

Property Portfolio

As of 31 December 2025



Artarmon

71 Reserve Road, Artarmon, New South Wales

LOCATION SUMMARY

The property was developed by BBC Hardware Limited in 2000 and purchased by the Trust in February 2003. The property is located in an established industrial area six

kilometres north of the Sydney central business district. The building comprises three levels: a high clearance retail space over two levels of undercover

basement car parking accessible by elevators and escalators. The property has 310 undercover car bays.

6,753
LAND AREA (M²)

9/02/2003
BUNNINGS LEASE COMMENCEMENT
DATE

5,746
TOTAL GLA OR RETAIL AREA (M²)

\$41,800,000
CURRENT VALUATION



Arundel

292 Brisbane Road, Arundel, Queensland

LOCATION SUMMARY

The property is situated on the southern side of Brisbane Road, approximately 67 Kilometres south-east of the Brisbane central business district. Development within the immediately surrounding area comprises a

variety of light industrial and showroom facilities. The property has convenient access to major road networks, especially the Gold Coast Highway (part of Brisbane Road) and the Pacific Motorway. Helensvale

Railway Station is situated approximately four kilometres north-west of the property.

36,760

LAND AREA (M²)

16/09/2013

BUNNINGS LEASE COMMENCEMENT DATE

15,676

TOTAL GLA OR RETAIL AREA (M²)

\$54,700,000

CURRENT VALUATION



Australind

58 The Promenade, Australind, Western Australia

LOCATION SUMMARY

The property fronts Ditchingham Place and Kingston Drive in Australind, 148 kilometres south of the Perth GPO central business district and 11 kilometres northeast of the Bunbury City Centre. The property is situated within the 'Treendale Estate'

a master-planned community situated three kilometres east of the existing Australind Town Centre. The estate commenced development in 2003. Approximately 700 residential lots have been released with a further 500 lots to be released in the

future. The residential development will be supported by the Treendale District Centre comprising a range of retail, community and entertainment infrastructure in addition to a lifestyle village and aged care facilities.

28,439

LAND AREA (M²)

15/06/2015

BUNNINGS LEASE COMMENCEMENT DATE

13,700

TOTAL GLA OR RETAIL AREA (M²)

\$30,500,000

CURRENT VALUATION



Balcatta

191 Balcatta Road, Balcatta, Western Australia

LOCATION SUMMARY

The property is located in the Balcatta commercial/industrial precinct, approximately 12 kilometres north of the Perth central business district, on the north-eastern corner of Balcatta and Erindale Roads. Development within the proximity of the

property consists of office/warehouse premises together with retail showrooms along the main thoroughfares of Erindale and Balcatta Roads.

A number of major companies such as Foodland, Berrivale and

Peters have established major operations in the area. Balcatta is a highly regarded commercial/industrial area due to its proximity to established urban areas and the ease of access to the city centre via the Mitchell Freeway.

43,196

LAND AREA (M²)

24/09/1998

BUNNINGS LEASE COMMENCEMENT DATE

25,439

TOTAL GLA OR RETAIL AREA (M²)

\$54,100,000

CURRENT VALUATION



Bayswater

183-225 Canterbury Road, Bayswater, Victoria

LOCATION SUMMARY

The property is located on Canterbury Road, a major arterial road, approximately 30 kilometres east of the Melbourne central business district. A variety of highway showroom and industrial premises are located along the north side of Canterbury Road followed by residential housing.

Canterbury Road exposes the property to significant volumes of traffic flowing from the residential areas of the Yarra Ranges to the middle-distance suburbs of eastern Melbourne. The site comprises a Bunnings Warehouse with a total retail area of 15,193 square metres, as well as two

showrooms leased as outlets for Boating Camping Fishing (1,378 sqm) and Autobarn (1,106 sqm). The property is accessible from Canterbury Road and has over 400 car bays.

48,620

LAND AREA (M²)

17,677

TOTAL GLA OR RETAIL AREA (M²)

21/04/2004*

BUNNINGS LEASE COMMENCEMENT DATE

\$56,900,000

CURRENT VALUATION



Belmont

Corner Abernethy and Alexander Road, Belmont, Western Australia

LOCATION SUMMARY

The property is located on the corner of Abernethy and Alexander Roads in Belmont, approximately six kilometres from

the Perth central business district. Abernethy Road is a main arterial road that connects Leach Highway and the Great Eastern Highway,

both major north-east to west arterial roads in the area.

22,131
LAND AREA (M²)

10,381
TOTAL GLA OR RETAIL AREA (M²)

31/03/2011
BUNNINGS LEASE COMMENCEMENT
DATE

\$33,600,000
CURRENT VALUATION



Belrose

Austlink Corporate Park, Niangala Close, Belrose, New South Wales

LOCATION SUMMARY

The property was developed by BBC Hardware Limited in 1998 and purchased by the Trust in February 2003. The property is located in

the Austlink Corporate Park, 20 kilometres north of the Sydney central business district, and is readily accessible from the

adjacent Mona Vale Road, an arterial road that links the Pacific Highway with the coast.

24,530
LAND AREA (M²)

8,888
TOTAL GLA OR RETAIL AREA (M²)

9/03/2003
BUNNINGS LEASE COMMENCEMENT
DATE

\$50,900,000
CURRENT VALUATION



Bethania

9-11 Glasson Drive, Bethania, Queensland

LOCATION SUMMARY

The property is located in the suburb of Bethania, 33 kilometres south-east of the Brisbane central business district. Surrounding development predominantly

comprises industrial complexes to the north and west and residential to the south. Adjoining the property to the east is a large format retail centre.

An Aldi supermarket is situated directly opposite the property to the northeast.

32,390

LAND AREA (M²)

13,494

TOTAL GLA OR RETAIL AREA (M²)

16/09/2003

BUNNINGS LEASE COMMENCEMENT
DATE

\$44,300,000

CURRENT VALUATION



Bibra Lake

301 Spearwood Avenue and Stock Road, Bibra Lake, Western Australia

LOCATION SUMMARY

The property is located in the suburb of Bibra Lake, approximately 18 kilometres south of the Perth central business district and seven kilometres south-east of Fremantle City Centre. The property is prominently positioned with frontages to Spearwood

Avenue and Stock Road, which carry high volumes of passing traffic. The popular Stock Road and the Hamilton Commercial Centres are nearby, which include showroom and factory industrial developments. The Hamilton Commercial Centre and the

adjacent Bibra Lake industrial area are enveloped by residential development. The property is readily accessible to the immediate surrounding and more distant suburbs via the nearby Kwinana Freeway and other main roads.

31,651

LAND AREA (M²)

1/11/1999

BUNNINGS LEASE COMMENCEMENT DATE

14,141

TOTAL GLA OR RETAIL AREA (M²)

\$38,700,000

CURRENT VALUATION



Brendale

Corner Kremzow and Old North Roads, Brendale, Queensland

LOCATION SUMMARY

The property is located at the corner of Kremzow and Old North Roads, Brendale, approximately 22 kilometres north of the Brisbane central business district

Surrounding development includes CSR's former PGH Brickworks site, now being redeveloped into the Newbase Business Park which, includes the Aldi distribution

centre. A large format retail centre is being developed to the south of the property. Other surrounding areas have been identified for residential development.

43,800

LAND AREA (M²)

15/12/2014

BUNNINGS LEASE COMMENCEMENT
DATE

15,035

TOTAL GLA OR RETAIL AREA (M²)

\$48,900,000

CURRENT VALUATION



Broadmeadows

1185 Pearcedale Parade, Broadmeadows, Victoria

LOCATION SUMMARY

The property is located in the established residential suburb of Broadmeadows, approximately 15 kilometres north of the Melbourne central business district.

The property was redeveloped in 2010 at a cost of \$5.8 million.

The property is positioned opposite the Broadmeadows town centre shopping centre, and benefits from having frontage to Pearcedale Parade, and access to Pascoe Vale Road from an adjoining large carpark.

The nearby Broadmeadows civic/commercial area comprises retail premises and municipal offices with ready access to bus and rail services.

17,600
LAND AREA (M²)

24/09/1998

BUNNINGS LEASE COMMENCEMENT DATE

12,765
TOTAL GLA OR RETAIL AREA (M²)

\$51,700,000
CURRENT VALUATION



Broadmeadows Homemaker Centre

Pearcedale Parade, Broadmeadows, Victoria

LOCATION SUMMARY

Acquired for \$20.0 million in September 2023, the Broadmeadows Homemaker Centre in Victoria, a 33,500m² site adjoining the BWP Trust-owned Bunnings Warehouse. The existing

large format retail centre comprising 5,631m² and surplus land for further development. BWP is progressing plans for the addition of multiple new large format retail tenancies on the

surplus land. BWP will commence in March 2026, construction of additional showrooms on surplus land and expects completion by year end 2026.

33,500

LAND AREA (M²)

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BUNNINGS LEASE COMMENCEMENT DATE

5,631

TOTAL GLA OR RETAIL AREA (M²)

\$22,200,000

CURRENT VALUATION



Browns Plains

65-101 Browns Plains Road, Browns Plains, Queensland

LOCATION SUMMARY

The property, comprising an established Bunnings Warehouse and three large format retail showrooms was acquired in April 2012 for \$25.6 million (including acquisition costs) from an institutional owner.

The 4.7-hectare property is situated on the corner of Browns Plains Road and Commerce Drive approximately 25 kilometres south of the Brisbane central business district.

The property comprises a total lettable area of 18,398 square metres with approximately 533 car parking spaces. In addition to Bunnings, the tenants for the remaining showrooms include Spotlight, The Good Guys and Petco.

