

Property Portfolio

As at 31 December 2023





Albany

348-354 Albany Highway, Albany, Western Australia

LOCATION SUMMARY

In November 2023, the Trust entered into an agreement with an unrelated third party for the divestment of the ex-Bunnings Warehouse property at Albany, Western Australia for \$7.0 million. Settlement is expected to occur in

June 2024. The property is situated prominently on the eastern side of Albany Highway, at its intersection with South Coast Highway, North Road, Chester Pass Road and Hanrahan Road, approximately one kilometre from

the Albany town centre. This intersection is formed by a large roundabout which facilitates access to the property.

20,054

LAND AREA (M²)

13,660

TOTAL GLA OR RETAIL AREA (M²)

\$920,062

ANNUAL RENT

1/11/1999

LEASE COMMENCEMENT DATE

\$4,386,319

TOTAL PROPERTY COST

\$6,900,000

CURRENT VALUATION



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 development 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)

5,746
TOTAL GLA OR RETAIL AREA (M²)

\$1,825,000
ANNUAL RENT

9/02/2003
LEASE COMMENCEMENT DATE

\$16,448,684
TOTAL PROPERTY COST

\$36,500,000
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 (forms part of Brisbane Road) and the Pacific Motorway. Helensvale Railway

Station is situated approximately 4 kilometres north-west of the property.

36,760

LAND AREA (M²)

15,676

TOTAL GLA OR RETAIL AREA (M²)

\$2,849,103

ANNUAL RENT

16/09/2013

LEASE COMMENCEMENT DATE

\$28,123,809

TOTAL PROPERTY COST

\$50,800,000

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 and 11 kilometres north east of the Bunbury City Centre. The property is situated within the 'Treendale Estate';

a master planned community situated 3 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.

28,454
LAND AREA (M²)

13,700
TOTAL GLA OR RETAIL AREA (M²)

\$1,583,463
ANNUAL RENT

15/06/2015
LEASE COMMENCEMENT DATE

\$18,334,895
TOTAL PROPERTY COST

\$26,400,000
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)

25,439

TOTAL GLA OR RETAIL AREA (M²)

\$2,477,365

ANNUAL RENT

24/09/1998

LEASE COMMENCEMENT DATE

\$12,487,706

TOTAL PROPERTY COST

\$46,300,000

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)

\$2,957,269

ANNUAL RENT

21/04/2004*

LEASE COMMENCEMENT DATE

*relates to Bunnings Warehouse only

\$23,351,184

TOTAL PROPERTY COST

\$55,600,000

CURRENT VALUATION

Property Portfolio

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Belmont North

187 Pacific Highway, Belmont North, New South Wales

LOCATION SUMMARY

The 4.0 hectare property is positioned on the east side of the Pacific Highway in a service/commercial locality of North Belmont, approximately 16 kilometres south of the Newcastle central business district. The land is zoned 'B4 Mixed Use' and 'B7 Business Park' which allows a relatively wide array of uses

including large format retail, child-care, medical, neighbourhood shops, office, hotel and multi-dwelling housing.

Newcastle is one of two major coastal regional cities of New South Wales, situated approximately 170 kilometres north of Sydney. Bunnings vacated

the property in early 2021 and it was leased to the New South Wales Government for a COVID-19 mass vaccination centre until August 2022. We are currently reviewing redevelopment options for the property.

40,380

LAND AREA (M²)

12,640

TOTAL GLA OR RETAIL AREA (M²)

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ANNUAL RENT

-

LEASE COMMENCEMENT DATE

\$12,857,238

TOTAL PROPERTY COST

\$10,000,000

CURRENT VALUATION

Property Portfolio

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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)

\$1,583,924
ANNUAL RENT

31/03/2011
LEASE COMMENCEMENT DATE

\$17,997,203
TOTAL PROPERTY COST

\$28,400,000
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)

\$2,225,000
ANNUAL RENT

9/03/2003
LEASE COMMENCEMENT DATE

\$18,701,319
TOTAL PROPERTY COST

\$44,500,000
CURRENT VALUATION



Bethania

9 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 vacant development site which is

proposed for a supermarket, specialty shops and large format retail showrooms. An Aldi supermarket is situated directly opposite the property to the north east.

32,390
LAND AREA (M²)

13,494
TOTAL GLA OR RETAIL AREA (M²)

\$2,316,912
ANNUAL RENT

16/09/2003
LEASE COMMENCEMENT DATE

\$23,110,625
TOTAL PROPERTY COST

\$40,600,000
CURRENT VALUATION



Bibra Lake

Corner 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 7 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 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)

14,141
TOTAL GLA OR RETAIL AREA (M²)

\$1,946,106
ANNUAL RENT

1/11/1999
LEASE COMMENCEMENT DATE

\$9,101,685
TOTAL PROPERTY COST

\$35,400,000
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 a Super Retail Group distribution centre and

an Aldi distribution centre. Other surrounding areas have been identified for residential development.

