



**Preston
Rowe
Paterson**

International
Property Consultants
and Valuers



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Transactions in Review

September 2021



ABOUT THIS REPORT

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

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

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

We regularly undertake valuations of commercial, retail, industrial, hotel and leisure, residential and special purpose properties for many varied reasons, as set out later herein.

We also provide property management services, asset and facilities management services for commercial, retail, industrial property as well as plant and machinery valuation.



Sales Transaction



Rental Transaction



Commercial

AA REIT has acquired a 9 Ha Woolworths suburban office complex in a \$450 million deal.

Retail

QIC Active Retail Portfolio Fund has acquired a Homemaker Hub located in the Southeast of Melbourne in a \$135 million deal.

HIGHLIGHTS

Industrial

Institutional Investment Group (2IG) has acquired Rathbone Wine Group's head office and warehouse in a \$81.6 million deal on a record yield of 3.7%.



Commercial

446 Collins Street, Melbourne Vic 3000

- \$72.625 million
- 4.3% yield
- \$13,152 per sqm lettable area

Singaporean Investment House *HThree City Australia* has acquired a commercial office tower from *Vantage Property Investments* in a **\$72.625 million deal**. The 11-storey tower comprising 5,522 sqm of lettable area transacted on a **yield of 4.3%**. The off-market deal was struck on a **rate of \$13,152 per sqm of lettable area**.
(AFR 12.09.21)

1 Woolworths Way, Bella Vista NSW 2153

- \$450 million
- 5%
- 5,000 per sqm site area

AA REIT has acquired a suburban office complex from *Inmark Asset management* in a **\$450 million deal**. The 9 Ha site comprises 45,000 sqm of net lettable area across three office buildings a Woolworths metro, supermarket, gym, data centre, 3000 car spaces and a further 120,000 sqm of developable commercial floor space. The was transacted on a **yield of 5%** at a **rate of \$5,000 per sqm of site area**.
(AFR 08.09.21)

100 King William Street, Adelaide SA 5000

- \$71.5 million
- 8.5% Yield
- \$3,853 per sqm lettable area

Boutique fund manager *Quintessential Equity* has acquired an office tower in Adelaide in a **\$71.5 million deal**. The 18,555 sqm tower offers Quintessential the opportunity to refurbish the commercial tower in a bid to appeal to new tenants. The deal was struck on a **yield of 8.5%** at a **rate of \$3,853 per sqm of lettable area..**
(RCA 22.09.21)





Residential Development

90 Mount Ararat South Road, Pakenham VIC 3810

\$48.5 million

\$1,732,143 per Ha of site area

Burbank Groups National Pacific Properties has acquired residential zoned land in a **\$48.5 million deal**. The 28 Ha site will yield 500 housing lots in the budding suburb of Pakenham. The acquisition aligns with NPP's strategy of procuring new sites in greenfield locations. The deal was struck on a **rate of \$1,732,143 per Ha of site area**. (AFR 13.09.21)

Specialised Property

341 Francis Street, Yarraville VIC 3013

\$220 million

\$4,400 per sqm site area

Irongate and Frasers Property Australia has acquired the Bradmill factory site in a **\$220 million deal**. The urban regeneration project and former denim factory spans 50,000 sqm of site area, with proposed development plans for 3750 dwellings and significant mixed use dwellings. The deal was struck at a **rate of \$4,400 per sqm of site area**. (RCA 07.09.21)

Hotels & Leisure

257 Edwardes Street, Reservoir VIC 3073

\$28 million

5% Yield

\$1,049 per sqm site area

Hotel Property Investments has acquired the Edwards Lakes Hotel in Melbourne's northern suburbs from the Zagame Corporation in a **\$28 million deal**. The large-format venue comprising gaming and accommodation on a 26,700 Ha site was sold with a 20-year lease. The deal was transacted on a **yield of 5%** at a **rate of \$1,049 per sqm of site area**. (RCA 14.09.21)

200 Quinns Road, Kilmore VIC 3764

\$48.5 million

\$1,732,143 per Ha of site area

Burbank Groups National Pacific Properties has acquired residential zoned land in a **\$48.5 million deal**. The 28 Ha site will yield 500 housing lots in the budding suburb of Pakenham. The acquisition aligns with NPP's strategy of procuring new sites in greenfield locations. The deal was struck on a **rate of \$1,732,143 per Ha of site area**. (AFR 13.09.21)

