

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES



Generational Wealth

Counting on Childcare for Smarter Portfolio Growth.

Unbiased market research at your fingertips

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With the largest, most frequent and most successful commercial property portfolio auction program in Australia, Burgess Rawson from CBRE has always been renowned as the litmus test of the commercial property industry.

Using current market research and unbiased industry data, we're able to assist clients along every step of their property journey.

Our Industry Insights Reports are an important and informative publication that focus on key sectors including large format retail, pubs & liquor, convenience retail, early education, fast food, healthcare, industrial and more.

Subscribe for free today to access and receive superior, current and unbiased information to help you make the right property decisions.



Scan the QR code to subscribe



Welcome

Yosh Mendis
Head of Agency NSW

YOSH.MENDIS



Welcome to our latest edition of Portfolio Magazine.

Our recent Portfolio Auction event was an outstanding success, drawing intense competition for premium fast food, convenience retail, early education and healthcare assets. The packed auction rooms reflected strong investor demand for these resilient, high-quality properties.

The auction delivered nearly \$130 million in sales, with a sharp blended yield of 5.08% and an impressive 91.43% success rate. Notably, McDonald's at St Albans set a national record for ground lease yield, selling for \$6 million at a record yield of 2.92%, while a dual-branded McDonald's and 7 Eleven asset in Greystanes sold for \$18.4 million at a stellar return of 3.97%, underscoring strong investor demand for these premium fast food properties.

I am honoured to be a finalist, along with Senior Asset Manager Chris Hopkins, in the prestigious REINSW 2025 awards, a testament to the strength of our team and

our commitment to delivering exceptional outcomes for our clients.

In this issue, we explore the surge in demand for early education assets, now one of Australia's fastest growing investment sectors and an important driver of wealth generation.

We also shine a spotlight on Ballarat, a city steeped in rich history from the gold rush era now experiencing renewed growth and commercial property appeal.

Finally, we are delighted to announce the acquisition of Burgess Rawson by CBRE, a global leader in commercial real estate services. This partnership unites Burgess Rawson's deep local expertise with CBRE's expansive global reach and resources, creating exceptional opportunities for our clients.

You can look forward to enhanced services, broader market access, and innovative solutions, all delivered with the trusted personal touch you've come to expect.



Portfolio Team

EDITOR Olwyn Conrau
PRODUCTION MANAGER Alexis Omwela
DESIGN Bryan Karman, Ty Layton, Ethen Curtis
PHOTOGRAPHY Various

Burgess Rawson from CBRE Portfolio Magazine requires a creative collective committed to producing a premium property publication that people just won't want to put down.

Our diverse and forward-thinking Portfolio Team is drawn from offices across Australia, working collaboratively and each contributing their unique skill set to bring you a magazine we're proud to call our own.

BURGESSRAWSON.COM.AU

All areas and figures displayed in this magazine are approx only. All precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the Vendor or Agents. The Retail Leases Act 2003 may apply.

In the spirit of reconciliation, Burgess Rawson from CBRE acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.



Generational Wealth

Few asset classes offer the same powerful combination of resilience, purpose and solid performance as Australia's early education sector. With demand now outpacing supply due to population growth and development constraints, investors are well-positioned to benefit from potential shortages and stronger competition driving values and returns higher.

Australia's childcare property market is primed for significant growth, with investor confidence strengthening and yields firming. Far from a niche play, early learning centres are a core component of property portfolios, driven by essential demand, supportive government policy, and shifting capital towards socially impactful assets. Increasingly, investors recognise childcare as a pathway to generational wealth, creating long-term value beyond immediate returns.

So far in 2025, our database shows the sector has amassed \$188 million in private investment sales, with activity gathering pace in the second quarter. The average yield sits at 5.66%, but beneath this figure, the sector's fundamentals are stronger than ever, with investors seeing substantial upside ahead. We're forecasting even stronger returns and increased sales in the third quarter.





Birches ELC Croydon VIC | Page 44



Montessori Merrylands NSW | Page 31

Counting on Childcare for Smarter Portfolio Growth.

This outlook is backed by strong demographic and economic drivers. Australia's population of children under five has grown to over 1.75 million, while female workforce participation is holding at record highs above 63%. For many working families, access to affordable and reliable childcare is a necessity rather than a choice.

Today's childcare sector includes large national providers such as Goodstart Early Learning, Affinity, Guardian and Only About Children. These groups provide corporate governance, brand recognition and financial strength, giving landlords and investors greater confidence and supporting future expansion.

Bipartisan federal and state government backing has played a crucial role in reinforcing the childcare sector's stability and growth prospects. Federal policy is giving the sector another powerful boost. Treasurer Jim Chalmers' 2025 Budget signalled substantial support for early learning, with major funding initiatives set to reshape the market.

Among the most impactful is the Three Day Guarantee Program, due to begin in January 2026. Backed by \$426.6 million over five years, it will provide three days of subsidised childcare per week for about 100,000 families. For investors, this is expected to increase enrolments, drive occupancy rates higher, and support further network expansion across the country.

In parallel, the government has committed \$3.6 billion to the Worker Retention Payment program, aiming to increase wages for up to 200,000 early childhood educators. Retaining skilled staff has been one of the sector's persistent challenges, with workforce shortages affecting service quality and operational stability. Addressing this problem is expected to enhance reliability for investors, who rely on consistent tenant operations to maintain income flows.

To further support growth, the government's \$1 billion Building Early Education Fund will fund new centres and expansions, particularly in areas experiencing rapid population growth or current undersupply. For investors and developers, this opens opportunities to secure long-term leases with major operators eager to expand into new catchments.

Innovation within the sector is also driving growth, with operators adopting new technologies and educational practices to enhance early learning outcomes and operational efficiency. This focus on quality and community wellbeing further strengthens the sector's appeal to investors seeking both financial returns and meaningful social impact.

One of the key strengths underpinning childcare's appeal is the security of its lease structures. Centres are often secured under agreements ranging from 10 to 20 years, with fixed annual

rental increases typically between 3% and 4%, or indexed to CPI. Many leases include significant security deposits or bank guarantees, reducing landlord risk and offering stable, predictable income streams.

It's in these results that the strength of the market becomes clear. For instance, a Goodstart Early Learning centre in Indooroopilly, Queensland, sold at a recent auction for \$7.12 million on a yield of 3.96%, reflecting the growing appetite for prime assets leased to national operators in strong urban locations.