43,700
LAND AREA (M²)

15,035
TOTAL GLA OR RETAIL AREA (M²)

\$2,450,364
ANNUAL RENT

15/12/2014
LEASE COMMENCEMENT DATE

\$27,358,503
TOTAL PROPERTY COST

\$45,100,000
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 developing urban fringe suburbs of Coolaroo and Roxburgh Park are to the north. 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.

17,717
LAND AREA (M²)

12,765
TOTAL GLA OR RETAIL AREA (M²)

\$2,386,781
ANNUAL RENT

24/09/1998
LEASE COMMENCEMENT DATE

\$14,325,499
TOTAL PROPERTY COST

\$47,700,000
CURRENT VALUATION



Broadmeadows Homemaker centre

Pearcedale Parade, Broadmeadows, Victoria

LOCATION SUMMARY

Acquired for \$20.0 million in October 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.

33,500
LAND AREA (M²)

5,631
TOTAL GLA OR RETAIL AREA (M²)

\$1,819,869
ANNUAL RENT

–
LEASE COMMENCEMENT DATE

\$21,437,933
TOTAL PROPERTY COST

\$19,900,000
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 Best Friends.

46,970

LAND AREA (M²)

18,398

TOTAL GLA OR RETAIL AREA (M²)

\$3,767,049

ANNUAL RENT

7/05/1999*

LEASE COMMENCEMENT DATE

*Relates to Bunnings Warehouse only

\$26,246,403

TOTAL PROPERTY COST

\$59,100,000

CURRENT VALUATION

Property Portfolio

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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 uses, low impact industry and residential. The Trust has leased the ex-Bunnings building to Screen Queensland to be utilised as a film studio.

26,053

LAND AREA (M²)

12,917

TOTAL GLA OR RETAIL AREA (M²)

\$780,300

ANNUAL RENT

9/02/2003

LEASE COMMENCEMENT DATE

\$15,173,380

TOTAL PROPERTY COST

\$11,000,000

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. These numbers include the Bunnings Warehouse plus distribution centre.

35,811
LAND AREA (M²)

16,556
TOTAL GLA OR RETAIL AREA (M²)

\$2,923,225
ANNUAL RENT

18/03/1999
LEASE COMMENCEMENT DATE

\$15,335,768
TOTAL PROPERTY COST

\$57,700,000
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.

30,229

LAND AREA (M²)

14,319

TOTAL GLA OR RETAIL AREA (M²)