46,970

LAND AREA (M²)

7/05/1999

BUNNINGS LEASE COMMENCEMENT DATE

18,398

TOTAL GLA OR RETAIL AREA (M²)

\$76,900,000

CURRENT VALUATION



Cairns

149 Spence Street, Cairns, Queensland

LOCATION SUMMARY

The property was developed by BBC Hardware Limited in 2001, purchased by the Trust in February 2003, and subsequently underwent a store upgrade in 2007. The property, bounded by Fearnley and Spence Streets and Plath Close, is located in an established industrial area two

kilometres south of the main business district. The site has 182 metres frontage to Fearnley Street, 80 metres frontage to Spence Street, and 94 metres frontage to Plath Close. The land was re-zoned to 'Mixed-Use 2' as part of the 'Cairns Plan 2016' which allows for

trades and services use, low impact industry and residential. The Trust has leased the ex-Bunnings building to Screen Queensland to be utilised as a film studio. Additionally, Toyota has recently leased the surplus car park which will be used as car storage.

26,053

LAND AREA (M²)

12,917

TOTAL GLA OR RETAIL AREA (M²)

9/02/2003

BUNNINGS LEASE COMMENCEMENT DATE

\$17,100,000

CURRENT VALUATION



Cannon Hill

1853 Creek Road, Cannon Hill, Queensland

LOCATION SUMMARY

The property is located in the established residential suburb of Cannon Hill approximately seven kilometres east of the Brisbane central business district. The immediately surrounding suburbs of Carina, Morningside, Murarrie and Tingalpa are generally fully

developed with post-war residential housing and new subdivisions are being developed further south and east in Carindale, Capalaba, Manly West and Birkdale. The property is adjacent to the Cannon Hill Kmart Plaza, a sub-regional centre, and

Cannon Hill shopping plaza, a neighbourhood centre.

In December 2008, the Cannon Hill Bunnings Warehouse and the Trust's adjoining distribution centre were amalgamated into a larger Bunnings Warehouse.

35,772

LAND AREA (M²)

16,556

TOTAL GLA OR RETAIL AREA (M²)

18/03/1999

BUNNINGS LEASE COMMENCEMENT DATE

\$58,900,000

CURRENT VALUATION



Caroline Springs

1067 Western Highway, Caroline Springs, Victoria

LOCATION SUMMARY

The property is located in the growing residential suburb of Ravenhall, approximately 20 kilometres west of the Melbourne central business district.

Western Highway is a major east to west arterial road in the western suburbs of Melbourne. In the east direction it links with the Western Ring Road freeway, which

connects the western suburbs to Melbourne's highway and freeway network. In the west direction it connects Melbourne to Ballarat.

30,230

LAND AREA (M²)

14,319

TOTAL GLA OR RETAIL AREA (M²)

23/05/2011

BUNNINGS LEASE COMMENCEMENT
DATE

\$46,800,000

CURRENT VALUATION



Chadstone Homeplus

675-685 Warrigal Road, Coburg, Victoria

LOCATION SUMMARY

Chadstone Homeplus is located prominently on Warrigal Road approximately 17 kilometres southeast of the Melbourne central business district. Acquired as part of a portfolio transaction in 2024, the property includes an established Bunnings Warehouse

and eight large format retailers over 19,574 square metres. The tenants for the remaining showrooms are The Good Guys, Freedom, E&S, Barbeques Galore, Petstock, Flooring Xtra and Crunch Fitness. The property is located adjacent to the Coles and Harvey

Norman anchored centre and a short distance from the largest shopping centre in Australia, Chadstone Shopping Centre. BWP has recently executed a contract to sell the property for \$86.0m. Settlement is scheduled to take place in June 2026.

15,176

LAND AREA (M²)

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BUNNINGS LEASE COMMENCEMENT DATE

19,574

TOTAL GLA OR RETAIL AREA (M²)

\$85,100,000

CURRENT VALUATION



Coburg

64-74 Gaffney Street, Coburg, Victoria

LOCATION SUMMARY

In January 2014, the Trust purchased Lincoln Mills; an established Bunnings Warehouse and eight large format retail showrooms in Coburg, Victoria. The property was acquired from a private owner for \$60 million (including acquisition costs).

The 4.9-hectare property is situated on the north side of Gaffney Street, just west of its intersection with Sydney Road in the suburb of Coburg, approximately nine kilometres north of Melbourne. The property comprises a total lettable area of 25,413 square metres with

approximately 426 car parking spaces. In June 2024, the expansion of the Coburg Bunnings Warehouse was completed at a cost of \$2.9 million. On completion Bunnings and the Trust entered into a new 10-year lease with six, 5-year options.

49,940

LAND AREA (M²)

24,949

TOTAL GLA OR RETAIL AREA (M²)

3/11/2008

BUNNINGS LEASE COMMENCEMENT DATE

\$98,500,000

CURRENT VALUATION



Cockburn

South Central, 71 Armadale Road, Cockburn, Western Australia

LOCATION SUMMARY

The property, although on its own certificate of title forms part of the Cockburn Central Town Centre large format retail centre located

approximately 20 kilometres south of the Perth central business district. The sub-regional Gateways Shopping Centre,

adjoining the Kwinana Freeway, is located approximately 1.3 kilometres west of the property.

26,005

LAND AREA (M²)

12,839

TOTAL GLA OR RETAIL AREA (M²)

31/03/2011

BUNNINGS LEASE COMMENCEMENT DATE

\$39,800,000

CURRENT VALUATION



Craigieburn

700-760 Hume Highway, Craigieburn, Victoria

LOCATION SUMMARY

The property is located on Hume Highway approximately 45 kilometres north of the Melbourne central business district. Craigieburn and the adjoining

suburb of Roxburgh Park are residential areas that have been progressively developed since the 1980's with land subdivision and new housing occurring to the

north and west of the property. Retail facilities in close proximity include Craigieburn Shopping Centre, approximately two kilometres to the west.

45,700

LAND AREA (M²)

16,764

TOTAL GLA OR RETAIL AREA (M²)

06/05/2012

BUNNINGS LEASE COMMENCEMENT
DATE

\$42,500,000

CURRENT VALUATION



Croydon

286 Maroondah Highway, Croydon, Victoria

LOCATION SUMMARY

The property is situated on the Maroondah Highway, approximately 32 kilometres east of the Melbourne central business district. The property forms part of an established large format retail precinct, sharing a central car park with the Chirnside Homemaker Centre which includes retailers such as Furniture Galore, Nick Scali and JB Hi-Fi. Croydon and the adjoining suburbs of Chirnside Park and Mooroolbark form part of a

residential area that has been progressively developed since the 1980's. Land subdivision and new housing is occurring to the north of the property. Maroondah Highway is a major arterial road that provides access from the eastern suburbs of Melbourne to the central business district. On the southern side of the property are large industrial developments including Black and Decker and Arlec Electronics, and opposite the property is the Yarra

Valley golf park and community facilities. Chirnside Park shopping centre, a sub-regional shopping centre is located less than a kilometre north of the property. In March 2021, the expansion of the Croydon Bunnings Warehouse was completed at a cost of \$4.0 million. On completion Bunnings and the Trust entered into a new 10-year lease with the existing 10-year option.

37,930

LAND AREA (M²)

24/09/1998

BUNNINGS LEASE COMMENCEMENT DATE

15,543

TOTAL GLA OR RETAIL AREA (M²)

\$52,500,000

CURRENT VALUATION



Dubbo

Corner Mitchell Highway and Sheraton Road, Dubbo, New South Wales

LOCATION SUMMARY

The property is located adjacent to the Blue Ridge Estate industrial park in Dubbo, approximately 398 kilometres north-west of Sydney, New South Wales. Dubbo is a major road and rail freight hub to other parts of New South Wales and is linked by national highways

north to Brisbane, south to Melbourne, southeast to Sydney and Newcastle, and west to Adelaide. The site comprises a Bunnings Warehouse with a total retail area of 17,192 square metres, a showroom leased to Petbarn (1,155 sqm) and a KFC fast

food outlet (pad site of 2,503 sqm). BWP completed a \$14.0 million expansion of the Bunnings Warehouse in the first half of 2025 adding a further 4,673 square metres.

53,020

LAND AREA (M²)

20,841

TOTAL GLA OR RETAIL AREA (M²)

5/08/2011

BUNNINGS LEASE COMMENCEMENT DATE

\$42,200,000

CURRENT VALUATION



Eastgardens

140-148 Denison Road, New South Wales

LOCATION SUMMARY

The Trust acquired Bunnings Eastgardens as part of a portfolio acquisition in the first half of the 2024 calendar year. The property comprises 11,860sqm on a site of 2.26 hectares. The prominent location is situated 8 kilometres

from the Sydney central business district and a short distance to the Sydney airport with the M1 freeway providing direct access to both locations. The surrounding area includes residential housing to the north and east with major

shopping centre Westfield Eastgardens approximately 500 metres to the north.

22,600

LAND AREA (M²)

14/06/2017

BUNNINGS LEASE COMMENCEMENT DATE

14,576

TOTAL GLA OR RETAIL AREA (M²)

\$74,100,000

CURRENT VALUATION



Ellenbrook

173 The Promenade, Ellenbrook, Western Australia

LOCATION SUMMARY

The property is located on the southern alignment of The Promenade in Ellenbrook 27 kilometres north-east of the Perth central business district.

The property is located within the Ellenbrook Town Centre where development includes a range of retail, large format retail,

community, government and entertainment infrastructure.

31,865

LAND AREA (M²)

15,337

TOTAL GLA OR RETAIL AREA (M²)

2/12/2013

BUNNINGS LEASE COMMENCEMENT DATE

\$48,900,000

CURRENT VALUATION



Fairfield Waters

Darcy Drive, Fairfield Waters Estate, Fairfield Waters, Queensland

LOCATION SUMMARY

The property is located in the growing residential suburb of Idalia, approximately nine kilometres south of the main business district of Townsville. Townsville, located approximately 1,373 kilometres north of Brisbane, Queensland, is a major

service centre. It is the main centre for government administration outside Brisbane, with regional health services provided by the Townsville Hospital and a number of research institutions such as James Cook University, the Australian Institute

of Marine Science, the Great Barrier Reef Marine Park Authority, Department of Primary Industries and CSIRO Davies Laboratory. The large defence presence from army and air force bases also influences the local economy.