Across the sector, yields for top-tier metro assets are now frequently between 4.50% and 5.25%, while quality regional assets typically trade in the range of 5.25% to 6.25%. These levels remain highly competitive when compared with many other commercial asset classes.

Childcare assets align closely with social and sustainability goals, contributing to improved education outcomes, gender equality, and economic participation.

For funds with ESG mandates, childcare offers the rare combination of positive social impact and solid financial performance.

Looking ahead, the outlook for the childcare sector is bright. Demand drivers are deeply entrenched, government policy is highly supportive, and investors continue to view early learning assets as both safe havens and opportunities for long-term growth.

In a market where certainty is increasingly hard to find, childcare is proving itself as an asset class delivering returns that are anything but child's play.



Affinity Education Redbank Plains QLD | Page 33



Supercharged for the Next Era

After 50 successful years of building one of Australia's most trusted and recognised real estate brands, Burgess Rawson is entering an exciting new chapter, turbocharged by global expertise and scale to unlock greater opportunities and deliver even more value to our clients.

Renowned for our deep ties to the private investor market and leadership in high-performing, recession-resilient assets, we have been acquired by CBRE, marking a strategic evolution that will significantly expand the service offering for clients on both sides of the transaction.

This is a high-velocity alignment of two powerful forces in commercial real estate, one built on generational trust and local market expertise; the other, a global giant with unrivalled reach, research and capital access.



CBRE & Burgess Rawson Join Forces

This isn't just a new partnership, it's the convergence of two industry leaders at the top of their game. CBRE brings Burgess Rawson clients direct access to a broader network, more capital, and sophisticated investment strategies powered by world-class research and global reach.

In 2024, CBRE recorded \$332.9 billion (US) in transaction value, managed 715 million square metres of property and facilities, completed over 590,000 valuation assignments, and serviced a loan portfolio exceeding \$430 billion (US).

Together, we will offer a supercharged platform for private investors, developers, family offices and owner-operators seeking smarter, more agile ways to transact in a market that's becoming more sophisticated by the day.

Burgess Rawson has long stood apart for our distinctive auction campaigns, strong clearance rates, and our ability to deliver tenanted assets across key essential service sectors, early education, fast food, medical & convenience retail.

With over 80 professionals across the country, our agency has helped thousands of clients develop effective wealth creation strategies and become a trusted leader in the private market. Now, as part of CBRE, that engine is about to gain scale and speed.

The acquisition will see Burgess Rawson form the foundation of CBRE's Metropolitan

Investments business, which focuses on sub-\$35 million assets, arguably one of the fastest-growing, most active areas of the commercial property market. Clients will benefit from the same trusted team, now backed by a global powerhouse with market-leading analytics, international connections and expanded advisory capabilities.

While global interest in Australia's commercial property market remains strong, local knowledge and execution still count. This partnership enhances both. It keeps the personal, relationship-driven ethos that private clients value, while unlocking greater access to cross-border opportunities, sophisticated investment strategies and world-class research.

While the agreement excludes Burgess Rawson offices in the ACT and Western Australia, CBRE's presence in those markets, along with Burgess Rawson's ongoing relationships, ensures we are well positioned to serve clients through existing partnerships and collaboration.

As Burgess Rawson from CBRE, we remain committed to delivering continued success and outstanding results. Through our proven Portfolio Auction events and our exclusively curated Portfolio Select, we ensure exceptional outcomes for our valued clients.

The result? A more powerful, better-connected platform for clients and a clear signal to the market that the future of private investment has arrived.



From the Leaders

"Joining CBRE, one of the most respected global real estate firms, gives us the scale, capability, and reach to elevate what we do best," said Burgess Rawson CEO, Ingrid Filmer, who will lead the new CBRE Metropolitan Investments team.

"This partnership allows us to connect our clients to international capital, world-class research, and broader market opportunities than ever before."

Phil Rowland, CBRE Advisory Services CEO, Australia & New Zealand, added: *"This acquisition aligns with our strategy to best serve clients in the increasingly sophisticated private and high-net-worth investor market. It will enable us to diversify into new asset types and markets, access strong leadership and broker talent, and enhance our market position in what is a fragmented part of the investment sector."*



Phil Rowland

Chief Executive Officer,
Australia & New Zealand
CBRE

Ingrid Filmer

Chief Executive Officer
Burgess Rawson



Striking Gold Ballarat's Commercial Market Shines Anew

Once the heart of Australia's gold rush, Ballarat is now forging a new identity, this time as one of Victoria's most promising regional commercial property markets. While its historic streets still echo the prosperity of the 1850s, today's growth is driven by a diversified economy rooted in manufacturing, education, healthcare, and logistics.

Ballarat is rapidly establishing itself as one of Victoria's most promising regional commercial property markets. With a diversified economy rooted in manufacturing, education, healthcare, and logistics, Ballarat continues to attract sustained investor interest and development activity.

The region's Gross Regional Product (GRP) has demonstrated steady growth, reaching approximately \$6 billion in the year ending June 2024, according to the latest data from economy.id.

This represents a growth rate of 3.8% year-on-year, reflecting Ballarat's expanding economic footprint, which now accounts for about 1.1% of Victoria's Gross State Product.

Significant infrastructure investment underpins this growth. The 2024/2025 Ballarat City Council budget allocates over \$80 million to capital projects, including transport upgrades, urban renewal initiatives, and community facilities.

These investments not only enhance Ballarat's liveability but also bolster its commercial property fundamentals by improving accessibility and supporting business expansion.

Population growth remains a key driver, with Ballarat continuing to experience above-average increases compared to other regional centres. This demographic trend fuels demand for retail, office, healthcare, and industrial space, supported by the city's strategic location on the Melbourne–Ballarat corridor and strong transport links.

Investor confidence is highlighted by recent commercial sales facilitated by Burgess Rawson, which underscore Ballarat's market strength.

The sale of the fully leased Ballarat Health Hub on Sturt Street, anchored by major healthcare tenants, attracted competitive bidding from institutional and private investors alike.

Recent Burgess Rawson sales in Ballarat have demonstrated attractive yields for investors, with healthcare and industrial assets consistently delivering between 5.5% and 6.5%. For example, the fully leased Mercy Health facility on Humffray Street North traded on a solid yield of around 6%, while the St John of God Hospital Network Support Centre in Wendouree secured long-term leases reflecting strong income stability.

Other notable transactions include commercial office and retail spaces near Ballarat's Central Business District, where yields typically range from 5% to 6%, underpinned by reliable tenant covenants and steady rental growth driven by the region's expanding economy.