\$2,207,853

ANNUAL RENT

23/05/2011

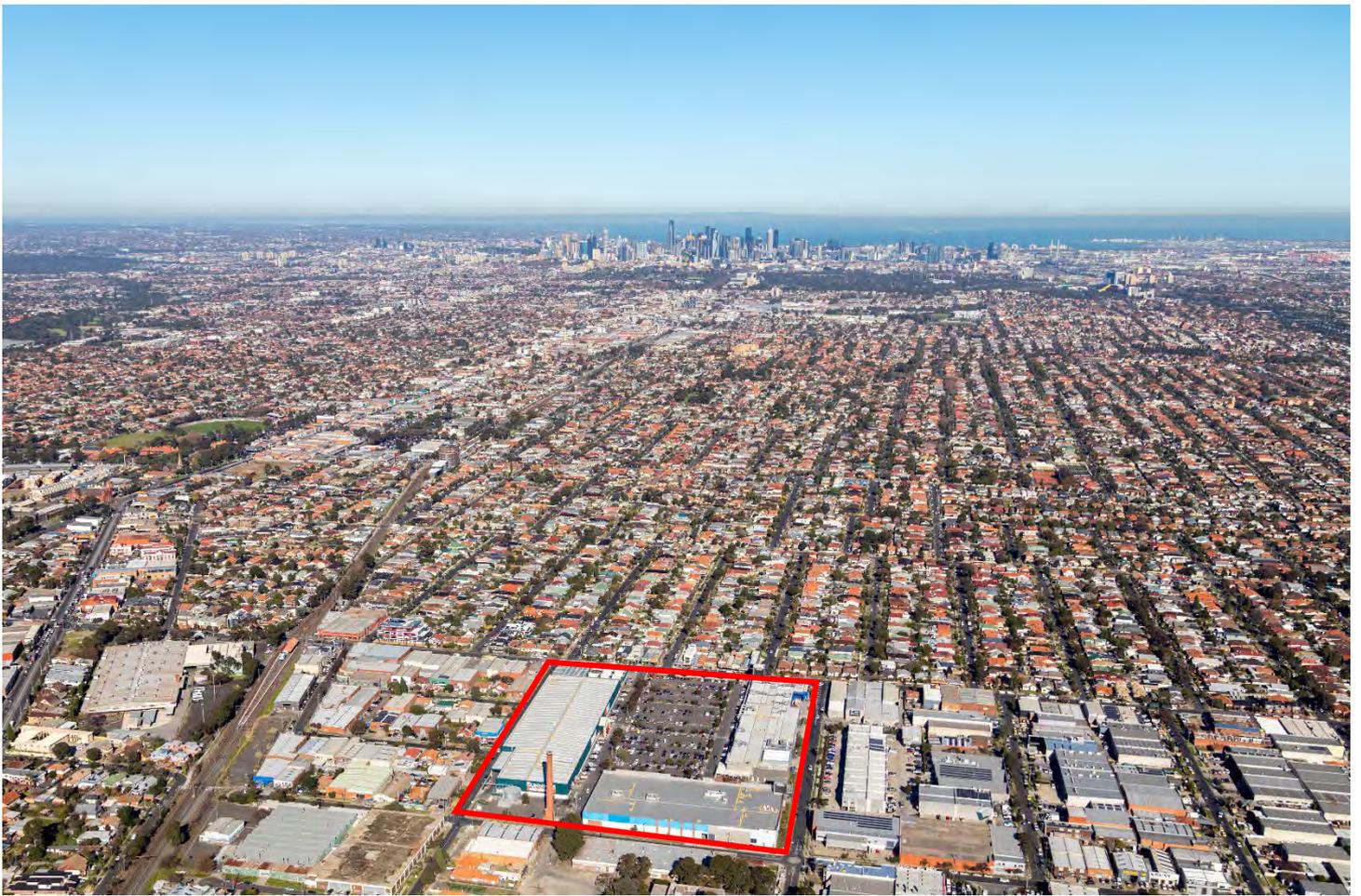
LEASE COMMENCEMENT DATE

\$20,379,684

TOTAL PROPERTY COST

\$43,300,000

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 9 kilometres north of Melbourne.

The property comprises a total lettable area of 24,728 square metres with approximately 426

car parking spaces. The Trust is currently committed to expand the Bunnings Warehouse at a cost of \$3.5 million, construction is progressing with works expected to be completed in March 2024..

49,940

LAND AREA (M²)

24,504

TOTAL GLA OR RETAIL AREA (M²)

\$5,673,289

ANNUAL RENT

3/11/2008

LEASE COMMENCEMENT DATE

*Relates to Bunnings Warehouse only

\$65,461,907

TOTAL PROPERTY COST

\$86,200,000

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)

\$1,884,158

ANNUAL RENT

31/03/2011

LEASE COMMENCEMENT DATE

\$20,040,982

TOTAL PROPERTY COST

\$34,300,000

CURRENT VALUATION

Property Portfolio

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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)

\$2,003,350

ANNUAL RENT

06/05/2012

LEASE COMMENCEMENT DATE

\$19,836,150

TOTAL PROPERTY COST

\$38,100,000

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)

15,543

TOTAL GLA OR RETAIL AREA (M²)

\$2,463,488

ANNUAL RENT

24/09/1998

LEASE COMMENCEMENT DATE

\$18,380,178

TOTAL PROPERTY COST

\$49,400,000

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, south-east to Sydney and Newcastle, and west to Adelaide.

The site comprises a Bunnings warehouse with a total retail area of 12,685 square metres, a showroom leased to Petbarn (1,155 sqm) and a KFC fast food

outlet (pad site of 2,503 sqm). The Trust is currently committed to expand the Bunnings Warehouse at a cost of \$14.0 million. A construction contract has been signed for the Bunnings upgrade, with works expected to be completed in the 2025 financial year.

45,250
LAND AREA (M²)

16,344
TOTAL GLA OR RETAIL AREA (M²)

\$1,642,456
ANNUAL RENT

5/08/2011*
LEASE COMMENCEMENT DATE
*Relates to Bunnings Warehouse only

\$17,761,444
TOTAL PROPERTY COST

\$23,400,000
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, community, government and entertainment infrastructure.

31,651
LAND AREA (M²)

15,337
TOTAL GLA OR RETAIL AREA (M²)

\$2,304,816
ANNUAL RENT

2/12/2013
LEASE COMMENCEMENT DATE

\$24,328,179
TOTAL PROPERTY COST

\$41,900,000
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)

\$1,856,575
ANNUAL RENT

31/03/2011
LEASE COMMENCEMENT DATE

\$18,219,772
TOTAL PROPERTY COST

\$28,400,000
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.

