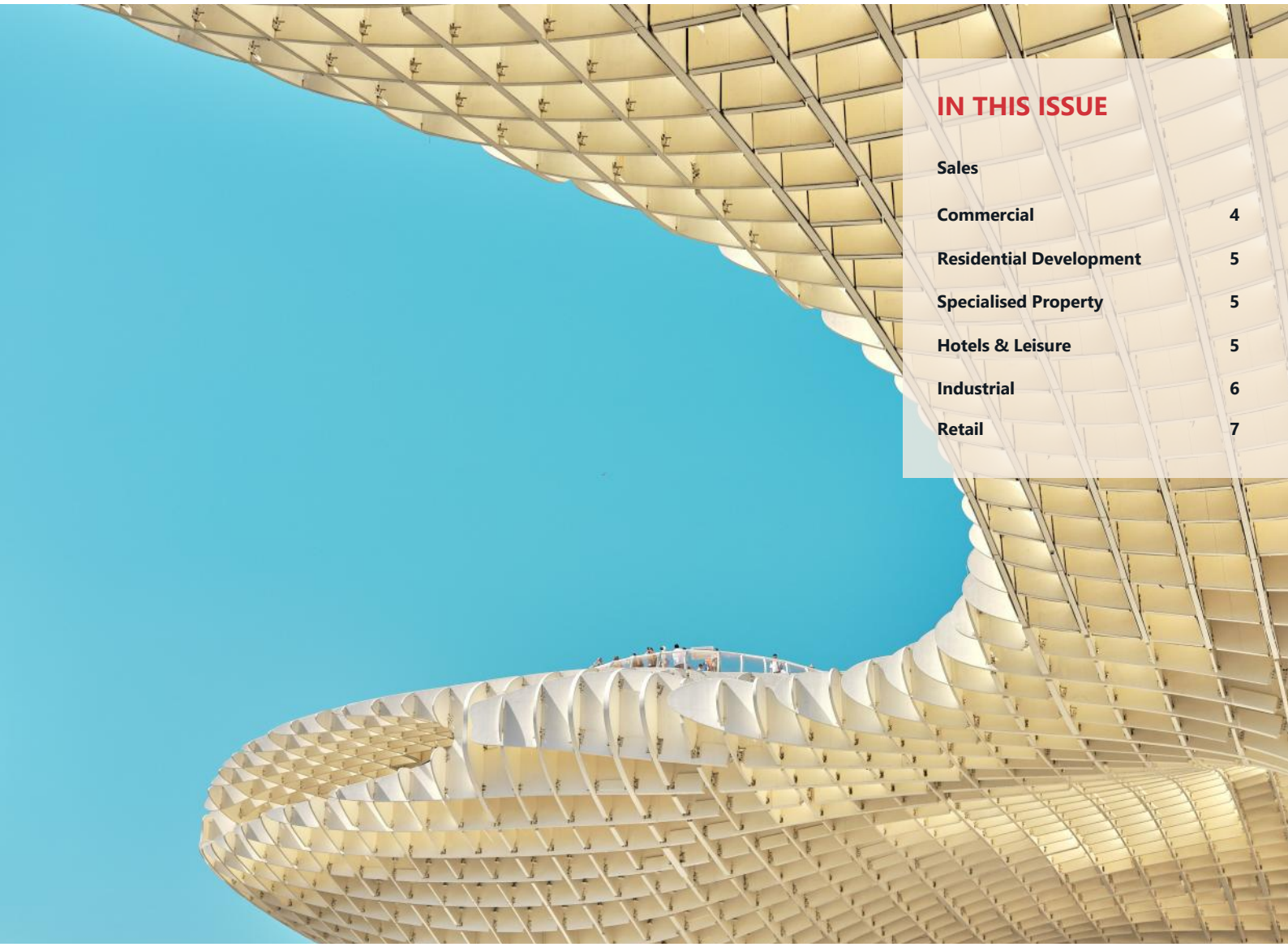
Preston Rowe Paterson

Valuation, Advisory & Property Management Intelligence



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Transactions in Review

August 2026

Preston Rowe Paterson

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.