Industrial property has also seen robust activity. The sale of a high-clearance warehouse facility on Mair Street achieved a yield of 6.1%, reflecting solid demand for quality logistics and distribution assets in the region. Meanwhile, investors continue to secure prime land parcels, anticipating the ongoing expansion of residential precincts and commercial zones on Ballarat's outskirts.

As Ballarat's economy broadens and infrastructure projects come to fruition, the city is positioned to consolidate its status as a major regional commercial hub. With competitive pricing, strong tenant covenants, and long-term growth prospects, Ballarat offers an attractive opportunity for investors seeking exposure to a dynamic and resilient market.





June Portfolio Campaign

SYDNEY
10:30AM AEST
TUESDAY
5 AUGUST

MELBOURNE
10:30AM AEST
WEDNESDAY
6 AUGUST

BRISBANE
10:30AM AEST
THURSDAY
7 AUGUST

There are three ways to bid. Via phone, online or in-person.
Discuss with our agents which bidding option is the best for you and available in-person bidding locations.

New Properties For Sale



Supermarket/Shopping Centre

Tenant	Location	State	Income pa	Page
Coles	Maylands (Perth)	WA	\$985,211	18
IGA Anchored Shopping Centre	Wembley Downs (Perth)	WA	\$863,581	55
K Hub Retail Complex	Leongatha (South Gippsland)	VIC	\$440,000	41



Fast Food

Tenant	Location	State	Income pa	Page
Hungry Jack's	Albion Park (Haywards Bay)	NSW	\$315,072	29
Hungry Jack's	Tamworth	NSW	\$310,000	30



Food/Retail

Tenant	Location	State	Income pa	Page
La Sadina Loca	Hobart	TAS	\$325,687	39
Maha East	Windsor (Melbourne)	VIC	\$138,655	46
Riverside Deli	Melbourne	VIC	\$76,760	51
Studio G	Berwick (Melbourne)	VIC	\$61,575	52
Alira Pizza	Berwick (Melbourne)	VIC	\$61,013	54

New Properties For Sale



Early Education

Tenant	Location	State	Income pa	Page
Eden Academy	Doreen (Melbourne)	VIC	\$504,000	42
Rise Early Learning	Charmhaven (Central Coast)	NSW	\$443,291	28
Affinity Education	Redbank Plains (Brisbane)	QLD	\$385,149	33
Birches ELC	Croydon (Melbourne)	VIC	\$326,400	44
Goodstart Early Learning	Indooroopilly (Brisbane)	QLD	\$242,105	22
Goodstart Early Learning	Aspley (Brisbane)	QLD	\$194,737	22
Eden Academy	Bardon (Brisbane)	QLD	\$185,000	36
Montessori Merrylands	Merrylands (Sydney)	NSW	\$175,619	31
Goodstart Early Learning	Brighton (Brisbane)	QLD	\$148,649	22



Office/Government

Tenant	Location	State	Income pa	Page
Multi-Tenant Office	Coffs Harbour	NSW	\$462,063	27
Poolwerx	Milton (Brisbane)	QLD	\$310,575	34
Tasmanian Government	Mornington (Hobart)	TAS	\$293,018	40
Pacific National	Bowen	QLD	\$246,814	35
Early Education Institute	Cobblebank (Melton)	VIC	\$126,386	49



Large Format Retail

Tenant	Location	State	Income pa	Page
Beacon Lighting & Bedshed	Mount Pleasant (Mackay)	QLD	\$403,176	32
Salvos	Fremantle (Perth)	WA	\$286,443	56
Petstock	Traralgon	VIC	\$128,243	48
Bridgestone	Chuwar (Ipswich)	QLD	\$103,100	37



Medical & Health

Tenant	Location	State	Income pa	Page
NDIS	Skye (Melbourne)	VIC	\$175,000	45
Mind Australia	Cobblebank (Melton)	VIC	\$134,025	47
Fitstop	Armstrong Creek (Geelong)	VIC	\$93,109	50
West Coast Chiropractic Centre	Port Lincoln	SA	\$66,950	38
Mind Australia	Cobblebank (Melton)	VIC	\$61,425	53



Convenience Retail

Tenant	Location	State	Income pa	Page
7 Eleven	Ellenbrook (Perth)	WA	\$360,000	20



Development Site

Tenant	Location	State	Page
Development Site	Thornleigh (Sydney)	NSW	24



High Value 9,036sqm* Landholding Only Minutes to Perth CBD

Maylands (Perth) WA
246 Guildford Road

Coles (ASX:COL): \$28B market cap with 1,800 retail outlets

Rare 10 year net leases to 2031 plus 2 x 10 year options to 2051

Strong income growth potential

Net Income: \$985,211 pa* + GST

- + Irreplaceable metro site with high underlying land value & 278sqm* triple street frontage
- + Key Activity Centre Zoning allowing for potential future multi-storey development (STCA)
- + 3,133sqm* Coles & Liquorland 151 at-grade car spaces
- + Strong catchment - \$248 million* total spend on food & groceries¹
- + Maylands: 4km* from Perth CBD



Contact
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Zomart He 0488 220 830
Ingrid Filmer 0413 860 312
Rob Selid 0412 198 294

Investment Portfolio Auction
10:30am AEST
Tuesday 5 August
Sydney Opera House

*Approx ¹Gapmaps



Brand New Perth Convenience Retail Freehold Investment

106% of Year 1 Rent Potentially Tax Free¹



Long 12 Year Net Lease to 2037
Immaculate 2025 Construction

Ellenbrook (Perth) WA
Corner Main St & Pinaster Pde

Brand new 12 year lease to 2037
plus options to 2057

Annual CPI rent reviews

7-Eleven pay all outgoings incl
land tax and building insurance

Net Income: \$360,000 pa* + GST

+ 7-Eleven: Australia's #1 convenience retailer with 760+ stores, purchased by 7-Eleven International LLC for \$1.71B* with 46,000 stores globally

+ Brand new freestanding 7-Eleven constructed 2025 featuring the latest corporate design & layout

+ Significant depreciation benefits

+ High profile 2,796sqm* freehold corner landholding opposite Ellenbrook Secondary College



Contact

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Jamie Perlinger 0413 860 315
Rob Selid 0412 198 294



For Sale by Expressions of Interest

Closing 2pm AWST
Wednesday 13 August 2025

*Approx ¹ J Mathew Advisory



Three Metro Brisbane Childcare Investments



20 +10 +10 Year Triple Net Leases Enormous Rental Upside

Rare triple net lease: tenant pays 100% of outgoings including all capital expenditure, insurances and management fees

