

DEVELOPING THE FUTURE



APRIL 2022

Investment +
Development Portfolio Australia

Ascot
Capital
LIMITED



With a portfolio of innovative projects, Ascot Capital Limited has a proven track record in all aspects of property development.





Ascot Capital Limited is a Western Australian commercial and residential property development business with a long and successful history of developing quality assets in Australia and around the world.



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Introduction

Ascot Capital Limited (includes related entities owned or controlled by its principals) is a Western Australian property development business and its directors and shareholders have a long and successful history of developing quality assets in Australia and around the world.

Ascot Capital is a Public Company (ACN 110 996 204) and through an Australian Financial Services Licence (AFSL 345050 – 28 April 2010) provides services to Wholesale Clients and/or Sophisticated Investors in Managed Investment Scheme structures.

Ascot Capital sources property assets which provide an acceptable rate of return to wholesale clients. The investment strategy is to create a scheme that will provide shelter against short term investment volatility as well as create value through prudent and proactive asset and income management. The forecast investment returns are based on identified and disclosed assumptions.

Ascot Capital has created a significant network of potential investors, obtained the confidence of banking institutions and formed strong relationships with well regarded service providers.

Ascot Capital is responsible for circa \$2.1 billion of property assets in Australia and New Zealand. This has created significant responsibilities and accountabilities towards its major investors/partners. Accordingly, adequate resources and facilities have been acquired, and systems and controls implemented, to ensure that **Ascot Capital** complies with its responsibilities.

Services

Through both direct investment and Managed Investment Scheme syndicate structures, **Ascot Capital** provides the following services:

- Identification and assessment of investment opportunities;
- Due diligence studies;
- Optimisation of financial performance of the investment;
- Continuous assessment of the market and review of investment terms to maximise investor returns;
- Presents annual and six monthly investment reports, with statements of financial accounts that provide investors with information on the management and performance of the projects;
- Presents independent valuations of the properties;
- Equity and debt raising – within defined ranges;
- Interest rate risk management;
- Tenancy Management – maintaining a high quality tenancy mix with acceptable initial weighted average lease expiry criteria;
- Appoints and oversees property managers and leasing agents;
- Provides asset management services;
- Development & redevelopment management;
- Arranges property insurance and risk reviews; and
- Plans and implements divestment strategies.

**Ascot Capital manages
and has equity participation in
\$2.1b of property assets
in Australia and New Zealand.**

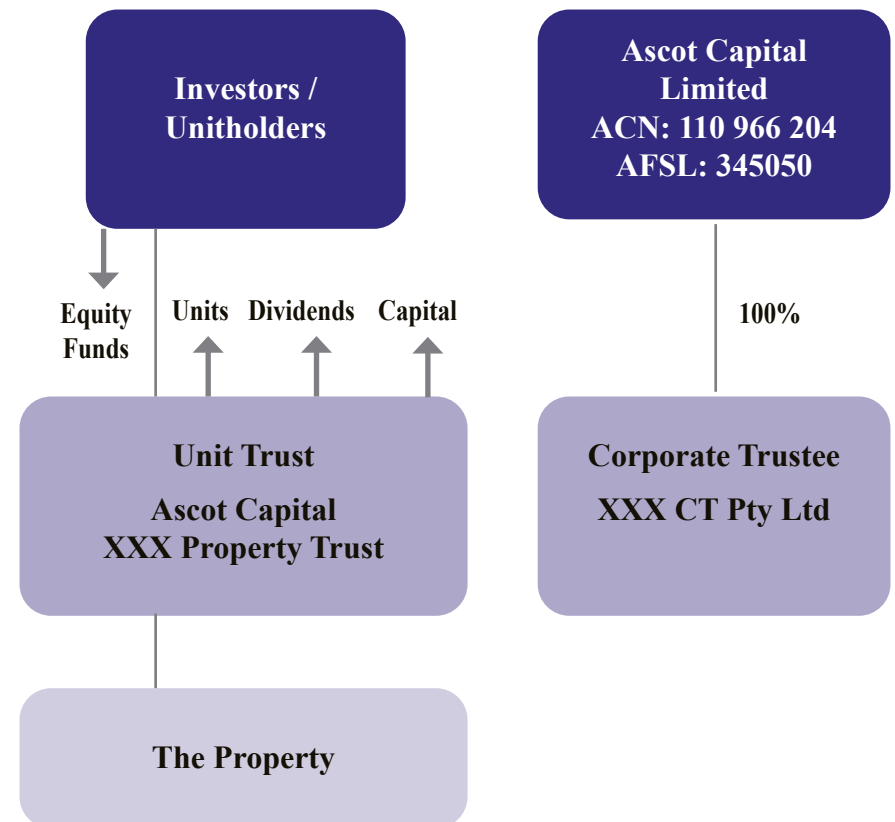
**Single Large Investor Properties,
Syndicated Managed Investment
Scheme Properties and
Joint Venture Hotel Properties through
a partnership with Pacific Hotels.**

