Preston Rowe Paterson

Valuation, Advisory & Property Management Intelligence

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Transactions in Review

January 2026

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.

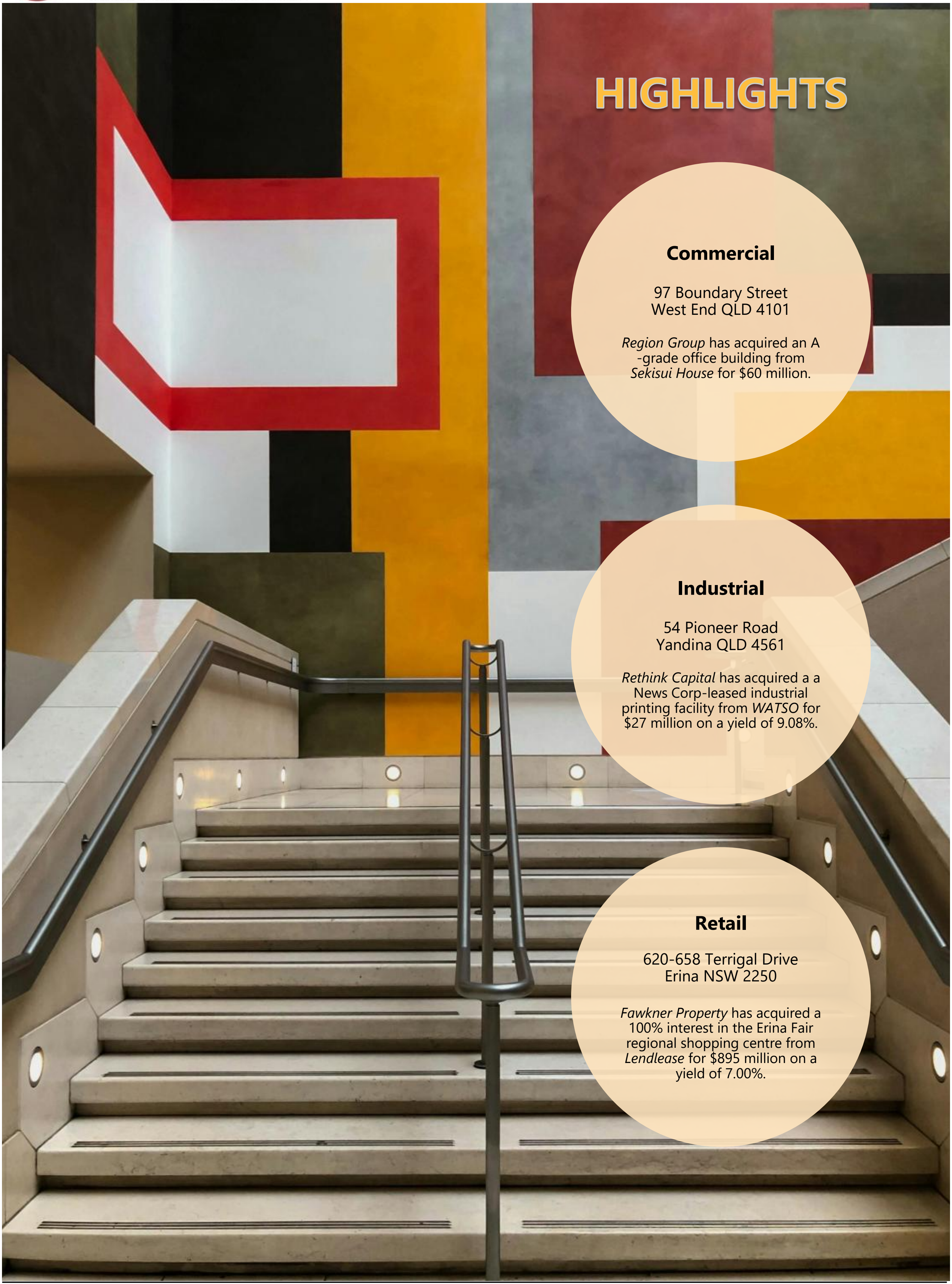
This report summarises major reported transactions within these markets whilst adding transactional analysis to provide greater market insight.

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



HIGHLIGHTS

Commercial

97 Boundary Street
West End QLD 4101

Region Group has acquired an A-grade office building from *Sekisui House* for $60 million.

Industrial

54 Pioneer Road
Yandina QLD 4561

Rethink Capital has acquired a a News Corp-leased industrial printing facility from *WATSO* for $27 million on a yield of 9.08%.