32,350

LAND AREA (M²)

12,624

TOTAL GLA OR RETAIL AREA (M²)

\$1,969,393

ANNUAL RENT

24/09/1998

LEASE COMMENCEMENT DATE

\$10,972,924

TOTAL PROPERTY COST

\$30,300,000

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. McMahons Road

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

37,000

LAND AREA (M²)

13,843

TOTAL GLA OR RETAIL AREA (M²)

\$2,609,922

ANNUAL RENT

20/12/2001

LEASE COMMENCEMENT DATE

\$17,573,966

TOTAL PROPERTY COST

\$49,600,000

CURRENT VALUATION

Property Portfolio

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Fyshwick

52-66 Newcastle Street, Fishwick, 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, 7 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.

27,771

LAND AREA (M²)

6,648

TOTAL GLA OR RETAIL AREA (M²)

\$1,504,563

ANNUAL RENT

24/12/2002

LEASE COMMENCEMENT DATE

\$14,888,006

TOTAL PROPERTY COST

\$29,900,000

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.

32,527
LAND AREA (M²)

17,874
TOTAL GLA OR RETAIL AREA (M²)

\$1,480,449
ANNUAL RENT

10/12/2001
LEASE COMMENCEMENT DATE

\$8,401,593
TOTAL PROPERTY COST

\$21,900,000
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.

54,595
LAND AREA (M²)

21,516
TOTAL GLA OR RETAIL AREA (M²)

\$4,166,379
ANNUAL RENT

16/02/2007*
LEASE COMMENCEMENT DATE
*Relates to Bunnings Warehouse only

\$30,210,096
TOTAL PROPERTY COST

\$54,800,000
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)

\$2,956,101
ANNUAL RENT

3/04/2012
LEASE COMMENCEMENT DATE

\$31,632,174
TOTAL PROPERTY COST

\$59,100,000
CURRENT VALUATION



Harrisdale

Lot 804 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.

37,126

LAND AREA (M²)

17,124

TOTAL GLA OR RETAIL AREA (M²)

\$2,924,231

ANNUAL RENT

7/10/2011*

LEASE COMMENCEMENT DATE

*Relates to Bunnings Warehouse only

\$23,846,144

TOTAL PROPERTY COST

\$48,200,000

CURRENT VALUATION

Property Portfolio

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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.

8,390
LAND AREA (M²)

9,831
TOTAL GLA OR RETAIL AREA (M²)

\$3,836,778
ANNUAL RENT

29/10/2008
LEASE COMMENCEMENT DATE

\$46,859,204
TOTAL PROPERTY COST

\$76,700,000
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. Bunnings has relocated to a new larger store on the adjoining land. We have development approval and 100 per cent lease pre-commitments to repurpose the property for large format retail use.

30,170
LAND AREA (M²)

11,824
TOTAL GLA OR RETAIL AREA (M²)

\$-
ANNUAL RENT

23/12/2002
LEASE COMMENCEMENT DATE

\$15,321,797
TOTAL PROPERTY COST

\$11,000,000
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, Crunch Fitness, South-West Kids, Pet Quarters and Kennards Self Storage.

36,975
LAND AREA (M²)

25,607
TOTAL GLA OR RETAIL AREA (M²)

\$3,857,035
ANNUAL RENT

–
LEASE COMMENCEMENT DATE

\$58,336,916
TOTAL PROPERTY COST

\$71,000,000
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 kilometres south of Joondalup City. Access to the property is via the nearby Mitchell Freeway, Ocean Reef Road and Joondalup Drive. Automotive Holdings Group occupy the property after the Lease was assigned from Bunnings in October 2015.

Services and amenities already located within the Joondalup central business district include the Lakeside Joondalup Shopping Centre, City of Wanneroo offices, Wanneroo Hospital, Joondalup TAFE Campus, Edith Cowan University and several State and Commonwealth Government instrumentalities including LandCorp and the Water Authority of Western Australia. The Edgewater train station is located

within close proximity to the north of the property.

The growth of Joondalup as a satellite city will also be underpinned by the continued expansion of the north-west corridor coastal suburbs. This growth has made the City of Wanneroo one of the fastest growing municipalities in Australia in recent years.