28,940

LAND AREA (M²)

13,645

TOTAL GLA OR RETAIL AREA (M²)

31/03/2011

BUNNINGS LEASE COMMENCEMENT DATE

\$34,400,000

CURRENT VALUATION



Fountain Gate

64-86 Narre Warren Road, Fountain Gate, Victoria

LOCATION SUMMARY

The property is situated on the eastern side of Narre Warren North Road, approximately 38 kilometres south-east of the Melbourne central business district. Fountain Gate and the adjoining suburbs of Narre Warren and Berwick form part of a residential area that has been progressively developed since the 1980's. Land subdivision and new housing is occurring to the north and east of the property. The property is located between the Monash Freeway and Princes

Highway both of which provide access to the Melbourne central business district. Narre Warren railway station is located on the southern side of Princes Highway and there is also a bus service operating in the area. To the western side of Narre Warren North Road is Fountain Gate shopping centre, which includes a K-Mart, Target, Safeway, Coles and specialty shops. Also in close proximity are a number of fast-food restaurants, service retail and other large format retail outlets,

a medical centre, the municipal offices and other community facilities. BWP IS currently finalising redevelopment plans to transition the has commenced repurposing the ex-Bunnings site for property to large format retail which is expected to be completed in the second half of calendar year 2026. with a leasing campaign well advanced to secure new tenants for the property. Bunnings vacated Fountain Gate in July 2025.

32,120

LAND AREA (M²)

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BUNNINGS LEASE COMMENCEMENT
DATE

12,624

TOTAL GLA OR RETAIL AREA (M²)

\$30,500,000

CURRENT VALUATION



Frankston

Corner McMahons Road and Gertrude Street, Frankston, Victoria

LOCATION SUMMARY

The property is located on the south-east corner of McMahons Road and Gertrude Street, approximately 40 kilometres

to the south-east of Melbourne's central business district. It forms part of the 45,000 square metre Frankston Power Centre.

McMahons Road is a major arterial as is the nearby Cranbourne Road, which provides access to areas east of Frankston.

37,030

LAND AREA (M²)

13,843

TOTAL GLA OR RETAIL AREA (M²)

20/12/2001

BUNNINGS LEASE COMMENCEMENT DATE

\$55,400,000

CURRENT VALUATION



Fyshwick

52-66 Newcastle Street, Fyshwick, ACT

LOCATION SUMMARY

The property was developed for BBC Hardware Limited in 1995 and purchased by the Trust in December 2002. The property is located in the main industrial area of Canberra, seven kilometres south-east of the Canberra central business district and on the corner of Newcastle and Collie Streets. The land is subject to a 99-year

lease expiring in 2091 and zoned 'Industrial Mixed Use IZ2' which allows for a range of land uses including large format retail, car dealership, shop, food processing and wholesaling. The site has 129 metres frontage to Newcastle Street as well as 105 metres frontage to Collie Street. Access to the site is from the Monaro

Highway which passes to the west, and Canberra Avenue to the south. Bunnings pay an access fee to the Trust of \$300,994 per annum for an additional 10,025 square metres of land adjoining the property to the south. The property is located near a variety of showrooms, large format retail and high sale trade outlets.

27,740

LAND AREA (M²)

6,648

TOTAL GLA OR RETAIL AREA (M²)

24/12/2002

BUNNINGS LEASE COMMENCEMENT DATE

\$36,600,000

CURRENT VALUATION



Geraldton

181 North West Coastal Highway, Geraldton, Western Australia

LOCATION SUMMARY

The property is located in the Geraldton industrial precinct approximately 2.5 kilometres north of the Geraldton business district. The site is prominently located on the corner of north-west Coastal Highway and the proposed western extension of Place Road affording good visibility

to passing traffic. Geraldton is located approximately 420 kilometres north of Perth and is the capital centre of the mid-west region of Western Australia supporting mining, pastoral and agricultural industries and a strong fishing industry.

In early 2024, Bunnings advised it would vacate the property at lease expiry, subject to obtaining planning approval for an alternate site. Construction is underway on the alternate site and Bunnings is expected to relocate to the new site in the 2027 financial year.

32,527

LAND AREA (M²)

17,874

TOTAL GLA OR RETAIL AREA (M²)

10/12/2001

BUNNINGS LEASE COMMENCEMENT DATE

\$12,000,000

CURRENT VALUATION



Gladstone

220 Dawson Highway, Gladstone, Queensland

LOCATION SUMMARY

In September 2012, the Trust purchased Home Gladstone; an established Bunnings Warehouse and seven large format retail showrooms in the Gladstone suburb of Clinton, Queensland. The property was acquired from an institutional owner for \$28.6m (including acquisition costs). The

5.5-hectare property is situated on the south-eastern side of the Dawson Highway approximately six kilometres south-west of Gladstone's business centre and less than a kilometre south from the Gladstone Airport. The property comprises a total lettable area of 21,516 square metres with

approximately 527 car parking spaces. In addition to the Bunnings, the tenants for the remaining showrooms include Harvey Norman, Pillow Talk, BCF, Betta Electrical, Chemist Warehouse and Port City Pet World.

54,630
LAND AREA (M²)

16/02/2007
BUNNINGS LEASE COMMENCEMENT DATE

21,516
TOTAL GLA OR RETAIL AREA (M²)

\$65,500,000
CURRENT VALUATION



Greenacre

57-67 Roberts Road, Greenacre, New South Wales

LOCATION SUMMARY

The property is located on the eastern side of Roberts Road south of its intersection with Amarina Avenue, Greenacre approximately

15 kilometres south-west of the Sydney central business district. The property comprises a Bunnings Warehouse, with fully

enclosed timber drive through, nursery and car parking for 395 vehicles.

21,560
LAND AREA (M²)

14,149
TOTAL GLA OR RETAIL AREA (M²)

3/04/2012
BUNNINGS LEASE COMMENCEMENT
DATE

\$62,700,000
CURRENT VALUATION



Harrisdale

Lots 801 and 802 Ranford Road, Harrisdale, Western Australia

LOCATION SUMMARY

The property is situated on the south-east corner of Ranford and Wright Roads, in Harrisdale, approximately 18 kilometres southeast of the Perth central business district.

The neighbourhood Southern River Shopping Centre is located opposite the property along Ranford Road. Constructed on the site is a Bunnings warehouse store, three showrooms and on-

site car parking for 360 cars. In addition to Bunnings, the remaining showrooms are leased to City Farmers. Napoli Mercato and Anytime Fitness.

37,088

LAND AREA (M²)

17,124

TOTAL GLA OR RETAIL AREA (M²)

7/10/2011

BUNNINGS LEASE COMMENCEMENT DATE

\$53,700,000

CURRENT VALUATION



Hawthorn

230 Burwood Road, Hawthorn, Victoria

LOCATION SUMMARY

The property is located on the south side of Burwood Road between Power Street to the west and Glenferrie Road to the east, in the commercial and residential suburb of Hawthorn,

approximately five kilometres east of the Melbourne central business district. The surrounding locality comprises a number of commercial/showroom properties as well as a number of

redevelopment projects that are transforming old industrial buildings to new office or residential developments.

8,264

LAND AREA (M²)

29/10/2008

BUNNINGS LEASE COMMENCEMENT DATE

9,831

TOTAL GLA OR RETAIL AREA (M²)

\$79,600,000

CURRENT VALUATION



Hervey Bay

Corner Main Street and Boat Harbour Drive, Hervey Bay, Queensland

LOCATION SUMMARY

Hervey Bay is a regional city located 279 kilometres north of Brisbane and approximately 139 kilometres south of Bundaberg.

The property is positioned on the south-eastern corner of the intersection of Boat Harbour Drive, the main thoroughfare in Hervey Bay, and Main Street.

The site is approximately 800 metres south of the traditional retailing precinct of Pialba.

Numerous retail, showroom and semi-retail businesses located in this precinct include Crazy Clarks, Ultra-Tune, Bob Jane, Toyworld, Harvey Norman and Supa Cheap as well as fast food outlets such as Pizza Hut, Macdonald's, Red Rooster and Subway. Located directly to the west of the property are large format retailers including Autobarn, Chemist Warehouse, Pet World and Aldi.

Situated further west is the Bay Central Shopping Centre.

Following Bunnings' relocation from the property, BWP successfully completed and leased a \$22.2 million redevelopment to accommodate four large format retail tenants. Amart, Rebel, BCF and Super Cheap Auto all commenced trading from the property in mid-2024.

30,170

LAND AREA (M²)

10,033

TOTAL GLA OR RETAIL AREA (M²)

23/12/2002

BUNNINGS LEASE COMMENCEMENT DATE

\$35,500,000

CURRENT VALUATION



Hoxton Park

Hoxton Park Central, 2 Lyn Parade, Hoxton Park, New South Wales

LOCATION SUMMARY

The property is situated on the south-eastern corner of Hoxton Park and Lyn Parade approximately 30 kilometres south-west of the Sydney central business district and 3.5 kilometres south-west of Liverpool. The site is zoned 'B6 Enterprise Corridor' which allows for land uses including large format retail, mixed-use residential, service station,

warehouse and distribution, child-care, business and office. Since Bunnings vacated the property in mid-2019, the tenancy has been repurposed for use as large format retail. Current tenants include Super Cheap Auto, Total Tools, Jaycar, Totally Workwear, Repco, Savers, Salvation Army, Powerhouse Supplements, Crunch Fitness, South-West Kids, 10-Tops

and Kennards Self Storage. Surrounding development includes industrial uses to the immediate west and south, with some light industrial/large format retail uses to the east along Hoxton Park Road with predominantly low-density residential dwellings to the north.