Investment Structure

Each Managed Investment Scheme is structured as follows:

- A special purpose investment trust is created for each specific property investment. Each trust is managed by a separate Corporate Trustee. The board members of the Corporate Trustee will comprise of directors of **Ascot Capital** as well as representatives of the unit holders (when appropriate).
- Investors are issued units in that trust. During the life of the trust, a Unitholder may, subject to the terms of the Trust Deed, sell or transfer their units at any time.
- The anticipated investment term for each scheme will be 10 years. This period will be continuously reviewed as regards the initial assumptions in order to maximise returns on sale with a full return of capital to investors on completion of the term.
- Each scheme will have an appropriate level of gearing as determined by commercial banking covenants and the investor profiles.
- All projects remain close-ended in nature and upon completion of each project, investors are paid out as per the relevant arrangements in place and the vehicle will be wound up at that time.

Ascot Capital has set up the necessary processes and structures to ensure a commitment to corporate governance, adherence to Financial Services regulations, accountability, and transparency to unitholders.



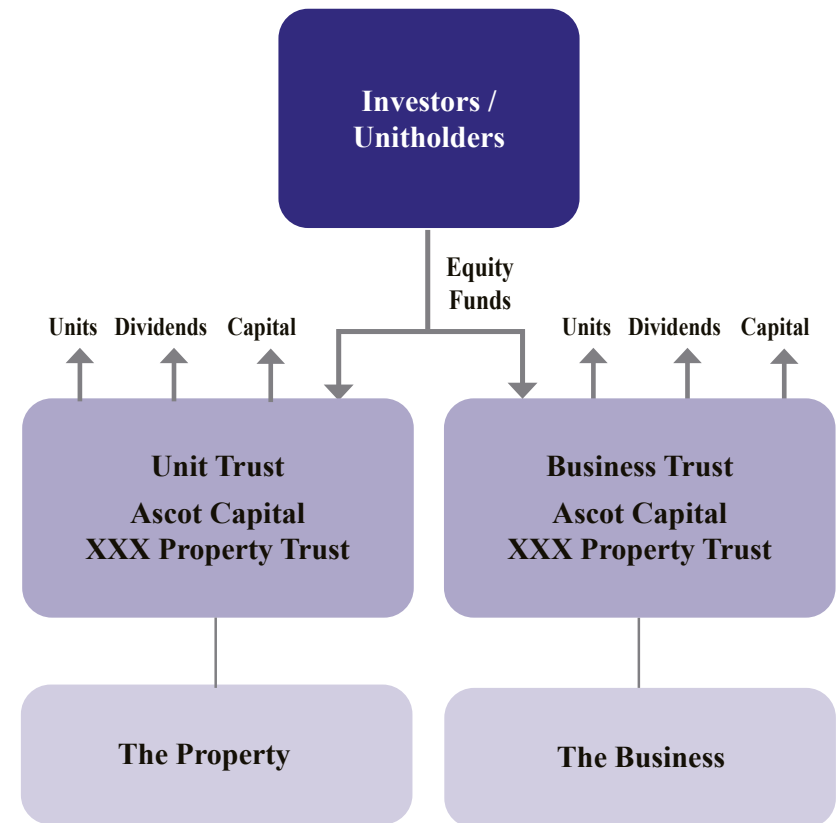
Joint Venture Structure

Joint Ventures with Pacific Hotels....