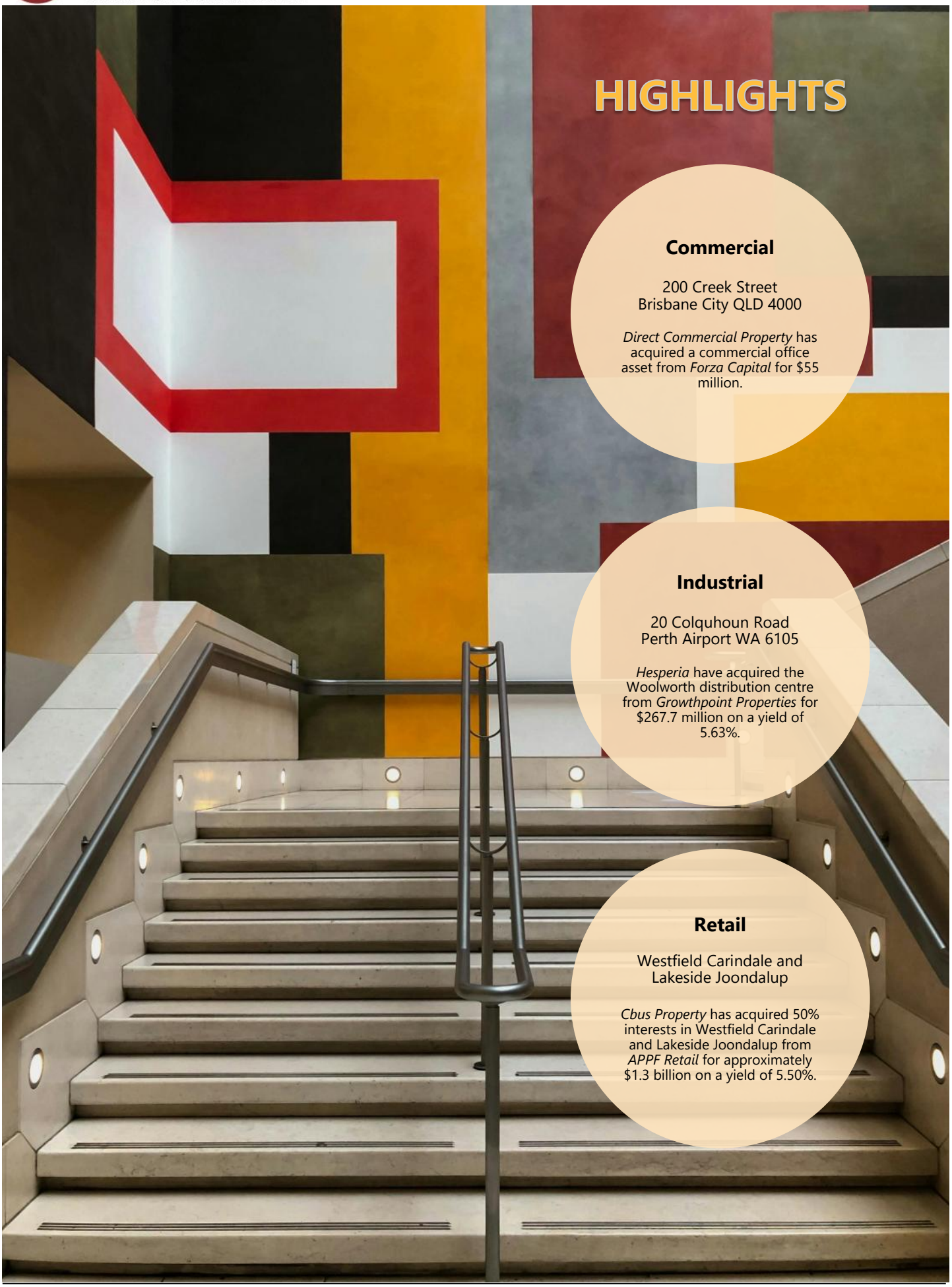
This report summarises major reported transactions within these markets whilst adding transactional analysis to provide greater market insight.

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

200 Creek Street
Brisbane City QLD 4000

Direct Commercial Property has acquired a commercial office asset from *Forza Capital* for $55 million.

