillip St, Parramatta | NSW

High quality A-Grade office building positioned on a large, prominent corner site.



Vendor	Capital Property Funds
Purchaser	Blackrock (on behalf of German Mandate)
Direction of Capital	Australia > Germany
Interest	100%
Sale Price	\$56,630,000
Sale Date	October 2018
Site Area	2,193sq m
Net Lettable Area	6,094sq m
WALE	2.5 years
Passing Yield	5.14%
Value \$ per sq m	\$9,292
Occupancy	100%
Car Parking	120

179 North Quay, Brisbane | QLD

Riverfront B-Grade office asset located in the heart of Brisbane's North Quarter precinct.



Vendor	Perri Projects & AMB Capital Partners
Purchaser	Offshore Investor
Direction of Capital	Australia > Offshore
Interest	100%
Sale Price	\$52,600,000
Sale Date	December 2018
Site Area	1,316sq m
Net Lettable Area	8,525sq m
WALE	1.69 years (by income)
Passing Yield	6.55%
Value \$ per sq m	\$6,170/sq m
Occupancy	83%
Car Parking	39 spaces (1:219sq m*)

68 The Esplanade, Darwin | NT



High quality A-Grade office asset In the Darwin CBD fully occupied by the NT Government.



Vendor	Jaloulise Pty Ltd
Purchaser	Peak Equities
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$50,000,000
Sale Date	December 2018
Major Tenant	NT State Government
Net Lettable Area	7,058sq m
WALE	13.00 years (by income)
Passing Yield	7.55%
Value \$ per sq m	\$7,084/sq m
Occupancy	100%
Car Parking	70 spaces (1:101sq m*)

223 Liverpool Road, Ashfield | NSW

A quality building with large and efficient floor plates, excellent natural light, high profile corner location and substantial basement car park.



Vendor	GDI
Purchaser	Meikin Property
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$46,000,000
Sale Date	August 2018
Site Area	2,812sq m
Net Lettable Area	9,719sq m
WALE	2.5 years
Passing Yield	6.65%
Value \$ per sq m	\$4,733
Occupancy	100%
Car Parking	185

3 Carlingford Road, Epping | NSW

Located at the gateway of Epping, a bustling suburban commercial centre the property is strategically situated on a prominent corner only 250 metres from Epping Railway Station.



Vendor	Centuria Property Funds
Purchaser	CANJS
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$36,006,000
Sale Date	June 2018
Site Area	2,298sq m
Net Lettable Area	4,702sq m
WALE	2.14 years
Passing Yield	5.37%
Value \$ per sq m	\$7,658
Occupancy	100%
Car Parking	74 Car Spaces

9 McLennan Court, North Lakes | QLD

Located in the fast growing Northern Corridor of Brisbane metropole, 9 McLennan Court is an integrated oncology site with pharmacy, medical and radiation oncology onsite.



Vendor	North Lakes Oncology Property Investment Pty Ltd
Purchaser	Barwon Property Funds
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$25,500,325
Sale Date	July 2018
Site Area	3,807sq m
Net Lettable Area	2,440sq m*
WALE	7.50 years
Passing Yield	5.74%
Value \$ per sq m	\$10,450*
Occupancy	100%
Car Parking	94

76 Kings Park Road, West Perth | WA

The property comprises a 1989 constructed office building situated on the corner of Kings Park Road and Thomas Street. The accommodation is of a good standard with a low level of capital expenditure required.



Vendor	Fire & Emergency Services Superannuation Board
Purchaser	RG Property
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$20,279,350
Sale Date	December 2018
Site Area	2,358sq m
Net Lettable Area	3,641sq m
WALE	2.68 years
Passing Yield	5.98%
Value \$ per sq m	\$5,569
Occupancy	76%
Car Parking	78 bays

12 Faulding Street, Symonston | ACT

Office & Hi-Tech Property with a new lease to Telstra



Vendor	Private Canberra syndicate
Purchaser	Ascot Capital
Direction of Capital	Australia > Australia
Interest	100%
Sale Price	\$15,000,000
Sale Date	June 2018
Site Area	7,360sq m
Net Lettable Area	3,479sq m
WALE	5.88 years (by income)
Passing Yield	7.32%
Value \$ per sq m	\$4,312/sq m
Occupancy	100%
Car Parking	136 spaces

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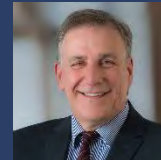
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