The Pacific Hotels team specialises in hotel operations and hospitality management and is run by hospitality industry stalwart Stephen Lauder who has over 25 years' of experience.

With significant growth occurring in tourism markets in Australia, it is Ascot Capital's intention to look for more opportunities with Stephen that will meet our investors expectations.

See pacifichotels.com.au for more information.



Management Fees

Ascot Capital Limited earns its income through management fees for each scheme. These are calculated on a case by case basis and the terms and conditions are clearly disclosed in each Information Memorandum prepared for each project.

These are:

- Initial acquisition fee that will cover **Ascot Capital** for costs and evaluation services in identifying, evaluating, negotiating and financing the opportunity.
- Annual asset management fee to cover all property management and administration issues, communication with unit holders, evaluation of development options for the property, and ensuring as far as possible that the value of the property is maintained or enhanced.
- Performance fee payable following the profitable sale of the property.
- Development management fees.

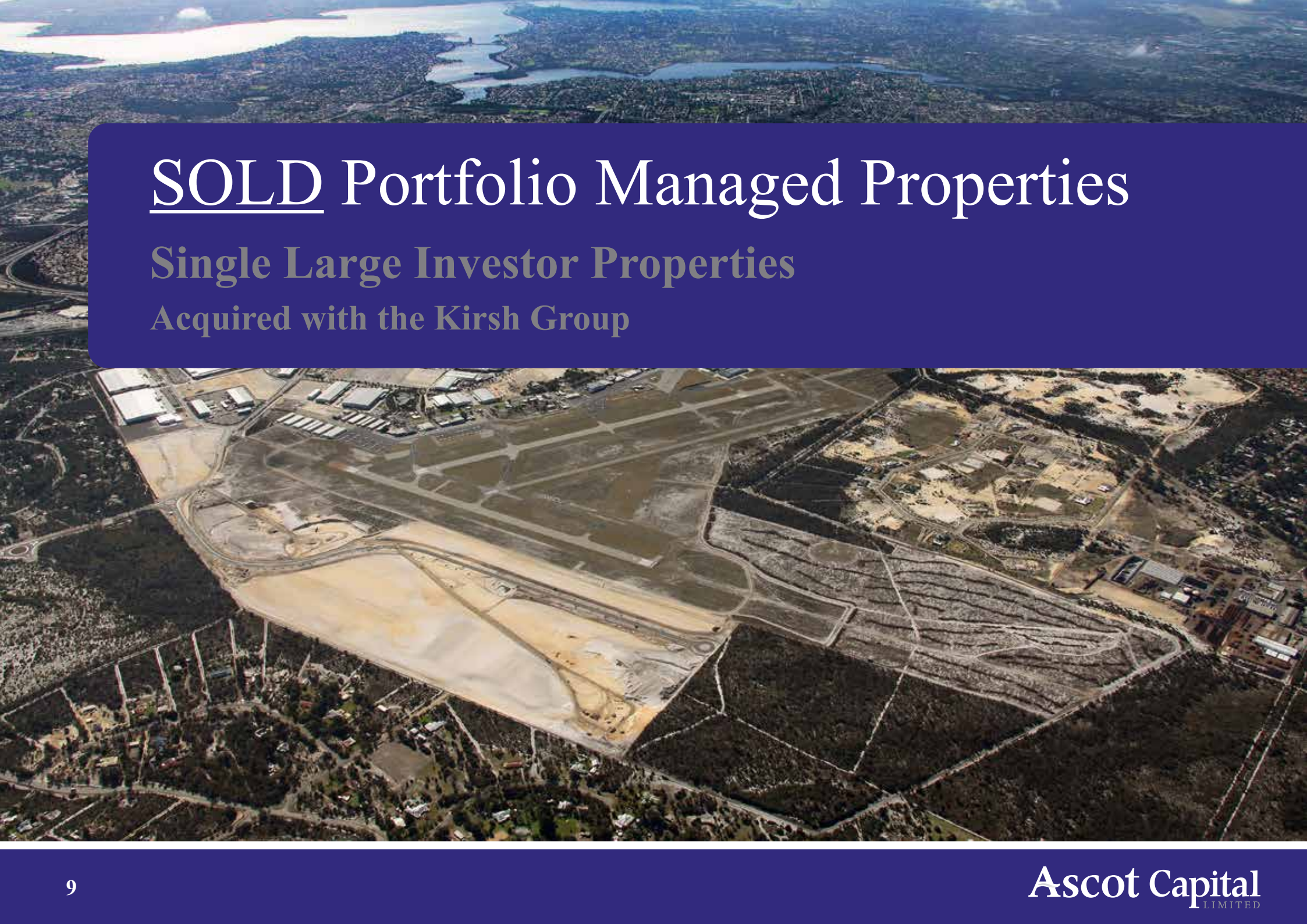
Equity Investments and Distribution Policy