Dexus and APN Industria REIT

\$1.5 billion

\$2,419,355 per Ha of site area

Dexus and APN Industria REIT has acquired Perth's Jandakot Airport and surround logistics estate in a \$1.5 billion deal. The 620 Ha site comprises the Jandakot city industrial estate with 49 properties. The acquisition is testament to Dexus' expanding into healthcare and industrial sector. The deal was struck at a **rate of \$2,419,355 per Ha of site area**. (RCA 23.09.21)

15 Ivory Lane, Fortitude Valley QLD 4006

\$50 million

\$16,858 per sqm of site area

Oscars Hotel Group has acquired the Oakwood apartment hotel from Singapore real estate giant Mapletree Investments in a **\$50 million deal**. The 2,966 sqm site comprises 11 storeys of 162 serviced apartments, a gymnasium, business centre, restaurant and swimming pool. The deal was struck on a **rate of \$16,858 per sqm of site area**. (RCA 13.09.21)



Industrial

262 Lorimer Street, Port Melbourne VIC 3027

- \$81.6 million
- 3.7% Yield
- \$5,352 per sqm lettable area

Institutional Investment Group (2IG) has acquired Rathbone Wine Group's head office and warehouse from Melbourne's *Jreissati Family* in a **\$81.6 million deal**. The 15,246 sqm building on a 1.69 Ha transacted on a record **yield of 3.7%**; further exemplifying the demand for industrial space as due to the e-commerce boom as a result of the Pandemic. The deal was struck at a **rate of \$5,352 per sqm of lettable area**. (RCA 15.09.21)

427-451 Somerville Road, Tottenham VIC 3021

- \$70.7 million
- \$4,944,056 per Ha lettable area

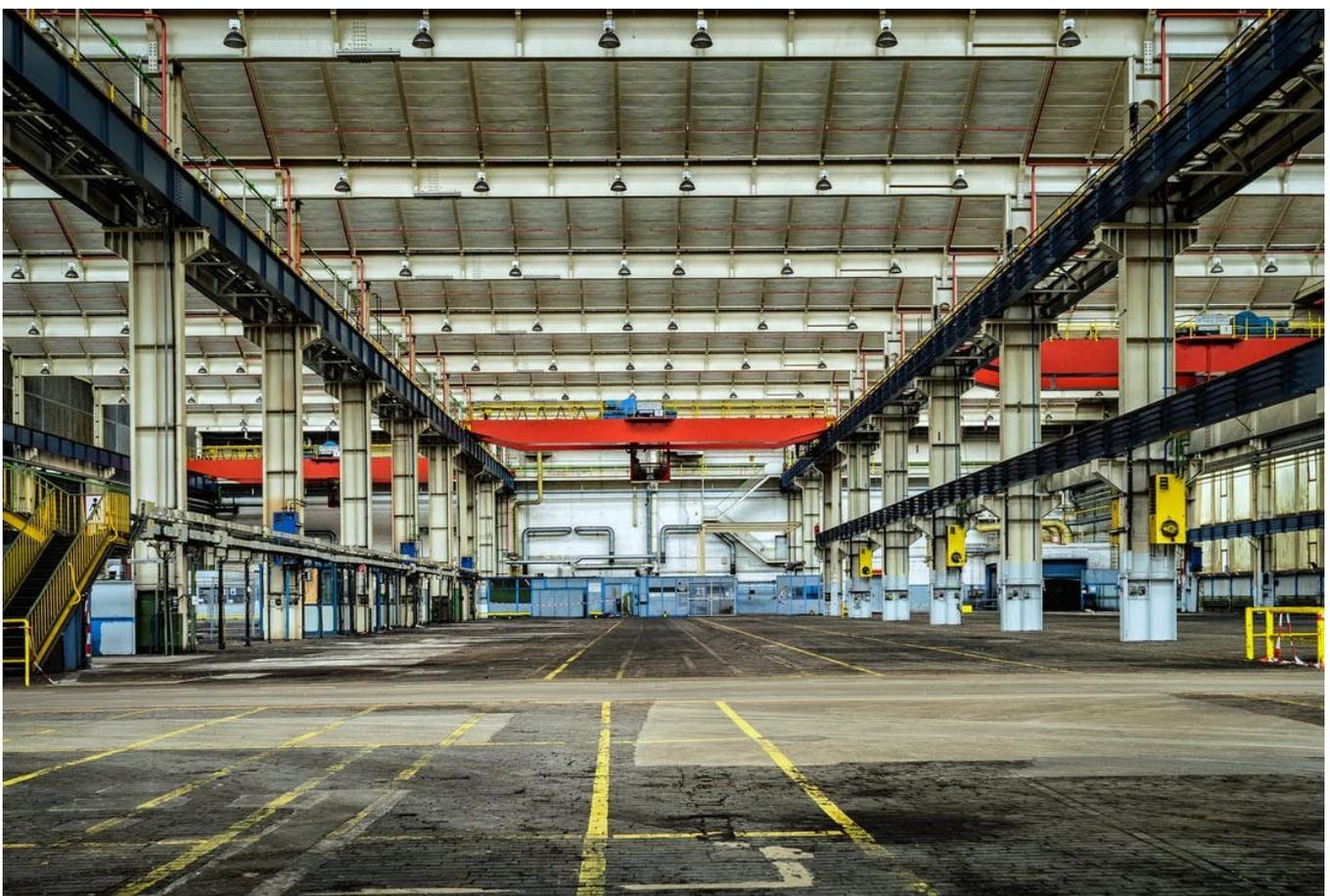
Aliro Group has acquired a partially developed logistics site in Tottenham from *Cadence Property Group* in a **\$70.7 million deal**. The 14.3 Ha infill site can accommodate 80,000 sqm of industrial facilities. The deal was struck at a **rate of \$4,944,056 per Ha of site area**. (RCA 15.09.21)