Goodstart Early Learning: Australia's largest early education provider with over 660 centres nationally

Current rental below market with market review every 5 years

Fixed 3% annual rent increases, ensuring long term growth


Brisbane: home to the 2032 Olympic Games with an estimated economic benefit of \$8.1 billion to Queensland

To be sold individually

- Aspley (Brisbane) QLD
792 Zillmere Road
- + Prime 74 LDC place centre on a 2,023sqm* metropolitan Brisbane landholding
 - + Located opposite Aspley Homemaker City anchored by 30+ national retailers
 - + Gympie Road, a key Brisbane arterial, 520,500+ cars weekly
 - + Aspley: strategic retail hub 12km* to Brisbane CBD
 - + **Net Income: \$194,737 pa* + GST**


- Indooroopilly (Brisbane) QLD
26 Witton Road
- + Metro Brisbane 93 LDC place centre on a 2,169sqm* Brisbane landholding with 99 metres* of dual street frontage
 - + Strategically located adjacent Metrowest Shopping Complex
 - + Indooroopilly: highly sought after suburb, 5km* from CBD median house price 110% higher than state average
 - + **Net income: \$242,105 pa* + GST**

- Brighton (Brisbane) QLD
74 North Road
- + Expansive 79 LDC place centre on a 2,187sqm* metropolitan Brisbane landholding
 - + Highly exposed site with over 114sqm* of triple street frontage
 - + Market review next due in 2026 offering immediate rental upside
 - + Brighton: highly sought after ocean-side Brisbane suburb 18km* from Brisbane CBD
 - + **Net income: \$148,649 pa* + GST**



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Adam Thomas 0418 998 971



**Investment Portfolio Auction
To be sold individually**

10:30am AEST
Tuesday 5 August
Sydney Opera House

*Approx



Trophy Sydney Site Major Arterial Exposure

**Versatile Zoning With Broad Appeal
Current Fast Food + Drive Thru Approval**



Rare 2,682sqm* Main Road Landholding Exposure to 30,000+ Vehicles Passing Daily

Thornleigh (Sydney) NSW
182 Pennant Hills Road

Premium 2,682sqm* site with wide 56m* frontage to major arterial, Pennant Hills Road

Favourable E3 Productivity Support zoning with multiple development options¹

- + Development Approval for drive-thru fast food restaurant
- + Level-site ready to build¹ with traffic access slipway completed
- + Located within high-growth Hornsby LGA, forecast to reach 174,884 people by 2035
- + \$2.42 billion in retail spend, with \$300.9 million on food catering
- + Excellent access to the M1 Motorway and NorthConnex



Contact

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Kieran Bourke 0417 418 007
Luke Easton 0472 546 001



For Sale by Expressions of Interest

Closing 3pm AEST
Thursday 14 August 2025

¹Approx 1 STCA



The Ultimate Investment Property Arena

Burgess Rawson from CBRE delivers unparalleled market expertise in commercial real estate, backed by the power of our huge national presence.

For the past 24 years, our iconic portfolio auctions have set industry benchmarks, offering the nation’s best commercial investments for sale in one place.

Sydney	Melbourne	Brisbane
5 August 2025	6 August 2025	7 August 2025
17 September 2025	16 September 2025	18 September 2025
21 October 2025	22 October 2025	23 October 2025

Bidding is available by phone, online or in person at our auction rooms.
For further details, visit [burgessrawson.com.au](https://www.burgessrawson.com.au)



Prominent Multi Tenanted Freehold High Quality Building Upgrade


Coffs Harbour NSW
144-148 West High Street

Energy-efficient building, impressive 5 star NABERS rating
Recent extensive building refurbishment, substantial tax depreciation allowances

Net Income: \$462,063 pa* + GST

- + Commanding 874sqm* corner landholding with combined 67 metre* frontage
- + Prime position within bustling retail precinct close to Woolworths, Coles & new \$82 million Civic Council Precinct - Yarrilla Place
- + Coffs Harbour: high growth population forecast to grow to 106,575 (29%*) by 2041

 **Contact**
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Flynn McFall 0481 187 191
Luke Easton 0472 546 001

 **For Sale by Expressions of Interest**
Closing 3pm AEST
Wednesday 13 August 2025

*Approx



High Growth Central Coast Location Current Childcare Rental Below Market



Charmhaven (Central Coast)
NSW, 2 Fairmile Close

10 year net lease to 2029 plus
2 further 10 year options to 2049

Future rental uplift potential, with
uncapped market reviews at option

Net Income: \$443,291 pa* + GST

- + Greater of 3% or CPI increases
- + Modern 128-place LDC on a massive 4,528sqm* corner site
- + Experienced multi-site operator
- + 800m* from primary school, 11 schools within 5 minute* drive
- + Charmhaven: 1.5 hrs from Sydney
- + Near Lake Haven Shopping Centre, M1 and employment hubs



Contact
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Rhys Parker 0452 101 042
John Ingui 0486 011 406



Investment Portfolio Auction
10:30am AEST
Tuesday 5 August
Sydney Opera House

*Approx



NSW South Coast Fast Food Investment Massive 3,463sqm* Freehold Site



Albion Park (Haywards Bay)
NSW, 10 Macquarie Place

5 year lease to July 2030 plus
5 year option to 2035

Early termination clause for
either party from Jan 2028

Annual CPI rent reviews

Net Income \$315,072 pa* + GST

- + Hungry Jack's: national fast food giant operating 475+ stores with 19,000+ employees¹
- + Well presented 300sqm* QSR restaurant with alfresco dining and dual lane drive-thru
- + Strategic position near key national arterial, Princes Highway, with 50m* frontage
- + Wollongong: NSW's third largest City, catchment population of 220,000+ residents²



Contact
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Investment Portfolio Auction
10:30am AEST
Tuesday 5 August
Sydney Opera House

*Approx
¹hungryjacks.com.au. ²profile.id



Brand New Freehold Hungry Jack's Maximum Depreciation - Built 2025



Tamworth NSW
242-248 Bridge St (Oxley Hwy)


Brand new 12 year net lease to 2037 plus options to 2057


Fixed 3% annual rent increases

Net lease - tenant pays all outs incl rates, taxes and insurances

Net Income: \$310,000 pa* + GST

- + Hungry Jack's: fast food giant tenant boasting 475+ stores with 19,000+ staff nationwide
- + Strategic location next to McDonald's, Guzman y Gomez, Domino's, Mobil & Woolworths
- + 1,756sqm* freehold with valuable Oxley Highway exposure
- + Built 2025: Max. depreciation
- + Tamworth: one of NSW's strongest regional economies catchment population of 200,000