Ascot Capital Limited directly invests in each project which evidences their total commitment to ensuring long term capital growth and good and consistent revenue returns.

A significant differentiator for **Ascot Capital Limited** is the ability to pay monthly distributions to all unitholders.

A monthly statement is electronically delivered to each investor, indicating the distribution per unit and the total amount transferred to their nominated bank accounts.

An annual tax statement is prepared by **Ascot Capital Limited** and verified by an independent tax consultancy.



SOLD Portfolio Managed Properties

Single Large Investor Properties

Acquired with the Kirsh Group

Jandakot Airport, Perth Western Australia

The Ascot principals' single largest investment property was Jandakot Airport.

Jandakot Airport is situated 16km to the south of the Perth CBD and in close proximity to major arterial routes – Roe Highway and Kwinana Freeway.

The airport is the only general aviation airport in the Perth metropolitan area and is one of the busiest airports in Australia in terms of aircraft movements.

Jandakot Airport comprises an overall area of approximately 622 hectares which incorporates 225 hectares of aviation operations, 202 hectares of conservation land, 200 hectares of mixed use land which is currently being developed and known as **Jandakot City**. The balance of the land consists of roads and related infrastructure.

Since the acquisition of the 99 year head lease from the Commonwealth of Australia in 2005, significant infrastructure, environmental and

planning expenditure has transformed bushland into a rapidly growing mixed business/industrial park.

Ascot Capital principals were instrumental in perfecting the development rights contained in the Master Plan 2005. It also successfully negotiated the increase in the estate by 53ha, following approval of the Master Plan 2014.

The business model applied by **Ascot Capital Limited** to Jandakot was to design, construct and lease facilities to tenant specifications. Lease terms ranged from 10 – 25 years and in the past 16 years, 150 hectares has been leased to 54 tenants with 500,000m² now built.

Once fully developed, it is expected that the precinct will have ±1,000,000m² of built form. Tenants included distribution operations for Aldi, Kmart, SuperAmart, Reece, Amazon among others. It also included one of the most significant oil & gas support precincts in the world with Haliburton, Schlumberger, GE Oil & Gas among others.

The estate was sold as a going concern to Dexis for A\$1.3bn in 2021.