Assembly ADPFI Fund

- \$25 million
- 4.4% Yield
- \$576 per sqm site area.

Real estate fund manager *Assembly* has acquired two industrial warehouses in **\$25 million deal**. The warehouses with a combined site area of 4.34 Ha were acquired fully leased on a combined yield of 4.4%. The transaction was funded by Assembly's capital raising of \$70 million for its ADPFI fund established in 2019.

The deal was struck on a **rate of \$576 sqm of site area**. (AFR 08.09.21)





Retail

Mackay Bucasia Road, Mount Pleasant QLD 4740

- \$162.5 million
- 6.46% Yield
- \$7,216 per sqm lettable area

Fawkner Property has acquired a retail mall in a **\$162.5 million deal**. Mount Pleasant Centre anchored by a Coles, Woolworths and Kmart with a WALE of 8.4 years. The centre spans 22,519 sqm of lettable area and is managed by Vicinity Centre's on behalf of Commonwealth Bank Group Super . The deal was struck on **yield of 6.46%** at a **rate of \$7,216 sqm of lettable area**. (AFR 01.09.21)

St Francis Drive, Moranbah QLD 4744

- \$28 million
- 8.5% Yield
- \$3,968 per sqm lettable area

Sentinel Property Group has acquired a retail neighbourhood centre in a **\$28 million deal**. The Coles anchored Moranbah Fair shopping centre is situated in a Queensland mining town and spans 7,056 sqm of lettable area with 195 car spaces. The deal on a yield of 8.5% and a **rate of \$3,968 sqm of lettable area**. (RCA 05.09.21)

Home Co Daily Needs REIT

- \$180 million
- 5.8% Yield

Home Consortium has acquired six retail assets to its Daily Needs REIT in a **\$180 million deal**. The assets inclusive of two regional malls is expected to lift value of HDN's managed assets to \$2.7 billion, aligning with the fund's strategy to secure high quality assets and deliver greater distributions. The acquisition was partially funded through an \$88 million capital raising at \$1.61 per unit on a weighted average **capitalisation rate of 5.8%**. (RCA 13.09.21)

420-440 Craigieburn Road, Craigieburn VIC 3064

- \$135 million
- 4.5% Yield
- \$5,400 per sqm lettable area

QIC Active Retail Portfolio Fund has acquired a Homemaker Hub located in the Southeast of Melbourne in a **\$135 million deal**. The 25,000 sqm mall anchored by a strong tenant mix has been operating for 2 years. The defensive retail asset will offer significant value-add opportunities. The deal was struck on a **yield of 4.5%** at a **rate of \$5,400 per sqm of site area**. (AFR 14.09.21)