**Contact**
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**Investment Portfolio Auction**
10:30am AEST
Tuesday 5 August
Sydney Opera House

*Approx

Rare Affordable Sydney Childcare 10 Year Net Lease to 2033 + Options




Merrylands (Sydney) NSW
23 Montrose Avenue


10 year net lease to 2033 plus further options to 2043

Significant rental uplift potential, currently just \$2,701/child, with uncapped market reviews at option

Net Income: \$175,619 pa* + GST

- + Impressive 65 place LDC, operated by Montessori Merrylands, trusted and award-winning provider
- + 2024 tenant upgrades reflect strong long-term commitment
- + Merrylands: popular with young families, with population set to soar 35% by 2046
- + 600m* from Merrylands East School, 17 schools within 2km*
- + Large 1,219sqm* double block

**Contact**
Michael Vanstone 0403 580 528
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**Investment Portfolio Auction**
10:30am AEST
Tuesday 5 August
Sydney Opera House

*Approx



Dual Income Prime Retail Freehold Backed By National Brands

Mount Pleasant (Mackay) QLD
2 Heaths Road

Tenants pay for 100% of outgoings excluding land tax
Mix of CPI and fixed 3% reviews
Prime 3,971sqm* landholding, 40,000 + vehicles passing daily*
Net Income: \$403,176 pa* + GST

- + Anchored by 10 year net lease to Beacon Lighting + opts to 2042
- + Supported by 12 year net lease to Bedshed through to 2028
- + Modern 1,502sqm* NLA retail showroom with onsite parking
- + Perfectly located directly opposite Harvey Norman, and Northpoint Retail Centre
- + Mackay: population of 128,000, forecast to reach 160,000 by 2046



Contact
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Investment Portfolio Auction
10:30am AEST
Thursday 7 August
Brisbane

*Approx



Prized Childcare Opposite Shopping Centre 20 Year Net Lease + Options to 2061

Redbank Plains (Brisbane) QLD
6 West Street

2 further 10 year options to 2061
Newly constructed facility with strong depreciation benefits
Enormous 3,446sqm* corner site
Net Income: \$385,149 pa* + GST

- + Affinity Education: leading early education provider with over 250 centres nationally
- + Tenant pay all outs. including land tax & management fees
- + Modern 734sqm* single-level facility lic. for 116 LDC places
- + Strategic location in prime schooling catchment
- + Brisbane: pop. forecast to incr. by 51% to 4.2 million by 2050



Contact
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Investment Portfolio Auction
10:30am AEST
Thursday 7 August
Brisbane

*Approx



Trophy Mixed-Use Investment to Global HQ Dominant 1,518sqm* Metro Brisbane Site



Milton (Brisbane) QLD
10 Camford Street

Greater of CPI or fixed 2.5%
rent increases

7 + 7 year corporate lease

Tenant pays 100% of outgoings
incl. land tax & management fees

Net Income: \$310,575 pa* + GST¹

- + Poolwerx: the world's largest pool service franchise with over 160 stores globally
- + Tenant on-site 15+ years
- + Modern 1,150sqm* retail, office & showroom building with recent tenant funded refurbishment
- + Strategically located within 2km* of the Brisbane CBD
- + Brisbane: pop. forecast to incr. by 51% to 4.2 million by 2050



Contact

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Investment Portfolio Auction

10:30am AEST
Thursday 7 August
Brisbane

*Approx ¹Assuming 2.7% CPI Increase



Brand-New Office Leased to Australia's Largest Private Rail Freight Company



Bowen QLD
38 Bowen Developmental Road

New 6 year lease to February
2031 plus option to 2035

Brand new construction,
offering outstanding
depreciation benefits

Net Income: \$246,814 pa* + GST

- + Pacific National: Australia's largest private rail freight company, transports 2.8 million tonnes of cargo weekly*
- + Substantial 1.6ha* landholding with future development upside
- + Surrounded by key nationals including Elders, Nutrien AG Solutions, Muirs and Shell
- + Bowen: gateway to the Bowen Basin, home to Australia's largest reserve of black coal



Contact

Tony Isaac 0484 051 748
Neville Smith 0400 068 205



Investment Portfolio Auction

10:30am AEST
Thursday 7 August
Brisbane

*Approx



Rare Metro Brisbane Childcare Investment 20 Year Net Lease + Options to 2062



Bardon (Brisbane) QLD
144 Boundary Road

Fixed 3% annual rent increases
Constructed in 2022, providing
significant depreciation benefits
Tenant pays 100% of outs incl.
land tax & management fees

Net Income: \$185,000 pa* + GST

- + Eden Academy: premium early education provider with a network of 50+ centres nationally
- + State-of-the-art childcare centre approved for 49 LDC places
- + Strategically positioned directly opposite Rainworth State School, with a further 18 schools located within a 3km* radius
- + Bardon: sought-after location only 4km* from the CBD with a median house price of \$1,900,000



Contact

Adam Thomas 0418 998 971
Andrew Havig 0478 010 990
Josh Scapolan 0484 229 829



Investment Portfolio Auction

10:30am AEST
Thursday 7 August
Brisbane

*Approx



10 Year Lease to Global Tyre & Auto Giant Significant 4,427sqm* Landholding



Chuwar (Ipswich) QLD
7001 Perseverance Street

10 year head office lease to 2033
plus options to September 2053

Fixed 3% annual rent increases

2023 construction, offering
strong depreciation benefits

Net Income: \$103,100 pa* + GST

+ Bridgestone: Australia's #1 tyre retailer, wholly owned by Tokyo listed Bridgestone Corp (AUD \$42.95B market cap)

- + 552sqm* facility incl. 155sqm* mezzanine and 15 car spaces
- + Strategic 4,427sqm* site next to McDonald's and Karalee SV anchored by Coles & Woolworths
- + City of Ipswich: fastest growing region in QLD, with population forecast to surge 114% by 2046