Industrial

20 Colquhoun Road
Perth Airport WA 6105

Hesperia have acquired the Woolworth distribution centre from *Growthpoint Properties* for $267.7 million on a yield of 5.63%.

Retail

Westfield Carindale and Lakeside Joondalup

Cbus Property has acquired 50% interests in Westfield Carindale and Lakeside Joondalup from *APPF Retail* for approximately $1.3 billion on a yield of 5.50%.

Commercial

480 Queen Street
Brisbane City QLD 4000

$55 million

$7,159 per sqm of NLA

Direct Commercial Property has acquired 200 Creek Street from *Forza Capital* for **$55 million**. The office asset comprises 7,683 sqm of NLA and includes ground-floor retail accommodation. Located on the fringe of Brisbane's CBD, the property was extensively refurbished prior to sale, including upgrades to building services, lifts and end-of-trip facilities. The transaction was struck at **a rate of $7,159 per sqm of NLA**.
(MSCI RCA, 27.08.26).

8 Richardson Street
West Perth WA 6005

$16.8 million

7.00% Yield

$7,401 per sqm of NLA

A private investor has acquired 8 Richardson Street for **$16.8 million**. The office asset comprises 2,270 sqm of NLA and was fully occupied at the time of sale. Located in West Perth, the three-level building is leased to tenants including Firefly Metals, WorkPac and Mincor Resources. The property provides 44 on-site car bays and was repositioned from 30% occupancy to full occupancy prior to sale. The transaction was struck on **a yield of 7.00%** at **a rate of $7,401 per sqm of NLA**.
(MSCI RCA, 21.08.26).

100 Market Street
Sydney NSW 2000

$451.8 million

6.50% Yield

$15,917 per sqm of NLA

The University of Melbourne has acquired a commercial office building in Carlton for **$16 million**. The three-level freehold asset comprises 1,840 sqm of floor area and 30 car spaces on a 1,315 sqm Mixed Use Zone site. The university has occupied the property for more than 30 years and acquired it for continued use as a medical and hearing clinic. The site also offers redevelopment potential of up to 13 storeys, subject to approval. The transaction was struck on **a yield of 5.70%** at **a rate of $8,696 per sqm of NLA**. (MSCI RCA, 19.08.26).



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Residential Development

19 Chester Street
Newstead QLD 4006

$40 million

$18,133 per sqm of site area

GRAYA has acquired a development site in Brisbane's James Street precinct for **$40 million**. The 3,016 sqm site has approval lodged for The Silo, a mixed-use residential development comprising 170 apartments, ground-floor retail and dining tenancies, and a new public laneway connecting the James Street and Gasworks precincts. The project also includes extensive resident amenities and rooftop recreation facilities. The transaction was struck **at $18,133 per sqm of site area**.
(MSCI RCA, 05.08.26)

178 & 196-236 Muriel Court
Cockburn Central WA 6164

$17.5 million

$292 per sqm of site area

Broadview has acquired a residential development site from *Shineton Australia* for **$17.5 million**. The 6.0-hectare landholding is located within the Cockburn Central urban renewal precinct and is earmarked for a masterplanned residential community. Broadview intends to develop approximately 1,000 homes across the site, which is one of the largest remaining residential development opportunities in the area. The transaction was struck at **a rate of $292 per sqm of site area**.
(MSCI RCA, 27.08.26).

Specialised Property

525 McClelland Drive
Langwarrin VIC 3910

$291.25 million

$5,231 per sqm of land area

Barwon Investment Partners has acquired Peninsula Private Hospital from *Australian Unity* for **$291.25 million**. The healthcare asset comprises 27,885 sqm and is fully leased to Ramsay Health Care under a long-term lease with inflation-linked rental increases. Located on the Mornington Peninsula, the 350-bed private hospital is Ramsay's largest facility in Victoria and its fifth-largest private hospital nationally. The transaction was struck at **a rate of $10,445 per sqm**.
(AFR, 07.08.26).

601 Sunnyholt Road
Glenwood NSW 2768

$150M

$3,138 per sqm of land area

Revelop has acquired Parklea Markets for **$150 million**. The mixed-use retail and market asset comprises 20,959 sqm of GLA and forms part of a broader 21.8-hectare landholding within Sydney's north-west growth corridor. Revelop intends to undertake significant upgrades to the asset and pursue future commercial and residential redevelopment opportunities across the site. The transaction was struck at **a rate of $7,157 per sqm of GLA**.
(MSCI RCA, 17.08.26).