647-653 Hay Street Mall Perth WA 6000

- \$28.5 million
- 4.1% Yield
- \$16,647 per sqm site area

Singaporean Hotel Operator *Fragrance* has acquired the London Court in a **\$28.5 million deal**. The mini-mall comprises 34 retail shops and 57 commercial and office tenancies over four levels and basement on a 1,712 sqm site. The deal was transacted on a **yield of 4.1%** at a **rate of \$16,647 per sqm of site area**. (RCA 01.09.21)





**Preston
Rowe
Paterson**

Our Research

At Preston Rowe Paterson we take pride in the extensive research we prepare for the market sectors within which we operate in. These include Commercial, Retail, Industrial, Hotel and Leisure and Residential property markets, as well as Infrastructure, Capital, Asset, Plant and Machinery markets.

We have **property** covered.

We have **clients** covered

Preston Rowe Paterson acts for a diverse range of clients with all types of property needs, covering real estate, infrastructure, asset, plant and machinery interests, these include:

- Accountants, auditors & insolvency practitioners
- Banks, finance companies & lending institutions
- Commercial & residential non-bank lenders
- Co-operatives
- Developers
- Family Offices
- Finance & mortgage brokers
- Hotel owners & operators
- Institutional investors
- Insurance brokers & companies
- Investment advisors
- Lessors & lessees
- Listed & private companies & corporations
- Listed & unlisted property trusts
- Local, state & federal government departments & agencies
- Mining companies
- Mortgage trusts
- Overseas clients
- Private investors
- Property syndication managers
- Real Estate Investment Trusts (REITS)
- Rural landholders
- Solicitors & barristers
- Sovereign wealth funds
- Stockbrokers
- Superannuation funds
- Trustee & custodial companies.

We have **real estate** covered

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

- Metropolitan & CBD commercial office buildings
- Retail shopping centres & shops
- Industrial, office/warehouses & factories
- Business parks
- Hotels (accommodation) & resorts
- Hotels (pubs), motels & caravan parks
- Residential developments projects
- Residential dwellings (houses/apartments/units)
- Property Management
- Rural properties
- Hospitals & aged care
- Special purpose properties
- Extractive industries & resource based enterprises
- Infrastructure including airports & port facilities.

We have **asset, plant and machinery** covered

We regularly undertake valuations of all forms of asset, plant and machinery, including:

- Mining & earth moving equipment/road plant
- Resort & accommodation, hotel furniture, fittings & equipment
- Office fit outs & equipment
- Farming equipment
- Transport equipment
- Industrial/factory equipment
- Licensed club furniture, fittings & equipment
- Building services equipment (lifts, air conditioning, fire services & building maintenance equipment).

We have your **needs** covered

Our clients seek our property (real estate, infrastructure, asset, plant and machinery) services for a multitude of reasons, including:

- Acquisitions & Disposals
- Alternative use & highest and best use analysis
- Asset Management
- Asset Valuations for financial reporting to meet ASIC, AASB, IFRS & IVSC guidelines
- Compulsory acquisition and resumption
- Corporate merger & acquisition real estate due diligence
- Due Diligence management for acquisitions and sales
- Facilities management
- Feasibility studies
- Funds management advice & portfolio analysis
- Income & outgoings projections and analysis
- Insurance valuations (replacement & reinstatement costs)
- Leasing vacant space within managed properties
- Listed property trust & investment fund valuations & revaluations
- Litigation support
- Marketing & development strategies
- Mortgage valuations
- Property Management
- Property syndicate valuations & re-valuations
- Rating and taxing objections
- Receivership, Insolvency & liquidation valuations & support/advice
- Relocation advice, strategies and consultancy
- Rental assessments & determinations
- Sensitivity analysis
- Strategic property planning.

We have all **locations** covered

From our capital city and regional office locations we serve our client's needs throughout Australia. Globally, we have three offices located in New Zealand, as well as associated office networks located in the Asia-Pacific region.



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Asia-Pacific Region

Associated office networks throughout:

China via China Appraisal
<http://www.appraisalchina.com/>

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

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

Philippines via Cuervo Appraisal Incorporated
<http://cuervoappraisers.com.ph/>

United Arab Emirates via Windmills Real Estate Valuation Services
<https://www.windmillsgroup.com/>





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