36,970

LAND AREA (M²)

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BUNNINGS LEASE COMMENCEMENT DATE

25,607

TOTAL GLA OR RETAIL AREA (M²)

\$87,600,000

CURRENT VALUATION



Joondalup

2 Joondalup Drive, Joondalup, Western Australia

LOCATION SUMMARY

The property is located in the residential suburb of Edgewater, approximately 23 kilometres north-west of the Perth central business district and three the Joondalup central business district include the Lakeside Joondalup Shopping Centre, City of Wanneroo offices, Wanneroo Hospital, Joondalup TAFE Campus,

kilometres south of Joondalup City. Access to the property is via the nearby Mitchell Freeway, Ocean Reef Road and Joondalup Drive.

Edith Cowan University and several State and Commonwealth Government instrumentalities including LandCorp and the Water Authority of Western Australia.

Easy Auto 123 (car showroom) occupy the property after the lease was assigned from Bunnings in October 2015. Services and amenities already located within

The Edgewater train station is located within close proximity to the north of the property.

25,380
LAND AREA (M²)

13,358
TOTAL GLA OR RETAIL AREA (M²)

24/09/1998
BUNNINGS LEASE COMMENCEMENT
DATE

\$20,800,000
CURRENT VALUATION



Lake Haven

Pacific Highway, New South Wales

LOCATION SUMMARY

The property is located in the regional town of Wyong approximately 114 kilometres north of the Sydney central business district. The surrounding location is

generally comprised of light industrial and commercial uses as well as the Lake Haven Shopping Centre. Homemaker Lake Haven is immediately opposite and includes Harvey

Norman, Autobarn, BCF and Barbeques Galore. Bunnings Lake Haven was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

23,780

LAND AREA (M²)

16,074

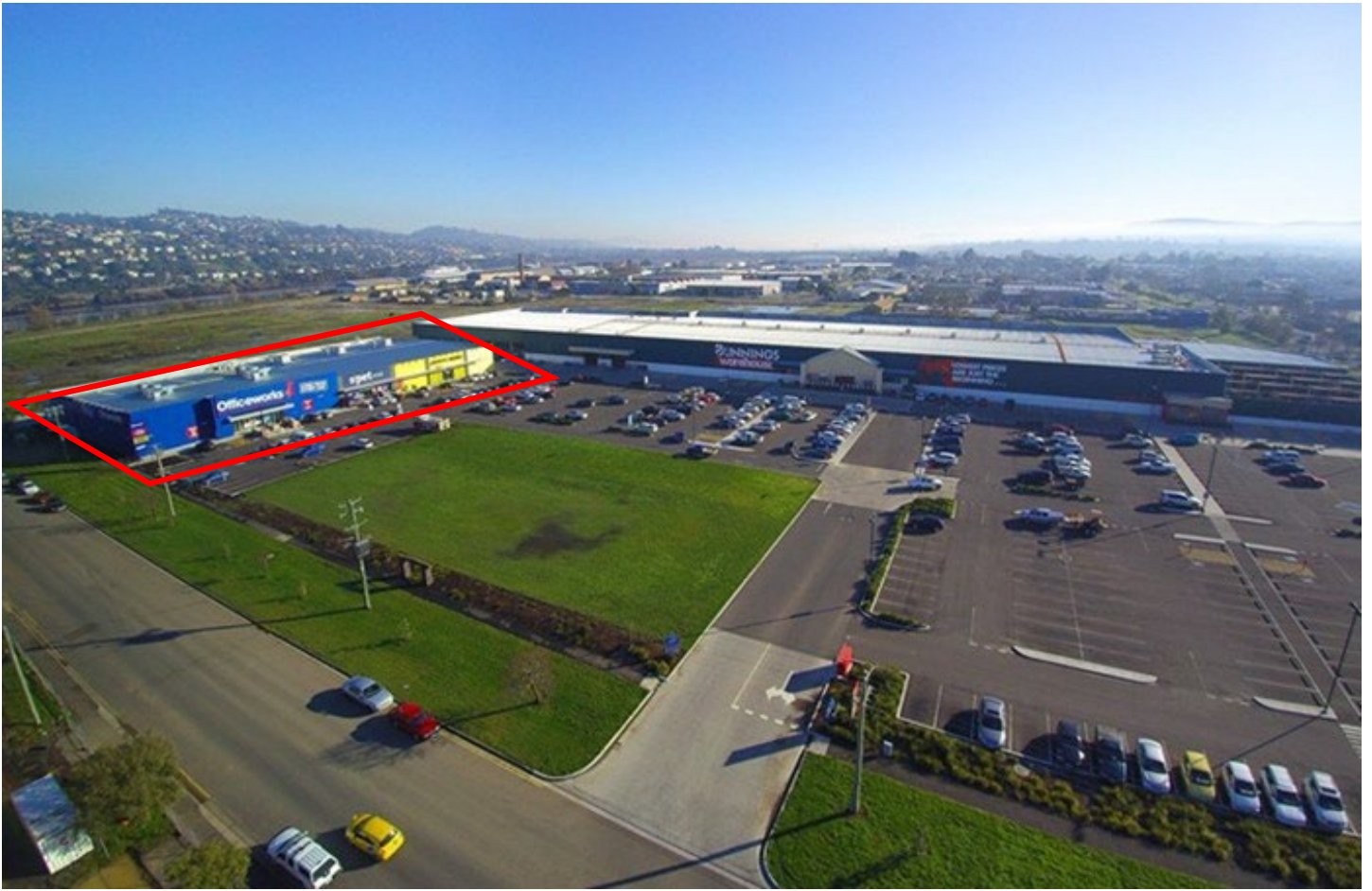
TOTAL GLA OR RETAIL AREA (M²)

25/08/1999

BUNNINGS LEASE COMMENCEMENT DATE

\$52,800,000

CURRENT VALUATION



Launceston Showrooms

CORNER OF LINDSAY AND GODERICH STREET, TASMANIA

LOCATION SUMMARY

The Launceston Bunnings is located adjacent to the Launceston Showrooms approximately one kilometre north of the Launceston central business district. The showrooms were constructed

over 2015 and 2016. The site provides good customer access on both Lindsay and Goderich Streets. The immediate surrounds include industrial and commercial facilities to the north and

west, and a mix of commercial and residential dwellings to the east. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

7,999

LAND AREA (M²)

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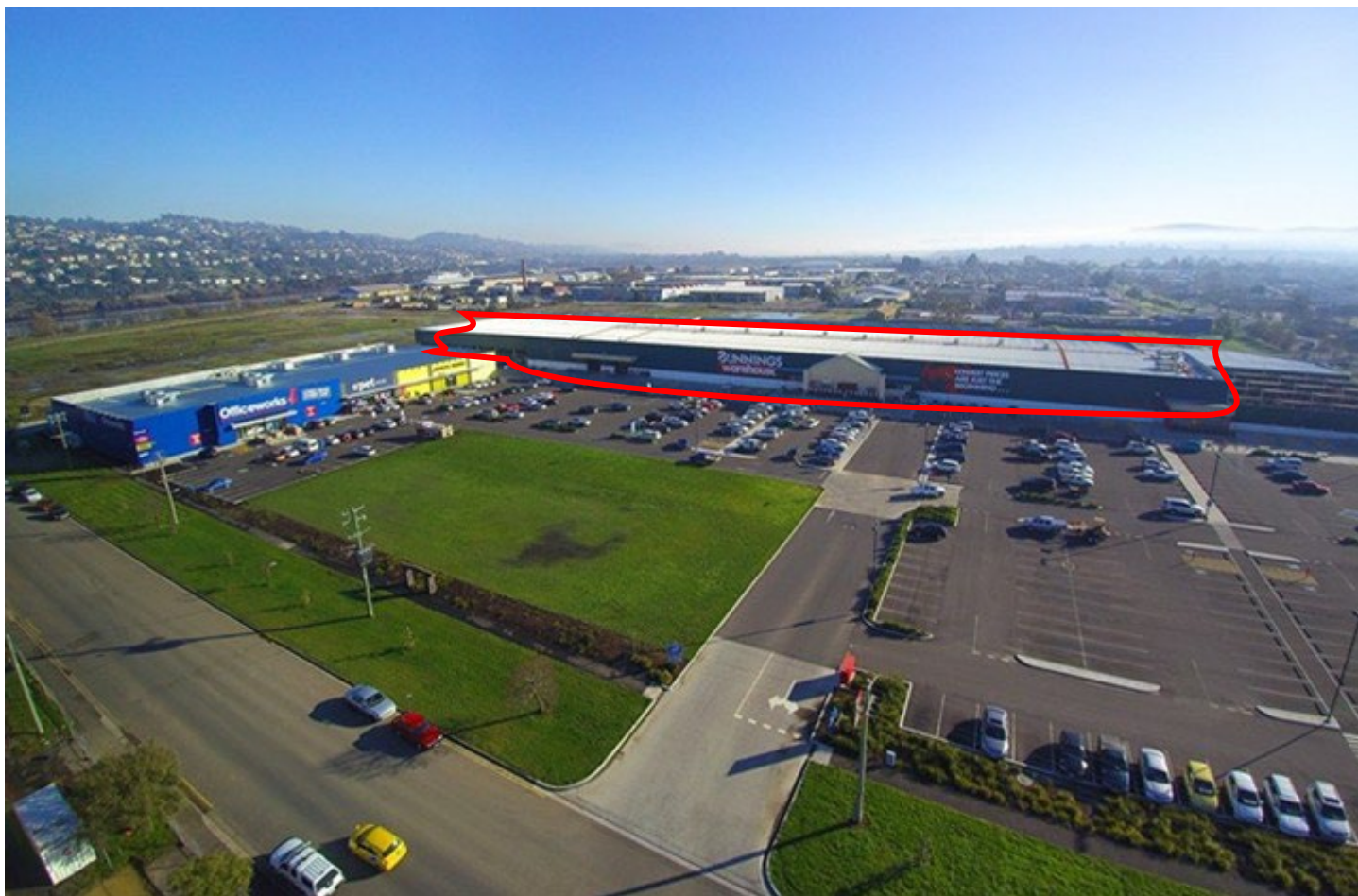
BUNNINGS LEASE COMMENCEMENT DATE