Hotels & Leisure

187 Argyle Street
Camden NSW 2570

$24 million

$1,200,000 per room

An undisclosed hotel operator has acquired the Crown Hotel from *Rogan Invest Pty Ltd* for **$24 million**. The hospitality asset comprises a 20-room motel, bar, bistro and gaming venue with 24 electronic gaming machines and approval to trade until 2am. Located within Camden's town centre, the freehold going concern also includes on-site parking and multiple income streams from accommodation, food and beverage, and gaming operations.
(MSCI RCA, 12.08.26).

103 Hastings River Drive
Port Macquarie NSW 2444

$12 million

$324,324 per room

Alistair Flower has acquired the Macquarie Barracks Motor Inn for **$12 million**. The freehold going concern comprises a 37-room, four-star motor inn with conference facilities, a swimming pool and manager's accommodation. Located in Port Macquarie, the property adjoins the purchaser's Settlers Inn, creating an integrated hospitality and accommodation precinct. The transaction was struck at **a rate of $324,324 per room**.
(MSCI RCA, 17.08.26).

Industrial

20 Colquhoun Road Perth Airport WA 6105

$267.7 million

5.63% Yield

$2,939 per sqm of GLA

Hesperia has acquired the Woolworths distribution centre from *Growthpoint Properties Australia* for **$267.7 million**. The warehouse and distribution asset comprises 91,072 sqm and is fully leased to Woolworths with a WALE of 10.8 years. Located within the Perth Airport logistics precinct, the facility is currently undergoing a 10,700 sqm expansion. The transaction was struck on **a yield of 5.63%** at **a rate of $2,939 per sqm of GLA**.
(MSCI RCA, 12.08.26).

398 Bushmead Road & 286 Stirling Crescent Hazelmere WA 6055

$42.7 million

5.30% Yield

$3,469 per sqm of GLA

AIMS APAC REIT has acquired an industrial property from *BGC* for **$42.7 million**. The asset comprises 12,310 sqm of warehouse, workshop and office accommodation on a 9.15-hectare freehold site within Perth's eastern industrial corridor. The property is fully leased to Swan Materials under a 10-year triple-net lease with annual rental escalations and renewal options. The transaction was struck on **a yield of 5.30%** at **a rate of $3,469 per sqm of GFA**.
(MSCI RCA, 05.08.26).

16 Dawson Street East Arm NT 0822

$41.4 million

$2,791 per sqm of GLA

Trilogy Funds has acquired the Northline logistics facility from *a Charter Hall-managed partnership, PGGM,* for **$41.4 million**. The warehouse and distribution asset comprises 14,835 sqm of GLA and is fully leased to Northline Freight Management with a WALE of 8.8 years. Located within Darwin's East Arm logistics precinct, the property includes warehouse, office and hardstand areas and benefits from proximity to key freight infrastructure. The transaction was struck at **a rate of $2,791 per sqm of GLA**. (MSCI RCA, 27.08.26).



Retail

Westfield Carindale and Lakeside Joondalup

$1.3 billion

5.50% Yield

Cbus Property has acquired 50% interests in Westfield Carindale and Lakeside Joondalup from *Lendlease's Australian Prime Property Fund Retail* for **approximately $1.3 billion**. The transaction comprises interests in two super-regional shopping centres located in Brisbane and Perth. The assets were the final holdings within the APPF Retail fund and include significant retail, dining and entertainment offerings across both centres. The transaction was struck on **a yield of 5.50%**.
(AFR, 10.08.26).

Logan and Kessels Road Upper Mount Gravatt QLD 4122

$888.5M

5.50% Yield

$12,456 per sqm of GLAR

Australian Retirement Trust has acquired a 50% interest in Westfield Mt Gravatt from *Scentre Group* for **$888.5 million**. The super-regional shopping centre comprises 141,696 sqm of GLAR and is anchored by Coles, Myer, Kmart and Aldi. The transaction included a 50% interest in an adjacent land parcel, with Scentre Group retaining the remaining ownership interest and continuing as manager of the asset. The transaction was struck on **a yield of 5.50%** at **a rate of $12,456 per sqm of GLAR**.
(AFR, 24.08.26).