Contact

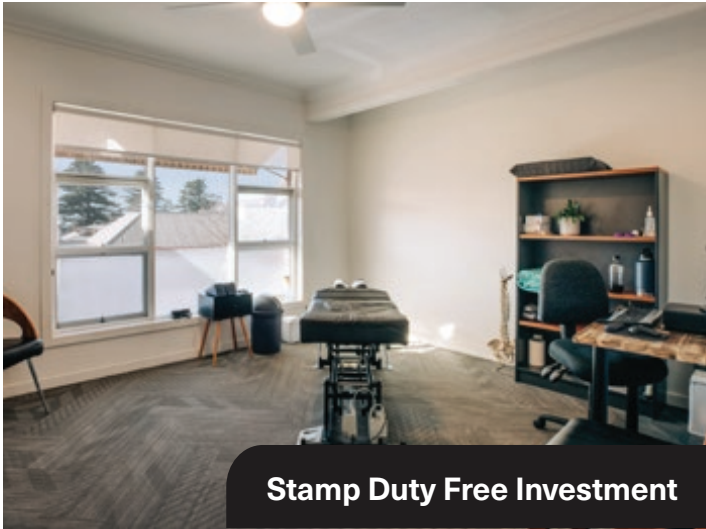
Sam Mercuri 0413 830 709
Zomart He 何梓轩 0488 220 830
Fin Hume 0488 008 975



Investment Portfolio Auction

10:30am AEST
Thursday 7 August
Brisbane

*Approx



Affordable 'Entry Level' Medical Freehold 5 Year Lease Plus Options to May 2044



Port Lincoln SA
22 Washington Street

5 year lease to May 2029 plus
3 additional options to 2044

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$66,950 pa* + GST

- + West Coast Chiropractic Centre: est. 1995, local family owned business on-site since 2000
- + Modern & well-presented 260sqm* chiropractic centre offering management/prevention
- + Central 472sqm* UAC freehold landholding with 5 car spaces
- + Port Lincoln: retail and commercial capital of the Eyre Peninsula, home to 15,000+ people and GRP of \$1.15B¹



Contact

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RLA 327401



Investment Portfolio Auction

10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx 1REMPan

Landmark Hobart Freehold – Stunning Sandstone, Rich in History & Charm

Hobart TAS
98-102 Elizabeth Street

Anchored by La Sandina Loca,
one of Hobart's Premier
hospitality venues

Iconic Heritage Building in the
heart of the Hobart CBD

Net Income: \$325,687 pa* + GST

- + High quality tenancy mixture, providing diversified income streams
- + Position perfect, located within Elizabeth Street which is a key entertainment and dining precinct
- + One of Hobart's original Sandstone Buildings c.1840s
- + Booming Hobart Tourism: contributing \$1 billion annually to Hobart's economy



Contact

George Wilkinson 0439 173 049
Matthew Wright 0458 290 588



For Sale by Expressions of Interest

Closing 3pm AEST
Wednesday 13 August 2025

*Approx



Blue-Chip Industrial Investment 100% Leased to Tas Government

Mornington (Hobart) TAS
132 Mornington Road

Irreplaceable 12,327sqm* site
with 5,000sqm* of future
development land (STCA)

Located in Hobart's preeminent
industrial precinct

Net Income: \$293,018 pa* + GST

- + Three (3) separate warehouses with a total building area of 2,654sqm*
- + Tasmanian Government, on-site for over 25 years
- + Adjoining national brands include Australia Post, Bunnings Repco and Petstock
- + Hobart: Tasmania's capital commercial hub contributes \$7.29B to the states economy



Contact

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Investment Portfolio Auction

10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Saving

K hub Complex - Impeccable History 3,794sqm CBD Freehold Land, 6 Titles



Leongatha VIC
Cnr McCartin & Peart Streets

Long term established tenants
on 3 - 5 year leases + options

Mixed CPI & fixed rent reviews

Majority net leases with tenants
paying usual outgoings

Net Income: \$440,000 pa* + GST

- + Modern 3,059sqm* two level complex including Khub, 7 shops plus first floor office
- + Combined 3,794sqm* freehold site, 34 on-site car spaces & 200 metres* triple street frontage
- + Central position amongst ALDI, Woolworths, IGA, banks etc
- + Significant taxation depreciation
- + Leongatha: Sth Gippsland capital & dairy epicentre, 78km* from metro Melb, catchment 15,000+



Contact

Mark Foster 0475 454 431
Raoul Holderhead 0413 860 304
Beau Coulter 0413 839 898



For Sale by Expressions of Interest

Closing 3pm AEST
Thursday 14 August 2025

*Approx
Includes Vendor guarantee



Commanding Childcare Opp. School 15-Year Net Lease + Options to 2060



Doreen (Melb) VIC, 11 Aspect Dr
(cnr Bridge Inn & Bassetts Rd)

Tenant pays all outgoings
including land tax & insurances

Fixed 3% annual rent increases

Expansive 1,760sqm* facility
licensed for 120 LDC places

Net Income: \$504,000 pa* + GST

- + Eden Academy: leading early education provider with a network of 50+ centers
- + Substantial 4,347sqm* triple street frontage site opposite Ivanhoe Grammar School
- + Close proximity to Mernda retail precinct and Westfield Plenty Valley, anchored by ALDI, Bunnings, Coles and Woolworths
- + Doreen: forecast to grow 35% by 2036 and only 23km* from CBD



Contact

Adam Thomas 0418 998 971
Natalie Couper 0413 856 983



Investment Portfolio Auction

10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx



Premium Centre with Main Road Exposure Booming Eastern Growth Corridor



Croydon (Melbourne) VIC
202-204 Dorset Road


10 year net lease to 2034
plus options extending to 2054

Fixed 3% annual rent increases


Tenant pays all usual outgoings

Net Income: \$326,400 pa* + GST

- + Birches ELC: Premium provider with a strong network of seven locations across Melbourne
- + 1,609sqm* corner site within 900m* of Maroondah Highway
- + Newly constructed facility offering substantial depreciation benefits, lic for 96 LDC places
- + Croydon: Highly desirable family friendly suburb, located only 28km* from Melbourne CBD

**Contact**

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Zomart He 0488 220 830
Paul Tran 0413 860 317

**Investment Portfolio Auction**

10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx



Land Tax Exempt

Specialist Disability Accommodation Freehold New 10 Year Lease - Land Tax Free



Skye (Melbourne) VIC
6 Pimmys Court


Head lessee 'Speck Group', long proven NDIS Provider

New 10 year lease + opts to 2045


Tenant pays usual outgoings while the site is land tax exempt

Net Income: \$175,000 pa*

- + Three 'high physical support' purpose built 2 brm units fully tenanted by NDIS participants
- + Impressive modern facility designed by Pandolfini Architects, with significant depreciation benefits
- + Annual CPI reviews
- + Strategic south east metro location, close to Carrum Downs Plaza SC & The Pines Flora and Fauna Reserve

**Contact**

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Raoul Holderhead 0413 860 304