25,380

LAND AREA (M²)

13,358

TOTAL GLA OR RETAIL AREA (M²)

\$1,374,888

ANNUAL RENT

24/09/1998

LEASE COMMENCEMENT DATE

\$9,580,212

TOTAL PROPERTY COST

\$19,600,000

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 110 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 is currently committed to further expand the Bunnings Warehouse at a cost of \$12.5 million, construction is progressing

with works expected to be completed in the 2025 financial year. The Trust acquired for \$1.5 million (from Bunnings) 1.77 hectares (transaction completed in October 2022) to facilitate the expansion of the store. On completion, Bunnings and the Trust entered into a new 10-year lease with six 5-year options..

38,290
LAND AREA (M²)

9,892
TOTAL GLA OR RETAIL AREA (M²)

\$1,602,071
ANNUAL RENT

21/04/2004
LEASE COMMENCEMENT DATE

\$15,886,169
TOTAL PROPERTY COST

\$26,700,000
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)

\$1,678,626
ANNUAL RENT

23/08/2004
LEASE COMMENCEMENT DATE

\$14,453,781
TOTAL PROPERTY COST

\$29,200,000
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)

8,662
TOTAL GLA OR RETAIL AREA (M²)

\$2,135,436
ANNUAL RENT

–
LEASE COMMENCEMENT DATE

\$18,413,089
TOTAL PROPERTY COST

\$30,400,000
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.

21,028
LAND AREA (M²)

13,021
TOTAL GLA OR RETAIL AREA (M²)

\$2,674,785
ANNUAL RENT

17/09/2014
LEASE COMMENCEMENT DATE

\$28,539,532
TOTAL PROPERTY COST

\$47,100,000
CURRENT VALUATION



Maribyrnong

Corner Rosamond Road and Williamson Roads, Maribyrnong, Victoria

LOCATION SUMMARY

The property is located within the suburb of Maribyrnong, approximately eight kilometres north-west of the Melbourne central business district. It is positioned on the south-west corner of Rosamond and Williamson Roads, diagonally

opposite from 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)