4,098

TOTAL GLA OR RETAIL AREA (M²)

\$16,800,000

CURRENT VALUATION



Launceston

Corner of Lindsay and Goderich Street, Tasmania

LOCATION SUMMARY

Launceston Showrooms comprises three large format retail tenancies occupied by Officeworks, JB Hi-fi and Petstock. The property is located adjacent to the Launceston Bunnings approximately one kilometre

north of the Launceston central business district. The site provides good customer access on both Lindsay and Goderich Streets. The immediate surrounds include industrial and commercial facilities to the north and

west, and a mix of commercial and residential dwellings to the east. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

42,750
LAND AREA (M²)

26/06/2014
BUNNINGS LEASE COMMENCEMENT
DATE

17,668
TOTAL GLA OR RETAIL AREA (M²)

\$51,300,000
CURRENT VALUATION



Lismore

2 Bruxner Highway, Lismore, New South Wales

LOCATION SUMMARY

The property was developed by BBC Hardware Limited in 2001 and purchased by the Trust in April 2004. The property is positioned on the eastern side of the Bruxner Highway, in an established industrial area. The property has 160 metres frontage to Bruxner Highway and is readily accessible from the Bruxner

Highway or alternatively via Three Chain Road. The property has 215 car bays, and the timber drive-through access is via the right of way to the rear of the property. A store expansion was completed in August 2015 at a cost to the Trust of \$4,600,000. The Trust acquired for \$1.5 million (from

Bunnings) 1.77 hectares (transaction completed in October 2022) to facilitate the expansion of the store, which was completed in June 2024 at a cost of \$10.2 million. On completion, Bunnings and BWP entered a new 10-year lease with six 5-year options.

38,290

LAND AREA (M²)

14,046

TOTAL GLA OR RETAIL AREA (M²)

21/04/2004

BUNNINGS LEASE COMMENCEMENT DATE

\$40,400,000

CURRENT VALUATION



Maitland

Corner Bungaree Street and New England Highway, Maitland, New South Wales

LOCATION SUMMARY

The property is prominently located on the New England Highway, approximately three

kilometres west of the main business district. Maitland, a regional city located in the Hunter

Valley region, is approximately 32 kilometres west of Newcastle and 200 kilometres north of Sydney.

36,670
LAND AREA (M²)

12,797
TOTAL GLA OR RETAIL AREA (M²)

23/08/2004
BUNNINGS LEASE COMMENCEMENT
DATE

\$33,900,000
CURRENT VALUATION



Mandurah

7 Magenta Terrace, Mandurah, Western Australia

LOCATION SUMMARY

The property is located within the Mandurah City Gate Business Park in Mandurah, approximately 75 kilometres south of the Perth central business district on the south-western corner of Fremantle and Gordon Roads. Complementary retail outlets surround the property. The site is

zoned 'Service Commercial' which allows for a range of land uses including retail, showroom, warehouse, medical centre, car dealership, service station and car wash. A small industrial precinct is situated immediately south-east of the property. Other surrounds include residential estates and the

Mandurah central business district about two kilometres south-west. In December 2018, the Trust completed works totalling \$7.3 million to reconfigure the property vacated by Bunnings in mid-2018, into a large format retail centre occupied by Amart Furniture, BCF and Snooze.

25,305

LAND AREA (M²)

—

BUNNINGS LEASE COMMENCEMENT DATE

8,662

TOTAL GLA OR RETAIL AREA (M²)

\$31,900,000

CURRENT VALUATION



Manly West

398 Wondall Road, Manly West, Queensland

LOCATION SUMMARY

The property is located on Wondall Road in Manly West approximately 16 kilometres east of Brisbane central business district. There is

a small industrial precinct situated directly to the north-west of the property and a college campus to the south. Established residential

property otherwise dominates the catchment.

20,500
LAND AREA (M²)

13,021
TOTAL GLA OR RETAIL AREA (M²)

17/09/2014
BUNNINGS LEASE COMMENCEMENT
DATE

\$54,200,000
CURRENT VALUATION



Maribyrnong

Corner Rosamond Road and Williamson Roads, Maribyrnong, Victoria

LOCATION SUMMARY

The property is located within the suburb of Maribyrnong, approximately 8 kilometres northwest of the Melbourne central business district. It is positioned on the southwest

corner of Rosamond and Williamson Roads, diagonally opposite the Highpoint Shopping Centre, the fourth largest shopping centre in Australia. The Highpoint Homemaker Centre,

which comprises a number of large format retail outlets, is nearby. The completed Bunnings Warehouse development was acquired on 13 February 2015.

33,390

LAND AREA (M²)

17,550

TOTAL GLA OR RETAIL AREA (M²)

13/02/2015

BUNNINGS LEASE COMMENCEMENT DATE

\$68,300,000

CURRENT VALUATION



Maroochydore

70-98 Dalton Drive, Queensland

LOCATION SUMMARY

The property is situated in the regional location of Maroochydore approximately 90 kilometres to the north of the Brisbane central business district. The surrounding area consists of a combination of retail and commercial uses

including the Maroochydore Homemaker Centre 100 metres northwest, the Spotlight Maroochydore complex opposite to the east and Sunshine Plaza 700 metres to the north. The property consists of a Bunnings

Warehouse and four large format retail tenancies. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

37,382

LAND AREA (M²)

16,440

TOTAL GLA OR RETAIL AREA (M²)

23/10/2015

BUNNINGS LEASE COMMENCEMENT DATE

\$75,000,000

CURRENT VALUATION



Melton

56 Keilor-Melton Road, Victoria

LOCATION SUMMARY

Bunnings Melton is located within the suburb of Melton approximately 35 kilometres northwest of the Melbourne central business district. The 17,871 square metre warehouses opened in 2021.

The surrounding development to the west includes industrial and large format retail. A large format retail development is located directly west and includes The Good Guys, Supercheap, Chemist

Warehouse and Repco. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

40,020

LAND AREA (M²)

17,871

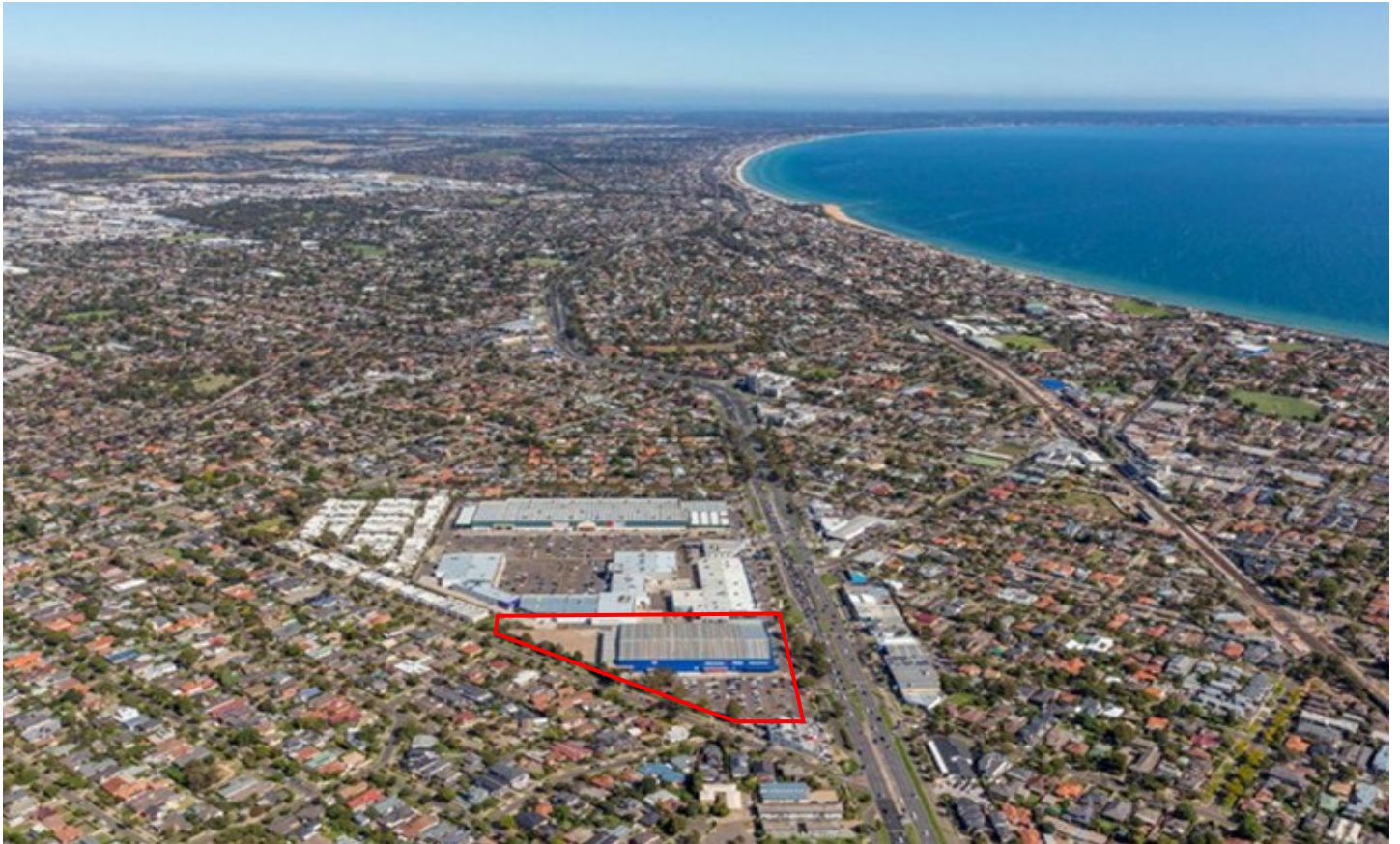
TOTAL GLA OR RETAIL AREA (M²)