Retail

620-658 Terrigal Drive
Erina NSW 2250

Fawkner Property has acquired a 100% interest in the Erina Fair regional shopping centre from *Lendlease* for $895 million on a yield of 7.00%.

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Commercial

97 Boundary Street West End QLD 4101

$60 million

$10,215 per sqm of NLA

Region Group has acquired an A-grade office building in West End from *Sekisui House Australia* for **$60 million**. The asset, known as Greenhouse, is a recently completed six-level office building forming part of the West Village mixed-use precinct in Brisbane's inner-city fringe. The property comprises approximately 5,874 sqm of net lettable area and is multi-tenanted with a WALE of approximately 5.8 years. The transaction was struck at **a rate of $10,215 per sqm of NLA**.
(MSCI RCA 28.01.26).

12-14 Marine Parade Southport QLD 4215

$40 million

$4,716 per sqm of NLA

Exceed Capital has acquired the Seabank A-grade office building from Strada *Office Fund* for **$40 million**. The 11-storey office tower is located within the Southport CBD and comprises approximately 8,482 sqm of net lettable area on a 4,773 sqm site, with 207 car parking spaces. The fully leased asset is anchored by government and corporate tenants including Queensland Newspapers and the Queensland Government. The transaction was struck at **a rate of $4,716 per sqm of NLA**.
(MSCI RCA 12.01.26).

194 & 196A Miler Street North Sydney NSW 2060

$26.62 million

$12,677 per sqm of NLA

Monte Sant' Angelo Mercy College has acquired two adjoining office buildings from *the NSW Government* for **$26.62 million**. The assets comprise a combined 2,289 sqm of office accommodation and were previously occupied by Lendlease as a site office. The properties were acquired by the adjoining owner as part of a long-term strategic campus consolidation within the North Sydney commercial precinct. The transaction was struck at **a rate of $12,677 per sqm**.
(MSCI RCA 29.01.26)

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Residential Development

530 Pumicestone Road
Elimbah QLD 4516

$318.5 million

$176 per sqm of site area

Ho Bee Land has acquired a 181-hectare mixed-use englobo development site in the Moreton Bay Region from *Goldfields* for **$318.5 million**. The asset comprises a DA-approved master-planned community with capacity for up to 1,400 residential lots, including approval for the first 288 lots, alongside 25.58 hectares of Mixed Industry and Business Area (MIBA) land and 26.35 hectares of industrial-zoned land. The transaction was struck at **a rate of approximately $176 per sqm of site area**.
(MSCI RCA 26.01.26).

15 Janderra Lane
Wilton NSW 2571

$100 million

$250 per sqm of site area

An undisclosed buyer has acquired a DA-approved large-scale residential subdivision site in Wilton from *Country Garden* for **$100 million**. The 40-hectare holding forms part of the Greater Macarthur Growth Area and is approved for 362 residential lots across five stages, six super lots and approximately 11 hectares of residual land suitable for future subdivision or employment uses. The transaction was struck at **a rate of approximately $250 per sqm of site area**.
(MSCI RCA 21.01.26)

Specialised Property

55 Tobruk Street
Wagga Wagga NSW 2650

$13 million

8.23% Yield

Laundy Hotels has acquired the Ashmont Inn Hotel from *the Mathot family* for approximately **$13 million**. The asset comprises a suburban freehold hotel situated within a major Riverina regional centre and occupies a 4,995 sqm landholding. The venue includes a bistro, public bar, wagering facilities, gaming machines and a retail liquor outlet, with development approval in place for an outdoor beer garden. The transaction was struck on **a yield of 8.23%**.
(AFR 20.01.26).

120 Lodges Road
Elderslie NSW 2570

$11.5 million

5.26% Yield

An offshore buyer has acquired a newly completed childcare centre from *the developer* for **$11.5 million**. The purpose-built early learning facility is fully leased to Young Academics under a 15-year net lease with fixed annual rental increases and accommodates 130 licensed places. The asset is located within Sydney's south-west growth corridor. The transaction was struck on **a yield of 5.26%**.
(MSCI RCA 22.01.26).

Hotels & Leisure

Gheringhap St & Myers St
Geelong VIC 3220

$1.2 billion

8.80% Yield

$177,536 per room

Relax Inn Group has acquired the Rydges Geelong hotel from *EVT Hospitality* for **$24.5 million**. The four-star hotel comprises 138 guest rooms and is operated under a Rydges franchise agreement, with facilities including a restaurant, bar, events centre, swimming pool and fitness amenities. The asset is located within Geelong's established accommodation precinct. The transaction was struck on **a yield of 8.80%** at **a rate of approximately $177,536 per room**.
(MSCI RCA 30.01.26).