**Investment Portfolio Auction**

10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx



Trophy Windsor Mixed Use Freehold Renewed 8 Year Lease to Maha East

Windsor (Melbourne) VIC
36 Chapel Street

Maha East: renewed 8 year
lease to October 2033 plus
1 x 8 year option

IFFA (International Film Festival
Awards): 5 year lease to 2030
plus 1 x 5 year option

Net Income: \$138,655 pa* + GST

+ Maha East: well-renowned
restaurant by celebrity chef,
Shane Delia, with sister
restaurants in Melbourne CBD
and Collingwood

+ Immaculately presented
dual-level freehold situated on
busy Chapel Street

+ Windsor: tightly held affluent
inner metro suburb only 5km*
from Melb CBD, with a median
house price of \$1,293,000

Maha East



Contact

Shaun Venables 0411 860 865
David Napoleone 0417 308 067
Hamish Bowen 0413 856 984



Investment Portfolio Auction

10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx



Government Funded Mental Health Services New 5 Year Lease Plus Options to 2044



Cobblebank (Melton) VIC
5 Hollingsworth Drive

New 5 year lease to October
2029 plus options to 2044

Fixed 4% annual rent increases

Tenant pays usual outgoings

Net Income: \$134,025 pa* + GST

+ Mind Australia: Australia's
largest community-managed
mental health service provider
with 900 employees nationally

+ Prominent 156sqm* ground level
premises with impressive
corporate tenant fit-out

+ New construction providing
tax saving depreciation benefits

+ City of Melton: population
anticipated to surge 98% to
over 416,000 by 2051¹



Contact

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Mark Foster 0475 454 431



Investment Portfolio Auction

10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx ¹profile.id



Potential 50% Stamp Duty Saving

Extended Lease to Pet Industry Giant Petstock, Majority Owned by Woolworths



Traralgon VIC
101 Princes Highway

Extended 11 year lease to Feb
2032 plus option to 2037

Fixed 3% annual rent increases

Tenant pays usual outgoings

Rent: \$128,243 pa* + GST

- + Petstock: 276 stores nationally, ASX listed Woolworths recently acquired majority stake of \$586M
- + Versatile 796sqm* premises amongst national retailers with important side loading
- + 1,086sqm* site opposite KFC & Dan Murphy's, with 160,000* passing vehicles weekly
- + Traralgon: retail capital of the Latrobe Valley, trade catchment of 126,800+ people¹



Contact

Sam Mercuri 0413 830 709
Raoul Holderhead 0413 860 304



Investment Portfolio Auction

10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx ¹ Latrobe City Region



Nationally Recognised Training Institute 7 Year Lease to 2030 Plus Options



Cobblebank (Melton) VIC
223 Bridge Street
(Cnr. Hollingsworth Drive)

Long 7 year lease to September
2030 plus options to 2040

Fixed 3% annual rent increases

Tenant pays usual outgoings

Net Income: \$126,386 pa* + GST¹

- + Early Education Institute: nationally accredited early education training organisation
- + Prominent 343sqm* corner premises with impressive corporate tenant fit-out
- + As new construction providing significant depreciation benefits
- + City of Melton: booming family location, forecasted to grow by 90% to 455,980 by 2046²



Contact

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Shaun Venables 0411 860 865
David Napoleone 0417 308 067
Mark Foster 0475 454 431



Investment Portfolio Auction

10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx ¹As at 18 September 2025
²profile.id



Popular International Fitness Brand
New 8 Year Lease to 2032 + Options



Armstrong Creek (Geelong) VIC
1-3/364-368 Horseshoe Bend


Long 8 year lease to November 2032 plus options to 2042

Fixed 3.5% annual rent increases


Tenant pays usual outgoings

Net Income: \$93,109 pa* + GST

- + Fitstop: 150+ locations across Australia, New Zealand, Singapore, and the U.S.
- + Prominent 245sqm* corner premises with dual frontage
- + Significant tenant funded fit-out, long trading hours, low overheads
- + Armstrong Creek: high-growth suburb central to Geelong, the Bellarine Peninsula and the Surf Coast

**Contact**

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David Napoleone 0417 308 067
Mark Foster 0475 454 431

**Investment Portfolio Auction**

10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx



Longstanding Melbourne Cafe Over 30 Years
Valuable Flinders Street Frontage

Melbourne (CBD) VIC
474 Flinders Street
(corner Highlander Lane)


Renewed 5 year lease to October 2029 plus options to 2039

Annual CPI rent increases


Tenant pays usual outgoings

Net Income: \$76,760 pa* + GST

- + Riverside Deli & Coffee House: iconic Melbourne cafe in operation for 30+ years
- + Position perfect, with Crown Casino, Melbourne Aquarium, Exhibition Centre and Marvel Stadium all within 500m*
- + The City of Melbourne: by 2041, the number of people living in the city is expected to double and reach 308,000

**Contact**

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Hamish Bowen 0413 856 984

**Investment Portfolio Auction**

10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx



Attention \$1,000,000 + Buyers

New 7 Year Lease to Established Beauty Salon Booming South-East High-Growth LGA

Berwick (Melbourne) VIC
1 Adakite Drive

New 7 year lease to July 2032
plus option to 2039

Fixed 4% annual rent increases

Tenant pays usual outgoings

Net Income: \$61,575 pa* + GST

- + Studio G: established and successful beauty salon business in brand new premises
- + Well presented 140sqm* premises supported by IGA, pharmacy, childcare, dental & medical centre
- + Alira Village: fast growing estate in the heart of Berwick
- + City of Casey: population forecast to increase 45% to 204,677 by 2046¹



Contact
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David Napoleone 0417 308 067
Mark Foster 0475 454 431



Investment Portfolio Auction
10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx 1profile.id



NDIS Funded Mental Health Service New 5 Year Lease Plus Options to 2044



Cobblebank (Melton) VIC
Unit 1, 5 Hollingsworth Drive

New 5 year lease to October
2029 plus options to 2044

Fixed 4% annual rent increases

Tenant pays usual outgoings

Net Income: \$61,425 pa* + GST

- + Mind Australia: Australia's largest community-managed mental health service provider
- + Modern 156sqm* premises with impressive corporate tenant fit-out
- + New construction providing tax saving depreciation benefits
- + City of Melton: population anticipated to surge 98% to over 416,000 by 2051¹



Contact
Shaun Venables 0411 860 865
David Napoleone 0417 308 067
Mark Foster 0475 454 431



Investment Portfolio Auction
10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx 1profile.id