\$3,217,596

ANNUAL RENT

13/02/2015

LEASE COMMENCEMENT DATE

\$39,725,188

TOTAL PROPERTY COST

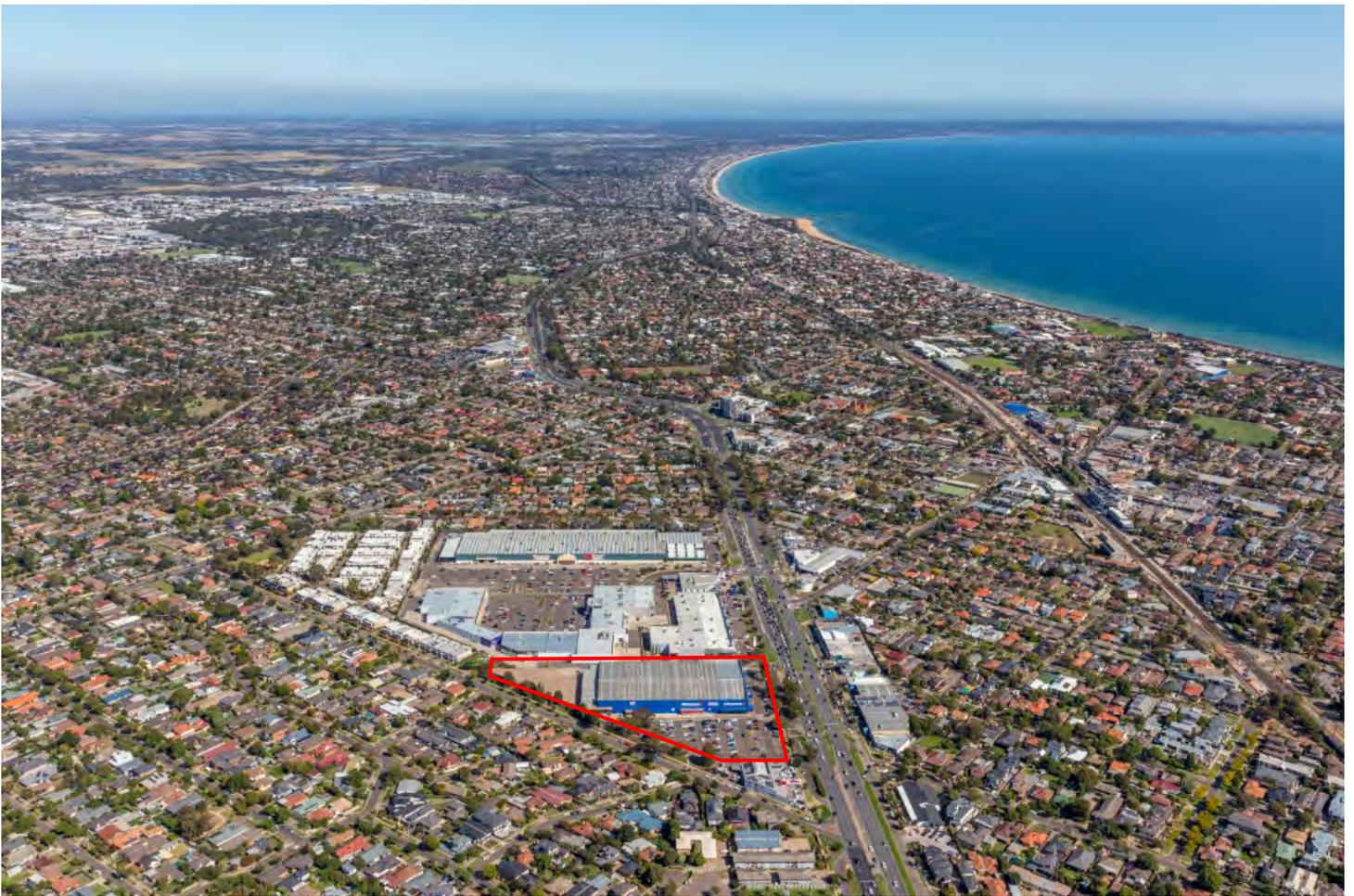
\$64,400,000

CURRENT VALUATION

Property Portfolio

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Mentone

3 Nepean Highway, Mentone, Victoria

LOCATION SUMMARY

The property is situated in the north eastern 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 a range of land 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, a major arterial road that provides access between the Mornington Peninsula and the Melbourne central business district, carries large volumes of traffic and subsequently 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)

\$2,509,910

ANNUAL RENT

24/09/1998

LEASE COMMENCEMENT DATE

\$14,799,607

TOTAL PROPERTY COST

\$34,500,000

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.

24,204
LAND AREA (M²)

9,370
TOTAL GLA OR RETAIL AREA (M²)

\$1,471,743
ANNUAL RENT

5/09/2001
LEASE COMMENCEMENT DATE

\$10,578,046
TOTAL PROPERTY COST

\$21,800,000
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 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)

15,065

TOTAL GLA OR RETAIL AREA (M²)

\$2,862,342

ANNUAL RENT

22/03/2000

LEASE COMMENCEMENT DATE

\$15,272,478

TOTAL PROPERTY COST

\$57,200,000

CURRENT VALUATION

Property Portfolio

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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)

16,557

TOTAL GLA OR RETAIL AREA (M²)

\$3,325,148

ANNUAL RENT

31/12/1998

LEASE COMMENCEMENT DATE

\$23,111,003

TOTAL PROPERTY COST

\$66,500,000

CURRENT VALUATION

Property Portfolio

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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.

31,750
LAND AREA (M²)

12,507
TOTAL GLA OR RETAIL AREA (M²)

\$2,116,213
ANNUAL RENT

22/03/2000
LEASE COMMENCEMENT DATE

\$12,477,868
TOTAL PROPERTY COST

\$35,500,000
CURRENT VALUATION



Morley

79 Russell Street, Morley, Western Australia

LOCATION SUMMARY

The property was developed by BBC Hardware Limited in 1999 and purchased by the Trust in July 2005. The property is located approximately 8 kilometres north east of the Perth central business district, opposite Centro Galleria, a major regional shopping centre. The site is zoned 'Morley City Centre- Central R80' which allows

for a range of land uses including, office, showrooms, retail shop, grouped/multiple dwellings, aged persons dwelling, serviced apartments and child-care.

The property has 87 metres frontage to Russell Street, and is readily accessible from Russell Street and Boag Place. The

property has 202 car bays. Bunnings vacated the property in mid-2020 and we are currently reviewing redevelopment options. In January 2023, we entered into a three year lease with the Commonwealth Government which allows us time to plan a redevelopment of the site.

18,439

LAND AREA (M²)

9,852

TOTAL GLA OR RETAIL AREA (M²)

\$1,500,000

ANNUAL RENT

4/07/2005

LEASE COMMENCEMENT DATE

\$12,944,016

TOTAL PROPERTY COST

\$12,500,000

CURRENT VALUATION

Property Portfolio

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Mornington

1100 Nepean Highway, Mornington, Victoria

LOCATION SUMMARY

The property is situated on the north east corner of Nepean Highway and Bungower Road in Mornington, approximately 45 kilometres south-east of the Melbourne central business district.

Nepean Highway is a major arterial road, providing access between Mornington Peninsula and 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)

\$2,110,396

ANNUAL RENT

13/12/1999

LEASE COMMENCEMENT DATE

\$10,335,640

TOTAL PROPERTY COST

\$40,200,000

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.