19/08/2021

BUNNINGS LEASE COMMENCEMENT DATE

\$44,300,000

CURRENT VALUATION



Mentone

3 Nepean Highway, Mentone, Victoria

LOCATION SUMMARY

The property is situated in the northeastern corner of Nepean Highway and Oak Avenue, approximately 20 kilometres south of the Melbourne central business district. Mentone is a well-established and fully developed bayside suburb of Melbourne. The site is zoned 'Commercial 2' which allows for uses such as supermarket

and shop, cinema, service station, large format retail and office. The site has also been identified as a future re-zoning opportunity to allow residential development. Nepean Highway carries large volumes of traffic and the highway frontage is well developed for commercial uses. Surrounding the property are

showroom/service retail properties, large industrial properties and residential land. Following Bunnings lease surrender in mid-2018, the Trust completed in December 2018 works totalling \$4.1 million to reconfigure the property for use as a large format retail centre. Officeworks and Crunch Fitness occupy the property.

25,190

LAND AREA (M²)

8,271

TOTAL GLA OR RETAIL AREA (M²)

24/09/1998

BUNNINGS LEASE COMMENCEMENT DATE

\$37,900,000

CURRENT VALUATION



Midland

181 Great Western Highway, Midland, Western Australia

LOCATION SUMMARY

The property is prominently located on the south-western corner of Great Eastern Highway, a major arterial road, and Ferguson Street, approximately 20 kilometres east of Perth's central business district. Development in proximity to the property consists of office/warehouse

premises together with retail showrooms along the Great Eastern Highway. The Midland Gate Regional Shopping Centre is located approximately 100 metres west of the property fronting the Great Eastern Highway. The Bunnings lease expired in September 2021. The property is leased to Carco

which operates as a car dealership. Carco is currently undertaking a major building expansion and has committed to a 10-year lease extension which will commence on completion of the development in the first half of calendar year 2027.

24,204
LAND AREA (M²)

9,370
TOTAL GLA OR RETAIL AREA (M²)

5/10/2021
BUNNINGS LEASE COMMENCEMENT
DATE

\$22,700,000
CURRENT VALUATION



Mile End

180 Railway Terrace, Mile End, South Australia

LOCATION SUMMARY

The property is located in the suburb of Mile End South, approximately two kilometres west of the Adelaide central business district. The Keswick Terminal (Australia National) and the city of Adelaide are located immediately to the east, with predominantly well-established residential

suburbs to the west. The property has frontage to Sir Donald Bradman Drive, a major arterial road that is the dominant link between the city and Adelaide Airport. The land also adjoins Railway Terrace, a major collector road that is an alternative ring road around the western side of

the city. Development along Sir Donald Bradman Drive is predominantly commercial in nature and includes a wide mix of uses ranging from professional offices, service industries to retail developments.

33,190

LAND AREA (M²)

22/03/2000

BUNNINGS LEASE COMMENCEMENT DATE

15,065

TOTAL GLA OR RETAIL AREA (M²)

\$62,700,000

CURRENT VALUATION



Minchinbury

Cnr Great Western Highway and Williams Street, Minchinbury, New South Wales

LOCATION SUMMARY

The property is situated on the Great Western Highway, 34 kilometres west of the Sydney central business district, in a developing large format retail and light industrial area. The immediate locality is principally

residential in nature. The Great Western Highway is a major arterial which carries significant volumes of traffic past the property. In March 2015 a significant upgrade of the warehouse was completed at a

cost of \$8,576,000. Public transport in the area is provided by way of private bus service, and the closest rail station is situated two kilometres to the north of the property.

36,640
LAND AREA (M²)

31/12/1998
BUNNINGS LEASE COMMENCEMENT
DATE

16,557
TOTAL GLA OR RETAIL AREA (M²)

\$74,600,000
CURRENT VALUATION



Morayfield

Corner Walker and Morayfield Roads, Morayfield, Queensland

LOCATION SUMMARY

The property is located approximately three kilometres south of the Caboolture town centre, an expanding residential satellite town situated approximately 45 kilometres north of the Brisbane central business

district. The property is prominently positioned with frontages to Morayfield Road, Walkers Road and Oakey Flat Road with high volumes of passing traffic. The Caboolture community sports centre is situated next to

the property and mixed industrial uses are situated opposite the property in Morayfield Road. The Morayfield shopping centre is situated a short distance north of the property.

37,750
LAND AREA (M²)

12,507
TOTAL GLA OR RETAIL AREA (M²)

22/03/2000
BUNNINGS LEASE COMMENCEMENT
DATE

\$40,700,000
CURRENT VALUATION



HomeCentre Morayfield

321 Morayfield Road

LOCATION SUMMARY

HomeCentre Morayfield is located approximately 44 kilometres north of the Brisbane central business district and 300 metres south of BWP's Morayfield standalone Bunnings Warehouse. The property is prominently situated on Morayfield Road with high volumes of passing traffic.

Surrounding development predominantly comprises small format retail, large format retail, showroom and commercial development conglomerating along Morayfield Road. The area includes a large format retail complex known as Primewest Morayfield adjoining the property

to the south and Morayfield Super Centre directly opposite and to the west. The LFR centre currently accommodates seven tenants including Amart, Nick Scali, Sydney Tools, Super Cheap Auto and The Salvation Army occupying 12,086 square metres. BWP acquired the property in November 2025.

28,350
LAND AREA (M²)

—
BUNNINGS LEASE COMMENCEMENT
DATE

12,086
TOTAL GLA OR RETAIL AREA (M²)

\$48,000,000
CURRENT VALUATION



Mornington

1100 Nepean Highway, Mornington, Victoria

LOCATION SUMMARY

The property is situated on the northeast corner of Nepean Highway and Bungower Road in Mornington, approximately 45 kilometres south-east of

the Melbourne central business district. In November 2001, the Trust funded the expansion of the

Mornington property for a total outlay of \$1.881 million. The expansion resulted in an increase in the total retail area of 2,400 square metres.

40,474

LAND AREA (M²)

13,324

TOTAL GLA OR RETAIL AREA (M²)

13/12/1999

BUNNINGS LEASE COMMENCEMENT DATE

\$43,500,000

CURRENT VALUATION



Mount Gravatt

14 Wrecker Road, Mount Gravatt, Queensland

LOCATION SUMMARY

The property is situated on the corner of Wecker Road and Creek Road in the suburb of Mansfield, situated approximately 10 kilometres southeast of the

Brisbane central business district. Surrounding development comprises industrial land to the east, the Mt Gravatt East Primary School to the south and residential

to the north and west. The Sefton College and Moreton Institute of Tafe are situated in close proximity to the north-west.

26,910
LAND AREA (M²)

18/12/2008
BUNNINGS LEASE COMMENCEMENT
DATE

11,824
TOTAL GLA OR RETAIL AREA (M²)

\$28,400,000
CURRENT VALUATION



Noarlunga

Corner Beach Road and Goldsmith Drive, Noarlunga, South Australia

LOCATION SUMMARY

The property is located within the established residential suburb of Noarlunga, approximately 30 kilometres south of the Adelaide central business district. The developed residential suburbs of Hackham West and Noarlunga Downs are situated to the east and north, while the suburb of Port Noarlunga is situated to the west. The site has 150 metres frontage

to Beach Road, a main arterial road into Adelaide. Located 1 kilometre south-west of the property is Colonnades Shopping Centre, one of the largest shopping centres in Adelaide. In early 2023, Bunnings advised it would vacate the property at lease expiry. BWP is currently progressing redevelopment plans to transition the property to a

large format retail centre, and a leasing campaign is underway to secure new tenants for the repositioned asset. BWP has commenced repurposing the ex-Bunnings site for property to large format retail which is expected to be completed in the second half of calendar year 2026.

26,080

LAND AREA (M²)

1/10/1999

BUNNINGS LEASE COMMENCEMENT DATE

14,784

TOTAL GLA OR RETAIL AREA (M²)

\$15,000,000

CURRENT VALUATION



North Lakes

2 Flinders Parade, North Lakes, Queensland

LOCATION SUMMARY

The property is situated within the northern section of the North Lakes Business Park, approximately

34 kilometres north of the Brisbane central business district. The business park is surrounded

by a developing established residential area known as the North Lakes residential estate.

41,270
LAND AREA (M²)

18,861
TOTAL GLA OR RETAIL AREA (M²)

1/11/2013
BUNNINGS LEASE COMMENCEMENT
DATE

\$66,000,000
CURRENT VALUATION



Northland

Corner Murray Road and Chifley Drive, Northland, Victoria

LOCATION SUMMARY

The property is located in the suburb of Preston, approximately 10 kilometres north of the Melbourne central business district. Relatively densely populated residential areas provide the primary catchment.

In August 2005 the property was upgraded at a cost of \$2.92 million. In June 2013 a second upgrade of the property was

completed at a cost of \$875,128.

This upgrade included an expanded goods inward yard and a new materials yard canopy.

The property is positioned opposite the Northland shopping centre, and near the Northland Homemaker Centre. Industrial uses adjoin the property to the south. The Northland shopping centre acts as a major transport

node for bus services, which provide a link with railway lines approximately three kilometres east and west of the property. BWP is currently considering rezoning/redevelopment options. Bunnings vacated Northland in late 2024 and the property has been re-leased to Pandamart, a discount homewares retailer, on a three-year term.