51-59 Palmerston Crescent
South Melbourne VIC 3205

$19.5 million

7.49% Yield

$282,609 per room

An private investor has acquired the Clarion Apartments serviced apartment hotel from *Developments Now* and *KordaMentha* for **$19.5 million**. The city-fringe hotel comprises 69 rooms and is fully tenanted under a franchise agreement with Choice Hotels. The asset is positioned along a major arterial corridor within Melbourne's inner south precinct. The transaction was struck **on a yield of 7.49% at a rate of approximately $282,609 per room**.
(MSCI RCA 27.01.26).

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Industrial

54 Pioneer Road
Yandina QLD 4561

$27 million

9.08% Yield

$2,967 per sqm of GLA

Rethink Capital has acquired a *News Corp*-leased industrial printing facility from *WOTSO* for **$27 million**. The purpose-built asset comprises approximately 9,100 sqm of gross lettable area and is fully leased on a long-term agreement extending through to 2036. The property is located within the Sunshine Coast industrial corridor and includes surplus land offering future expansion potential. The transaction was struck on **a yield of 9.08%** at **a rate of approximately $2,967 per sqm of GLA**. (MSCI RCA 28.01.26).

25 Delawney Street
Balcatta WA 6021

$21.5 million

7.00% Yield

$5,946 per sqm of GLA

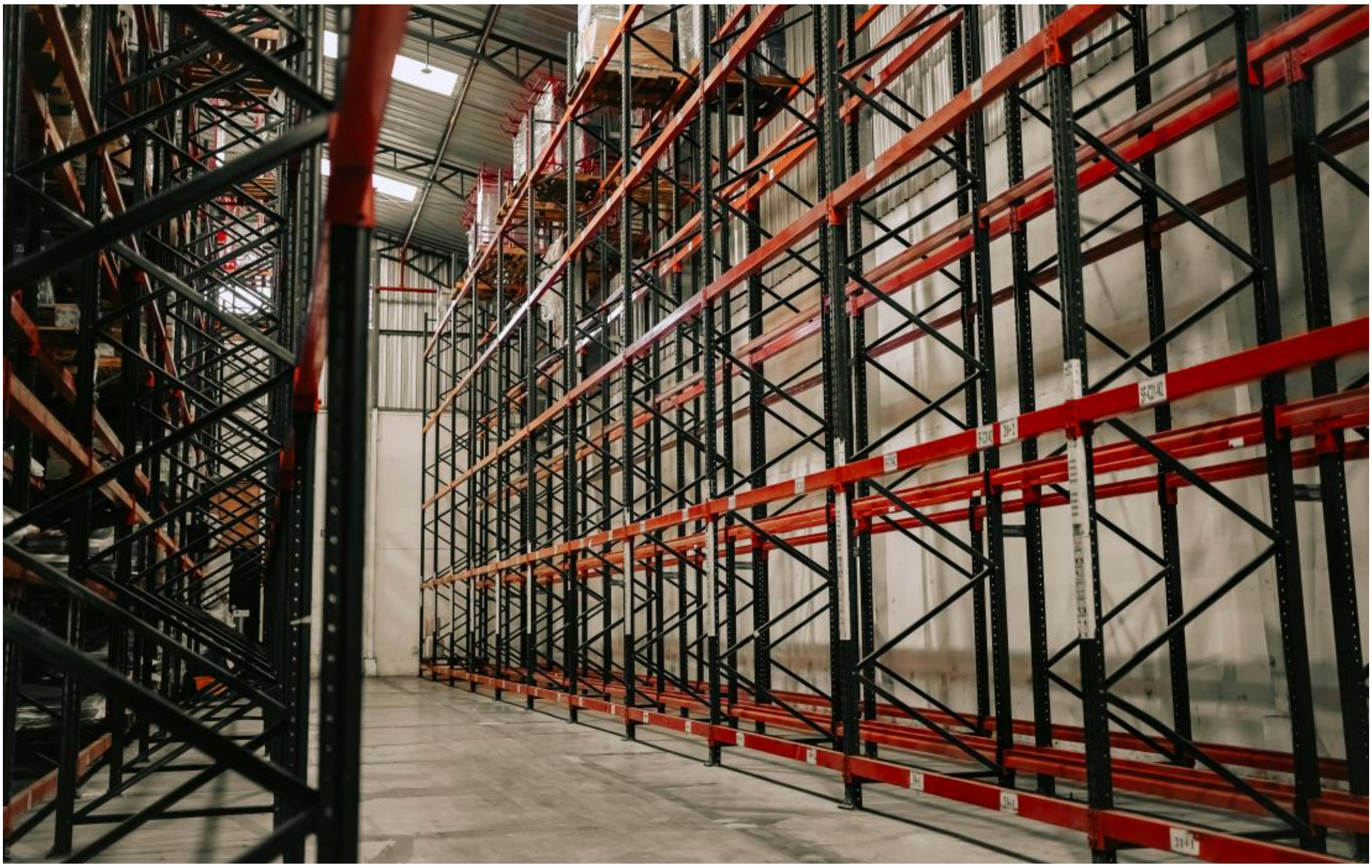
AGEM Property Group has acquired a pharmaceutical manufacturing facility from *Orion Laboratories* for **$21.5 million**. The highly specialised asset comprises approximately 3,616 sqm of improvements on a large industrial landholding and is fully leased to a long-established pharmaceutical operator with TGA and GMP approvals in place. The transaction was struck on **a yield of 7.00%** at **a rate of approximately $5,946 per sqm**.
(MSCI RCA 15.01.26).