26,900
LAND AREA (M²)

11,824
TOTAL GLA OR RETAIL AREA (M²)

\$1,494,851
ANNUAL RENT

18/12/2008
LEASE COMMENCEMENT DATE

\$12,402,043
TOTAL PROPERTY COST

\$25,300,000
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 one 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. We are considering redevelopment options.

26,350
LAND AREA (M²)

14,784
TOTAL GLA OR RETAIL AREA (M²)

\$1,921,648
ANNUAL RENT

1/10/1999
LEASE COMMENCEMENT DATE

\$10,034,136
TOTAL PROPERTY COST

\$15,000,000
CURRENT VALUATION



North Lakes

2 Flinders Parade, North Lakes, Queensland

LOCATION SUMMARY

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

34 kilometres north of the Brisbane central business district and directly opposite Costco Wholesale. The

business park is surrounded by a developing residential area known as the North Lakes residential estate.

41,270
LAND AREA (M²)

18,861
TOTAL GLA OR RETAIL AREA (M²)

\$3,252,278
ANNUAL RENT

1/11/2013
LEASE COMMENCEMENT DATE

\$33,585,344
TOTAL PROPERTY COST

\$62,200,000
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.

33,120

LAND AREA (M²)

13,006

TOTAL GLA OR RETAIL AREA (M²)

\$2,308,411

ANNUAL RENT

24/09/1998

LEASE COMMENCEMENT DATE

\$13,386,346

TOTAL PROPERTY COST

\$37,500,000

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 property, is one of the main 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

LEASE COMMENCEMENT DATE

14,766

TOTAL GLA OR RETAIL AREA (M²)

\$17,954,140

TOTAL PROPERTY COST

\$2,781,628

ANNUAL RENT

\$59,600,000*

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 Jetts Gym (478 sqm).

35,160
LAND AREA (M²)

14,867
TOTAL GLA OR RETAIL AREA (M²)

\$2,411,180
ANNUAL RENT

31/03/2011*
LEASE COMMENCEMENT DATE
*Relates to Bunnings Warehouse only

\$21,729,246
TOTAL PROPERTY COST

\$42,700,000
CURRENT VALUATION



Port Kennedy

7 Sunlight Drive, Port Kennedy, Western Australia

LOCATION SUMMARY

The property is located on the eastern side of Sunlight Drive between Crowley Street to the north and Stockton Way to the south, approximately 47

kilometres south-west of the Perth central business district.

Bunning vacated the property in May 2021, and we have

development approval for a large format retail centre to complement the existing two showrooms. The site has 255 car bays.

27,899

LAND AREA (M²)

9,557

TOTAL GLA OR RETAIL AREA (M²)

\$153,033

ANNUAL RENT

19/05/2011

LEASE COMMENCEMENT DATE

\$17,961,833

TOTAL PROPERTY COST

\$10,000,000

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 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.

19,842

LAND AREA (M²)

7,387

TOTAL GLA OR RETAIL AREA (M²)

\$1,631,287

ANNUAL RENT

17/11/2003

LEASE COMMENCEMENT DATE

\$14,946,229

TOTAL PROPERTY COST

\$22,800,000

CURRENT VALUATION

Property Portfolio

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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 north east of the property. The site falls within the

'Sandridge' precinct of Fishermans 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 into a new 10-year lease with 2 x 5 year options.

30,320

LAND AREA (M²)

16,159

TOTAL GLA OR RETAIL AREA (M²)

\$2,966,333

ANNUAL RENT

10/12/2010

LEASE COMMENCEMENT DATE

\$32,152,575

TOTAL PROPERTY COST

\$74,200,000

CURRENT VALUATION

Property Portfolio

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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 into 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 15 years. Rockingham has itself been designated as a major employment/commercial centre.

33,205

LAND AREA (M²)

15,188

TOTAL GLA OR RETAIL AREA (M²)

\$2,517,234

ANNUAL RENT

16/08/2000

LEASE COMMENCEMENT DATE

\$14,965,524

TOTAL PROPERTY COST

\$45,800,000

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, 13 kilometres south 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.

31,672
LAND AREA (M²)

14,403
TOTAL GLA OR RETAIL AREA (M²)

\$2,570,582
ANNUAL RENT

13/10/2003
LEASE COMMENCEMENT DATE

\$19,592,762
TOTAL PROPERTY COST

\$38,300,000
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.

48,460
LAND AREA (M²)

16,645
TOTAL GLA OR RETAIL AREA (M²)

\$3,666,413
ANNUAL RENT

24/03/2014
LEASE COMMENCEMENT DATE

\$40,306,775
TOTAL PROPERTY COST

\$81,500,000
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 complete 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.