33,120

LAND AREA (M²)

—

BUNNINGS LEASE COMMENCEMENT DATE

13,006

TOTAL GLA OR RETAIL AREA (M²)

\$38,700,000

CURRENT VALUATION



Nunawading

250 Whitehorse Road, Nunawading, Victoria

LOCATION SUMMARY

The property is situated on the southern side of Whitehorse Road, just west of the intersection with Springvale Road, in Nunawading approximately 18 kilometres east of the Melbourne central business district. Nunawading and the surrounding suburbs are well established residential areas of Melbourne. Whitehorse Road (Maroondah Highway) is a major arterial road that carries high

volumes of traffic and provides access from the eastern suburbs through to the central business district. The property receives excellent exposure from passing traffic and is situated among many other large format and service retailers and showroom uses, taking advantage of the highway frontage. Springvale Road, less than one kilometre east of the north-south routes in the area.

Nunawading railway station is located one kilometre east of the property and a comprehensive bus service operates in the area. Box Hill district centre, incorporating a commercial precinct, enclosed and strip shopping facilities and a transport interchange is approximately four kilometres to the west, on Whitehorse Road.

34,342

LAND AREA (M²)

24/09/1998

BUNNINGS LEASE COMMENCEMENT DATE

\$62,700,000*

CURRENT VALUATION

*Includes two adjoining properties on land (.01ha) earmarked for future expansion of the Bunnings Warehouse for which Bunnings pays the Trust \$126,935 per annum.



Pakenham

855 Princess Highway, Pakenham, Victoria

LOCATION SUMMARY

The property is located on the north-eastern corner of Princes Highway and O'Brien Street, Pakenham, approximately 61 kilometres south-east of the Melbourne central business district. The site comprises a Bunnings

Warehouse with a total retail area of 11,814 square metres, as well as three showrooms leased as outlets for Officeworks (2,097 sqm), Dollar Curtains and Blinds (478 sqm) and Jett's Gym (478 sqm). Bunnings has received

planning approval for a store expansion which is expected to commence in the second half of calendar year 2026. A new 10-year lease will commence on completion of the development.

35,160

LAND AREA (M²)

14,867

TOTAL GLA OR RETAIL AREA (M²)

31/03/2011

BUNNINGS BUNNINGS LEASE COMMENCEMENT DATE

\$45,900,000

CURRENT VALUATION



Port Macquarie

Corner Lake and Fernhill Roads Port Macquarie, New South Wales

LOCATION SUMMARY

The property is located on the corner of Lake Road and Fernhill Road, in an established industrial and large format retail area 3.5 kilometres south of the main business district. Lake Road connects the town centre of Port Macquarie with the Pacific Highway. Port Macquarie is a

regional city, located approximately 400 kilometres north of Sydney and approximately 150 kilometres south of Coffs Harbour. Other retailers in close proximity include Harvey Norman, Captain Snooze, Barbeques Galore, and various homemaker showrooms outlets. In March

2020, the Trust completed works totalling \$6.6 million to reconfigure the property vacated by Bunnings in mid-2019, into a large format retail centre occupied by Sydney Tools, Amart Furniture and Body Fit Gym.

20,230

LAND AREA (M²)

7,387

TOTAL GLA OR RETAIL AREA (M²)

17/11/2003

BUNNINGS LEASE COMMENCEMENT DATE

\$24,500,000

CURRENT VALUATION



Port Melbourne

501 Williamstown Road, Port Melbourne, Victoria

LOCATION SUMMARY

The property is situated on the northern alignment of Williamstown Road, bound by Bridge and Bertie Streets, in the mixed-use suburb of Port Melbourne, approximately 2.5 kilometres south-west of the Melbourne central business district. Williamstown Road is a semi-major arterial road, providing

access from the Melbourne central business district to the Port Melbourne industrial precinct and the bay side residential suburb of Port Melbourne. Williamstown Road intersects Montague Street which provides access to the M1 Westgate Freeway, circa one kilometre northeast of the property. The site falls within the

'Sandridge' precinct of Fisherman's Bend which is a developing mixed-use area. In June 2021, the expansion of the Port Melbourne Bunnings Warehouse was completed at a cost of \$6.6 million. On completion Bunnings and the Trust entered a new 10-year lease with 2 x 5-year options.

30,320

LAND AREA (M²)

16,159

TOTAL GLA OR RETAIL AREA (M²)

10/12/2010

BUNNINGS LEASE COMMENCEMENT DATE

\$78,000,000

CURRENT VALUATION



Preston

64-74 Bell Street, Victoria

LOCATION SUMMARY

The site is located in a prominent position with excellent exposure on Bell Street Preston approximately 12 kilometres north of the Melbourne central business district. The property is a recently constructed multi-level Bunnings

Warehouse that was completed in June 2023. The retail component is split with timber trade sales on the ground floor and the main warehouse along with bagged goods canopy and nursery on the second floor with car parking is

over the ground and first floor. Bunnings committed to a 12-year lease which commenced in August 2023. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

20,500
LAND AREA (M²)

19,125
TOTAL GLA OR RETAIL AREA (M²)

08/08/2023
BUNNINGS LEASE COMMENCEMENT
DATE

\$79,400,000
CURRENT VALUATION



Rockingham

26 Pedlar Circuit, Rockingham, Western Australia

LOCATION SUMMARY

The property is located in the southern coastal suburb of Rockingham, 40 kilometres to the south of the Perth central business district and 25 kilometres to the south of Fremantle. The property is prominently located being diagonally opposite the intersection of Patterson Road and Ennis Avenue. These two roads form part of the major north-south highway through the south-west corridor with

approximately 35,000 vehicles a day passing through this intersection. Adjacent to the property on the south-western alignment of Pedlar Circuit is the 'Challenge Business Park' large format retail centre which includes tenants such as The Good Guys, Barbeques Galore, Bedshed, Tyrepower and Retra Vision. A store expansion was completed in October 2015 at a cost to the Trust of \$4,600,000. On completion, Bunnings and

the Trust entered a new 12-year lease with 4 x 6-year options. Rockingham is at the midpoint of Perth's south-west corridor. This corridor has been identified by planning authorities as an area of major urban growth over the next fifteen years. Rockingham has itself been designated as a major employment/commercial centre.

33,205

LAND AREA (M²)

16/08/2000

BUNNINGS LEASE COMMENCEMENT DATE

15,188

TOTAL GLA OR RETAIL AREA (M²)

\$50,800,000

CURRENT VALUATION



Rocklea

35 Balham Road, Rocklea, Queensland

LOCATION SUMMARY

The property is located adjacent to the Ipswich Motorway and on the corner of Granard and Balham Roads, 14 kilometres west of the Brisbane central business district. The property has high visibility and ease of access from main

thoroughfares of West Brisbane, namely the Ipswich Motorway and Granard Road. In October 2013, a store upgrade was completed at a cost of \$5,400,000 to the Trust which resulted in a \$382,000 increase in the rental and a new

12-year lease. Bunnings vacated the property on lease expiry in October 2025. A leasing campaign is underway to secure a replacement tenant.

31,672
LAND AREA (M²)

–

BUNNINGS LEASE COMMENCEMENT
DATE

14,403
TOTAL GLA OR RETAIL AREA (M²)

\$25,600,000
CURRENT VALUATION



Rydalmere

300-320 Victoria Road, Rydalmere, New South Wales

LOCATION SUMMARY

The property comprises a Bunnings Warehouse completed in March 2014 and is situated within an established industrial precinct in the suburb of Rydalmere,

approximately 17 kilometres north-west of the Sydney central business district. Surrounding development within the immediate locality comprises

showroom and industrial development and established low density residential development.

47,300

LAND AREA (M²)

16,645

TOTAL GLA OR RETAIL AREA (M²)

24/03/2014

BUNNINGS LEASE COMMENCEMENT DATE

\$86,400,000

CURRENT VALUATION



Scoresby

1467 Ferntree Gully Road, Scoresby, Victoria

LOCATION SUMMARY

In December 2023, the Trust reached agreement with Bunnings to extend the lease at Scoresby, Victoria. The new lease will commence on completion of works at the property, with \$1.4 million of works undertaken by the Trust. The parties have agreed to a new 10-year lease with three, five-year options exercisable by Bunnings. The property is situated on the northern side of Ferntree Gully Road, approximately one kilometre west of its intersection

with Stud Road, approximately 26 kilometres southeast of the Melbourne central business district. Ferntree Gully Road is a main arterial road that connects the south-eastern Freeway and the Princes Highway. Stud Road is a north-south arterial which provides access between Dandenong in the south and Wantirna in the north. Industrial properties such as Amcor Fibre packaging and Unifoods are nearby, as are other significant

industrial land uses to the east and west of the property. Otherwise, the surrounding area is predominantly residential. In June 2012, a store upgrade was completed at a cost of \$6.9 million to the Trust which resulted in a \$552,000 increase in the rental and a new 10 year lease. An upgrade to the car park was completed in early 2025 at a cost of \$1.4 million. BWP funded the upgrade and entered into a new 10 year lease with Bunnings.

34,270

LAND AREA (M²)

24/09/1998

BUNNINGS LEASE COMMENCEMENT DATE

12,515

TOTAL GLA OR RETAIL AREA (M²)

\$46,600,000

CURRENT VALUATION



Smithfield

2-4 Mount Milman Drive, Smithfield, Queensland

LOCATION SUMMARY

This property is located in the growing residential suburb of Smithfield, approximately 14 kilometres north of the main business district of Cairns. Cairns is located approximately

1,700 kilometres north of Brisbane, Queensland and approximately 350 kilometres north of Townsville. The Cairns region has a population of approximately 165,000. The

site comprises a Bunnings Warehouse with a total retail area of 13,094 square metres and has 300 car bays.