Lot 805 Champman Hill Road Bovell WA 6280

$125 million

$3,677 per sqm of GLAR

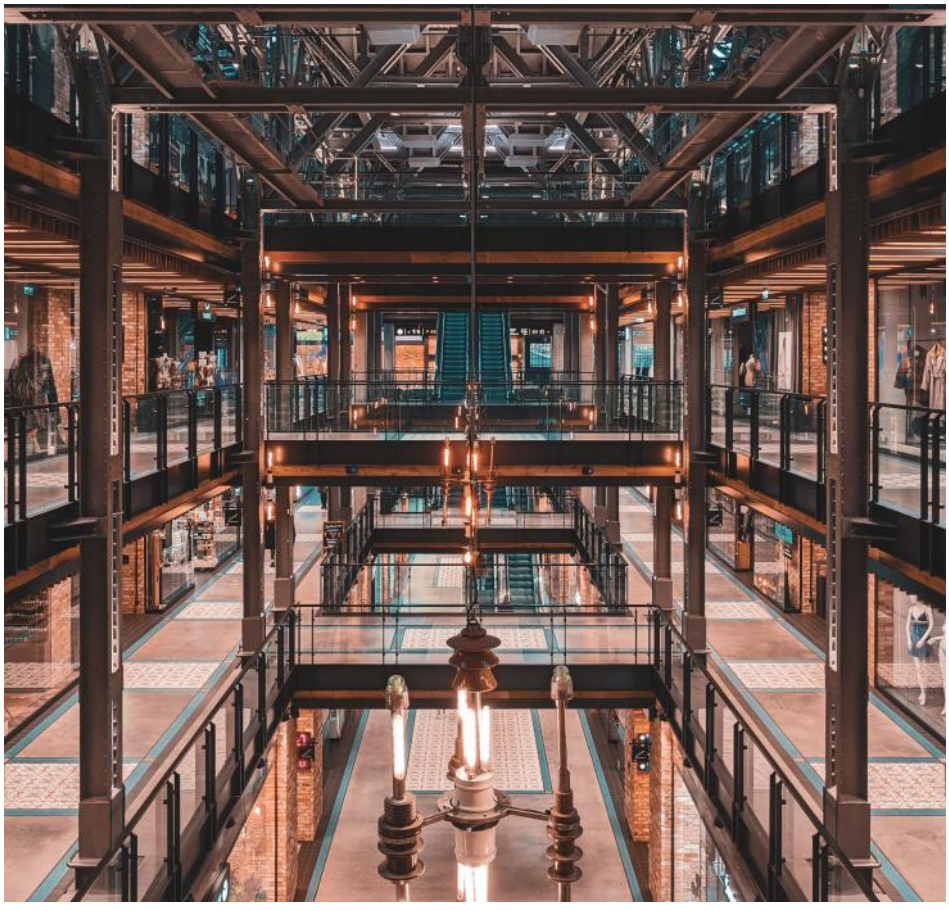
Satterley has acquired Home HQ Busselton from *Arise Developments* for **$125 million**. The large-format retail development comprises 34,000 sqm of GLA. The asset forms part of a broader approved retail precinct and is anchored by national retailers including Harvey Norman, The Good Guys, JB Hi-Fi and Rebel. At the time of sale, the development was more than 90% pre-committed and under construction. The transaction was struck at **a rate of $3,677 per sqm of GLA**.
(MSCI RCA, 25.08.26).

217 Beams Road Taigum QLD 4018

$120 million

$5,341 per sqm of GLAR

MA Financial has acquired Taigum Square from *Vicinity Centres* for **$120 million**. The neighbourhood shopping centre comprises 22,469 sqm of GLAR and was fully occupied at the time of sale. Located in Brisbane's northern suburbs, the asset is anchored by Woolworths, Big W, Best & Less and The Reject Shop. The transaction was struck at **a rate of $5,341 per sqm of GLAR**.
(MSCI RCA, 20.08.26).



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.



We have **property** covered.

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