2-10&9-13 Turin Place & 26-28
Bremem Dr. Salisbury South SA 5106

$204.5 million

$2,340 per sqm of GLA

Centennial Property Group has acquired a multi-warehouse industrial asset from *Camton Group* for **$18.5 million**. The property comprises approximately 7,905 sqm of gross lettable area across six warehouses situated on a large, multi-title landholding within Adelaide's established northern industrial precinct. The asset is fully leased to Australian Whole Foods with a WALE of approximately 1.8 years. The transaction was struck at **a rate of approximately $2,340 per sqm of GLA**.
(MSCI RCA 15.01.26).



Retail

620-658 Terrigal Drive
Erina NSW 2250

$895 million

7.00% Yield

$8,792 per sqm of GLAR

Fawkner Property has acquired a 100% interest in the Erina Fair regional shopping centre from *Lendlease's APPF Retail fund* for **$895 million**. The dominant regional centre comprises approximately 101,798 sqm of retail space and is anchored by major supermarkets and department stores, supporting a WALE of approximately 7.0 years. The transaction was struck on **a yield of approximately 7.00%** at **a rate of $8,792 per sqm**.
(MSCI RCA 20.01.26).

675-685 Warringal Road
Chadstone VIC 3148

$86.025 million

6.57% Yield

$4,421 per sqm of GLAR

Centuria has acquired the Chadstone Homemaker Centre from *BWP Trust* for **$86.025 million**. The fully leased large-format retail centre comprises approximately 19,457 sqm of gross lettable area and is anchored by Bunnings Warehouse, supported by national bulky-goods retailers including Freedom, The Good Guys and Petstock. The asset is located within Melbourne's inner south-east retail precinct. The transaction was struck on **a yield of 6.57%** at **a rate of $4,421 per sqm**.
(MSCI RCA 23.01.26).

19 The Promenade
Australind WA 6232

$53 million

4.88% Yield

$4,521 per sqm of GLAR

Region Group has acquired the Treendale Home & Lifestyle Centre from *Royal Oak Capital* for **$53 million**. The recently completed large-format retail centre comprises approximately 11,724 sqm of gross lettable area and is fully leased to a mix of national bulky-goods tenants including Red Dot Home, Furniture Bazaar, Revo Fitness and Sports Power. The asset forms part of the master-planned Treendale precinct. The transaction was struck on **a yield of 4.88%** at **a rate of approximately $4,521 per sqm**. (MSCI RCA 29.01.26)

215 Campbell Road
Canning Vale WA 6155

$22.6 million

5.76% Yield

$5,686 per sqm of GLAR

An undisclosed buyer has acquired a large-format retail centre in Canning Vale from *Westbridge Funds Management* for **$22.6 million**. The fully leased asset comprises approximately 3,975 sqm of gross lettable area and is anchored by Officeworks, supported by Red Dot, Guzman y Gomez and Tribe Early Learning. The centre benefits from a long WALE of 8.61 years and is located within Perth's southern metropolitan retail corridor. The transaction was struck on **a yield of 5.76%** at **a rate of $5,686 per sqm**. (MSCI RCA 28.01.26).

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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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We have **property** covered.

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