34,270
LAND AREA (M²)

12,515
TOTAL GLA OR RETAIL AREA (M²)

\$2,247,458
ANNUAL RENT

24/09/1998
LEASE COMMENCEMENT DATE

\$14,565,170
TOTAL PROPERTY COST

\$41,400,000
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 of 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)

\$1,750,485
ANNUAL RENT

19/05/2011
LEASE COMMENCEMENT DATE

\$17,010,931
TOTAL PROPERTY COST

\$26,300,000
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 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)

12,431

TOTAL GLA OR RETAIL AREA (M²)

\$1,952,878

ANNUAL RENT

10/11/1998

LEASE COMMENCEMENT DATE

\$10,608,577

TOTAL PROPERTY COST

\$32,200,000

CURRENT VALUATION

Property Portfolio

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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)

2,381
TOTAL GLA OR RETAIL AREA (M²)

\$607,484
ANNUAL RENT

–
LEASE COMMENCEMENT DATE

\$10,631,509
TOTAL PROPERTY COST

\$10,000,000
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.

31,737

LAND AREA (M²)

13,458

TOTAL GLA OR RETAIL AREA (M²)

\$2,486,245

ANNUAL RENT

16/12/2013

LEASE COMMENCEMENT DATE

\$27,574,097

TOTAL PROPERTY COST

\$49,600,000

CURRENT VALUATION

Property Portfolio

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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)

\$2,167,228
ANNUAL RENT

16/06/2014
LEASE COMMENCEMENT DATE

\$24,181,291
TOTAL PROPERTY COST

\$41,200,000
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)

\$1,642,096

ANNUAL RENT

06/09/2004

LEASE COMMENCEMENT DATE

\$15,061,934

TOTAL PROPERTY COST

\$33,000,000

CURRENT VALUATION

Property Portfolio

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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)

\$2,076,351

ANNUAL RENT

02/12/2013

LEASE COMMENCEMENT DATE

\$20,515,977

TOTAL PROPERTY COST

\$32,200,000

CURRENT VALUATION

Property Portfolio

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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 a number of 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)

11,857

TOTAL GLA OR RETAIL AREA (M²)

\$2,036,298

ANNUAL RENT

1/12/1998

LEASE COMMENCEMENT DATE

\$9,681,595

TOTAL PROPERTY COST

\$40,700,000

CURRENT VALUATION

Property Portfolio

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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)

\$2,587,517

ANNUAL RENT

15/08/2005

LEASE COMMENCEMENT DATE

\$24,476,692

TOTAL PROPERTY COST

\$47,000,000

CURRENT VALUATION

Property Portfolio

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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)

\$2,350,746

ANNUAL RENT

14/05/2008

LEASE COMMENCEMENT DATE

\$25,001,130

TOTAL PROPERTY COST

\$47,000,000

CURRENT VALUATION

Property Portfolio

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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)

\$1,661,081
ANNUAL RENT

31/03/2011
LEASE COMMENCEMENT DATE

\$16,114,697
TOTAL PROPERTY COST

\$12,000,000
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)

\$2,425,573
ANNUAL RENT

1/06/2014
LEASE COMMENCEMENT DATE

\$24,249,853
TOTAL PROPERTY COST

\$46,200,000
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 south west 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)

\$2,968,359

ANNUAL RENT

12/09/2014

LEASE COMMENCEMENT DATE

\$31,074,266

TOTAL PROPERTY COST

\$54,300,000

CURRENT VALUATION

Property Portfolio

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Wollongong

73-75 Gipps Street, Wollongong, New South Wales

LOCATION SUMMARY

In October 2023 the Trust entered into an agreement with an un-related third party for the divestment of its ex-Bunnings Warehouse property at Wollongong. The sale price of \$40.0 million represents an 81.8 per cent premium to the fair value of \$22.0 million (at 30 June 2023), resulting in a

realised internal rate of return of 12.3 per cent per annum since the original acquisition. The proposed divestment follows a detailed review of alternative uses for the property.

The property, positioned between Gipps Street and Throsby Drive, is located in an

established industrial area.

The property has 311 car bays. Bunnings vacated the property in March 2023.

The property is leased to the Commonwealth Government for five years expiring in June 2027.

27,320

LAND AREA (M²)

10,811

TOTAL GLA OR RETAIL AREA (M²)

\$2,160,000

ANNUAL RENT

9/02/2003

LEASE COMMENCEMENT DATE

\$14,063,649

TOTAL PROPERTY COST

\$38,900,000

CURRENT VALUATION