Attention \$1,000,000 + Buyers

New 7 Year Lease to 2031 Plus Options
Thriving South-East High-Growth LGA

Berwick (Melbourne) VIC
18 Adakite Drive

Long 7 year lease to October 2031 plus options to 2045
Fixed 4% annual rent increases
Tenant pays usual outgoings
Net Income: \$61,013 pa* + GST

- + Alira Pizza: modern pizzeria open 7 days offering dine in, takeaway and delivery services
- + Well presented 85sqm* premises supported by IGA, pharmacy, childcare, dental & medical centre
- + Alira Village: fast growing estate in the heart of Berwick
- + City of Casey: population forecast to increase 45% (204,677) by 2046¹

Contact
Shaun Venables 0411 860 865
David Napoleone 0417 308 067
Mark Foster 0475 454 431
Hamish Bowen 0413 856 984

Investment Portfolio Auction
10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

^{*}Approx ¹forecast.id



Premium Inner City IGA Anchored
Shopping Centre - Long 8.77 Year WALE



Wembley Downs (Perth) WA
11 Bournemouth Crescent

Anchored by Foodies IGA Supermarket, Terry White Chemmart, Liquor Barons & Lawley's Bakery/Cafe
Annual CPI reviews
Net Income: \$863,581 pa* + GST¹

- + Foodies IGA: Well established independent supermarket operator with 8 stores across Perth
- + Significant 3,275sqm* site with 128 car bays (48 on-title)
- + Built 2010, offering as new 1,743sqm* Neighbourhood Shopping Centre
- + Wembley Downs: Affluent inner city suburb, 9km* from Perth CBD

Contact
Jamie Perlinger 0413 860 315
Rob Selid 0412 198 294
David Napoleone 0417 308 067

For Sale by Expressions of Interest
Closing 5pm AEST
Wednesday 13 August 2025

^{*}Approx
¹Estimated Net Income as at Oct 2025



Highly Sought-After 'Essential Service' Investment



Trophy Freehold Salvo's Store Tightly Held WA Tourist Hotspot



Fremantle WA
21 Essex Street (cnr Norfolk Ln)

7 year lease to September 2030
plus options to 2040

Fixed 3% annual rent increases

Tenant pays usual outgoings
including land tax

Net Income: \$286,443 pa* + GST¹

- + Salvo's: 140 year old 'government-funded' retailer with over 350 stores nationally and an aggressive growth strategy
- + Significantly upgraded (\$900k) 830sqm* premises, metres from the iconic Fremantle Markets, Cappachino Strip and Fremantle Port
- + Fremantle: vibrant port city and year round tourist destination with 3,200,000 visitors annually²



Contact

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Rob Selid 0412 198 294



Investment Portfolio Auction

10:30am AEST
Wednesday 6 August
Crown Casino, Melbourne

*Approx ¹As at September 2025.
²profile.id

Q&A

with Katherine Shi

ASIAN INVESTMENT SERVICES | MARKETING MANAGER

Drawing on a deep appreciation of both the Asian investment market and Australian commercial property, Katherine has become a key figure in bridging these two worlds. Her expertise lies in crafting targeted campaigns and building trusted relationships that enable investors from Asia to confidently navigate the complexities of the Australian market.

Driven by strategic insight and cultural fluency, Katherine goes beyond traditional marketing by expanding into emerging markets and developing platforms tailored to investor needs.

What initially drew you to a career in commercial real estate, and how has your journey with the agency evolved over time?

During my postgraduate studies, I became deeply interested in how commercial real estate creates long-term wealth through strategic investment. I saw it as one of the most dynamic and globally connected sectors, offering significant opportunities for growth.

My goal has been to elevate our brand awareness among our Asian clients and support investors in navigating the Australian commercial property market to make confident, informed decisions.

I've had the privilege of working with incredible colleagues and building strong, trusting relationships with a growing client base. As the Asian Desk continues to gain momentum, I'm driven to innovate further and scale its impact nationally.

With CBRE's acquisition of Burgess Rawson, we now have the backing of a global leader in commercial real estate, empowering us to deliver deeper market insights, broaden our international connections, and unlock new opportunities for our clients.

Can you elaborate on your role in coordinating sales campaigns and managing Asian marketing initiatives?

I lead the Asian market strategy for each sales campaign, overseeing the full suite of marketing activities, from crafting and releasing WeChat content for every property, maintaining our bilingual database, managing premium property video production, to coordinating Chinese email marketing.

To deepen engagement, we also host regular seminars and distribute tailored property information via digital and print channels. These initiatives are designed to enhance client loyalty and provide culturally relevant, accessible insights.

Most recently, I've been proud to extend our Asian Investment reach into the Vietnamese market, both locally and offshore. It's been deeply rewarding to adapt and scale our proven Chinese marketing model to a new audience.

How has the implementation of WeChat and other digital platforms impacted outreach to global investors?

Digital platforms have been transformative in how we connect with our clients. Through WeChat and other channels, we not only showcase property listings but also provide market updates, event highlights, and insights into our company culture and services.

These platforms help position Burgess Rawson from CBRE as a trusted, informative brand that's accessible and relevant to Asian investors. Clients gain real-time, bilingual access to the information they need, supporting better investment decisions and stronger relationships.

“By combining cultural insight with market expertise, we empower Asian investors to build lasting wealth through exclusive access to Australia's top commercial properties.”

What have been some of the most rewarding projects or milestones in your career?

One of the milestones I'm most proud of is the rapid growth of our Asian Desk database, our subscriber numbers have more than doubled in just 12 months. That growth reflects increasing trust and engagement from our clients. Another highlight was the Chinese New Year event we hosted earlier this year, which attracted over 100 attendees. It was a clear demonstration of the strong community we've built and the enduring relationships we've nurtured.

In your experience, what are the key factors that contribute to successful client-facing events and seminars?

The key lies in the details. We tailor guest lists based on the event's theme and objective, ensuring the right audience is in the room. We also prepare bilingual materials and visuals aligned with the event content, whether it's presentation slides or printed brochures.

Just as important is the experience we create. From start to finish, we want clients to feel genuinely engaged and that their time with us was meaningful and valuable.

Looking ahead, what are your goals for further enhancing the agency's presence in the Asian investment market?

Longer term, I hope to extend our services beyond private investors and establish strong partnerships with Asian institutional investors and funds. Helping these groups successfully invest in Australia is the next step in growing our presence and reputation.



With offices across Australia,
Burgess Rawson from CBRE
has a truly national understanding
and unparalleled collective expertise.



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