31,050

LAND AREA (M²)

13,094

TOTAL GLA OR RETAIL AREA (M²)

19/05/2011

BUNNINGS LEASE COMMENCEMENT
DATE

\$31,400,000

CURRENT VALUATION



Southport

Olsen Avenue, Southport, Queensland

LOCATION SUMMARY

The property is located in the established residential and industrial suburb of Molendinar, adjacent to Southport and approximately seven kilometres north-west of Surfers Paradise, on the Gold Coast. The developed

residential suburbs of Labrador, Southport and Ashmore are situated to the east and south, while the modern residential suburbs of Parkwood and Nerang are situated to the north and west respectively. The property has

frontage to Olsen Avenue and has good exposure to passing traffic. Olsen Avenue forms part of an arterial link extending from Oxenford in the north to Benowa in the south.

35,270

LAND AREA (M²)

10/11/1998

BUNNINGS LEASE COMMENCEMENT DATE

12,431

TOTAL GLA OR RETAIL AREA (M²)

\$38,900,000

CURRENT VALUATION



Southport Showrooms

Olsen Avenue, Southport, Queensland

LOCATION SUMMARY

In September 2023, the Trust acquired Southport Showrooms, adjoining BWP Trust-owned

Bunnings Warehouse for \$10.0 million. The property comprises

showrooms leased to Salvos, Totally Workwear and World Gym.

3,267
LAND AREA (M²)

—
BUNNINGS LEASE COMMENCEMENT
DATE

2,382
TOTAL GLA OR RETAIL AREA (M²)

\$10,200,000
CURRENT VALUATION



Springvale

849-857 Princes Highway, Springvale Victoria

LOCATION SUMMARY

The property is situated in the established industrial suburb of Springvale, approximately 22 kilometres south-east of the Melbourne central business district, with

prominent exposure to Dandenong Road (Princes Highway) and Centre Road. The property is also visible from the busy intersection of Springvale Road and

Dandenong Road. Immediately surrounding the property are numerous industrial/service commercial businesses along the main road frontages.

31,750

LAND AREA (M²)

13,458

TOTAL GLA OR RETAIL AREA (M²)

16/12/2013

BUNNINGS LEASE COMMENCEMENT DATE

\$52,800,000

CURRENT VALUATION



Sunbury

Corner Vineyard and McDougall Roads, Sunbury, Victoria

LOCATION SUMMARY

The property is situated in the suburb of Sunbury, approximately 35 kilometres north-west of the Melbourne

central business district. The property is located approximately one kilometre south of the Sunbury town

centre and directly north of the Sunbury Business Park.

34,670
LAND AREA (M²)

15,270
TOTAL GLA OR RETAIL AREA (M²)

16/06/2014
BUNNINGS LEASE COMMENCEMENT
DATE

\$45,900,000
CURRENT VALUATION



Thornleigh

Pennant Hills Road, Thornleigh, New South Wales

LOCATION SUMMARY

The property was developed by BBC Hardware Properties in 1993 and purchased by the Trust in September 2004.

The property is located approximately 18 kilometres

north-west of the Sydney central business district, on Pennant Hills Road, a major arterial road which links the Pacific Highway and M2 Hills Motorway. The property is located in a retail and commercial precinct, which is surrounded by

a predominantly residential area. The site has 140 metres frontage to Pennant Hills Road and is readily accessible from Phyllis Avenue and Central Avenue and has 241 car bays.

12,030

LAND AREA (M²)

5,301

TOTAL GLA OR RETAIL AREA (M²)

06/09/2004

BUNNINGS LEASE COMMENCEMENT
DATE

\$36,500,000

CURRENT VALUATION



Townsville North

8 North Shore Boulevard, Townsville North, Queensland

LOCATION SUMMARY

The property is situated near the main entrance to Stockland's North Shore residential community at Burdell,

approximately 15 kilometres west of the Townsville central business district. The property is surrounded by a combination of

vacant development sites and recently developed retail and commercial facilities.

33,970

LAND AREA (M²)

14,038

TOTAL GLA OR RETAIL AREA (M²)

02/12/2013

BUNNINGS LEASE COMMENCEMENT
DATE

\$38,200,000

CURRENT VALUATION



Tuggeranong

Corner Anketell and Oakden Streets, Tuggeranong, ACT

LOCATION SUMMARY

The property is located in the Tuggeranong town centre, approximately 16 kilometres south of the Canberra city centre. Frontages are to Anketell, Oakden and Sheerin Streets. The Tuggeranong district includes a number of suburbs which form the southern end of the Canberra

metropolitan area. The town centre comprises several retail premises including a Myer department store, Kmart discount department store, Coles and Woolworths supermarkets and a variety of specialty shops. A major bus depot is situated just west of

the property on the west side of Scollay Street.

The surrounding residential areas include a mixture of conventional home lots and medium density multi-unit housing, interspersed with significant areas of public open space and nature parks.

27,630

LAND AREA (M²)

1/12/1998

BUNNINGS LEASE COMMENCEMENT DATE

11,857

TOTAL GLA OR RETAIL AREA (M²)

\$46,300,000

CURRENT VALUATION

Underwood

51 Kingston Road, Queensland

LOCATION SUMMARY

The property is a large format retail centre over 11,111 square metres consisting of four separate buildings and sixteen tenancies. The major tenants at the property include Officeworks, Supercheap Auto, Drummond Golf, Sydney Tools, Choice Discount and

Fernwood Fitness. The site is located approximately 22 kilometres south of the Brisbane central business district on a prominent corner in the suburb of Underwood. The surrounding area includes Bunnings Underwood immediately to the west as well as

a mixture of retail and service industry uses along Compton Road and Perrin Drive. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

28,150

LAND AREA (M²)

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BUNNINGS LEASE COMMENCEMENT
DATE

11,111

TOTAL GLA OR RETAIL AREA (M²)

\$50,300,000

CURRENT VALUATION



Vermont South

606-634 Burwood Highway, Vermont South, Victoria

LOCATION SUMMARY

The property is prominently situated near the intersection of the Burwood Highway and Morack Road, in the residential suburb of

Vermont South, approximately 21 kilometres east of the Melbourne central business district. The site comprises a Bunnings Warehouse

with a total retail area of approximately 16,634 square metres and on-site parking for 562 cars.

47,580

LAND AREA (M²)

16,634

TOTAL GLA OR RETAIL AREA (M²)

15/08/2005

BUNNINGS LEASE COMMENCEMENT
DATE

\$54,800,000

CURRENT VALUATION



Villawood

798 Villawood Road, Villawood, New South Wales

LOCATION SUMMARY

The property is situated at the junction of Woodville Road and Tangerine Street, Villawood, 26 kilometres west of the Sydney central business district.

Surrounding uses include residential, to the west, large format retail and industrial to the east.

The property was expanded in late 2019 at a cost of \$5.0 million.

26,490

LAND AREA (M²)

12,678

TOTAL GLA OR RETAIL AREA (M²)

14/05/2008

BUNNINGS LEASE COMMENCEMENT
DATE

\$52,500,000

CURRENT VALUATION



Wagga Wagga

51-53 Dobney Avenue, Wagga Wagga, New South Wales

LOCATION SUMMARY

The property is situated on the western side of Dobney Avenue at its intersection with Pearson Street. Surrounding development is largely light trade-related

industrial facilities and car dealerships along Dobney Avenue. Bunnings relocated to the property in December 2009 from a former BBC Hardware store

situated in Wagga Wagga Homebase on the corner of Hammond Avenue and Lake Albert Road, approximately four kilometres east of the property.

35,550

LAND AREA (M²)

13,774

TOTAL GLA OR RETAIL AREA (M²)

31/03/2011

BUNNINGS LEASE COMMENCEMENT DATE

\$17,500,000

CURRENT VALUATION



Wallsend

Corner Sandgate and Minmi Roads, Wallsend, New South Wales

LOCATION SUMMARY

The property is located in the suburb of Wallsend approximately nine kilometres north-west of the

main business district of Newcastle. Newcastle is the second most populated area in the

state of New South Wales being located approximately 155 kilometres north of Sydney.

59,550
LAND AREA (M²)

16,863
TOTAL GLA OR RETAIL AREA (M²)

1/06/2014
BUNNINGS LEASE COMMENCEMENT
DATE

\$52,500,000
CURRENT VALUATION



Warragul

57 Hazel Drive, Victoria

LOCATION SUMMARY

The property is a large format retail centre consisting of a Bunnings Warehouse, Kmart along with seven large format retail stores. The site is located in the regional town of Warragul approximately 94 kilometres to the retail property to the west and residential dwellings to the north. The property was acquired as part

south east of the Melbourne central business district and 1.8 kilometres to the east of the Warragul town centre. The surrounding area includes a mixture of farming to the south east, industrial/large format retail of a portfolio acquisition in the first half of the 2024 calendar year

property to the west and residential dwellings to the north. The property was acquired as part of a portfolio acquisition in the first half of the 2024 calendar year.

57,050

LAND AREA (M²)

1/05/2020

BUNNINGS LEASE COMMENCEMENT DATE

25,430

TOTAL GLA OR RETAIL AREA (M²)

\$67,700,000

CURRENT VALUATION



West Ipswich

301 Brisbane Road, West Ipswich, Queensland

LOCATION SUMMARY

The property is situated on the corner of Brisbane Street and Clay Street at West Ipswich, approximately one kilometre southwest of the Ipswich central business district and 42

kilometres south-west of the Brisbane central business district. A mixture of commercial, retail and industrial developments directly surrounds the

property while the outer surrounding area predominantly comprises established residential dwellings.

21,390

LAND AREA (M²)

14,977

TOTAL GLA OR RETAIL AREA (M²)

12/09/2014

BUNNINGS LEASE COMMENCEMENT DATE

\$58,300,000

CURRENT VALUATION