Investment Details

Date

2005 - 2022

SOLD

Head Lease

Commonwealth of Australia 99 years

Asset Management

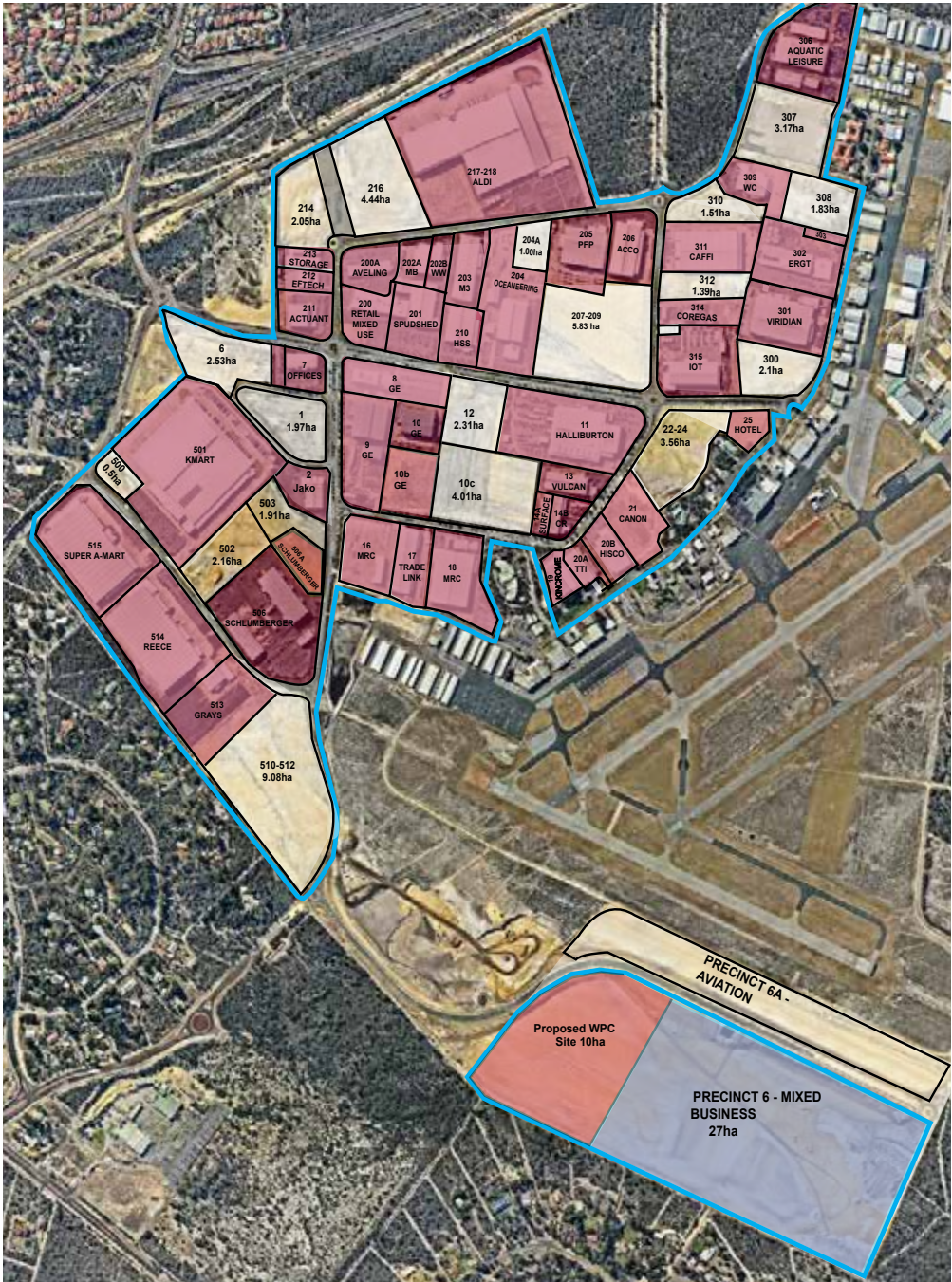
Ascot Capital Limited



JANDAKOT CITY SITE PLAN

-  Jandakot City Boundary
-  Proposed Road
-  Leased Property
-  Available Site

SOLD



Site 211 Details

Site
1.2 Hectares

Office
825m²

Warehouse
2,000m²

ACTUANT ENERGY



Site 218 Details

Site
13.5 Hectares

Building Area
49,000m²

ALDI DIST CENTRE



Site 306 Details

Site
3.5 Hectares

AQUATIC LEISURE



Site 200A Details

Site
12,411m²

Office
2,474m²

Parking
250 Bays

A VELING



Site 311 Details

Site
22,700m²

Office
300m²

Warehouse
12,000m²

CAFFI LOGISTICS



Site 14B Details

Site
6,764m²

Office
400m²

Warehouse
2,000m²

CONTRACT RESOURCES



Site 314 Details

Site
10,000m²

Office
270m²

Warehouse
500m²

COREGAS



Site 212 Details

Site
6,000m²

Office
400m²

Warehouse
1,000m²

EFTECH



Site 302 Details

Site

2.7 Hectares

Office

1,600m²

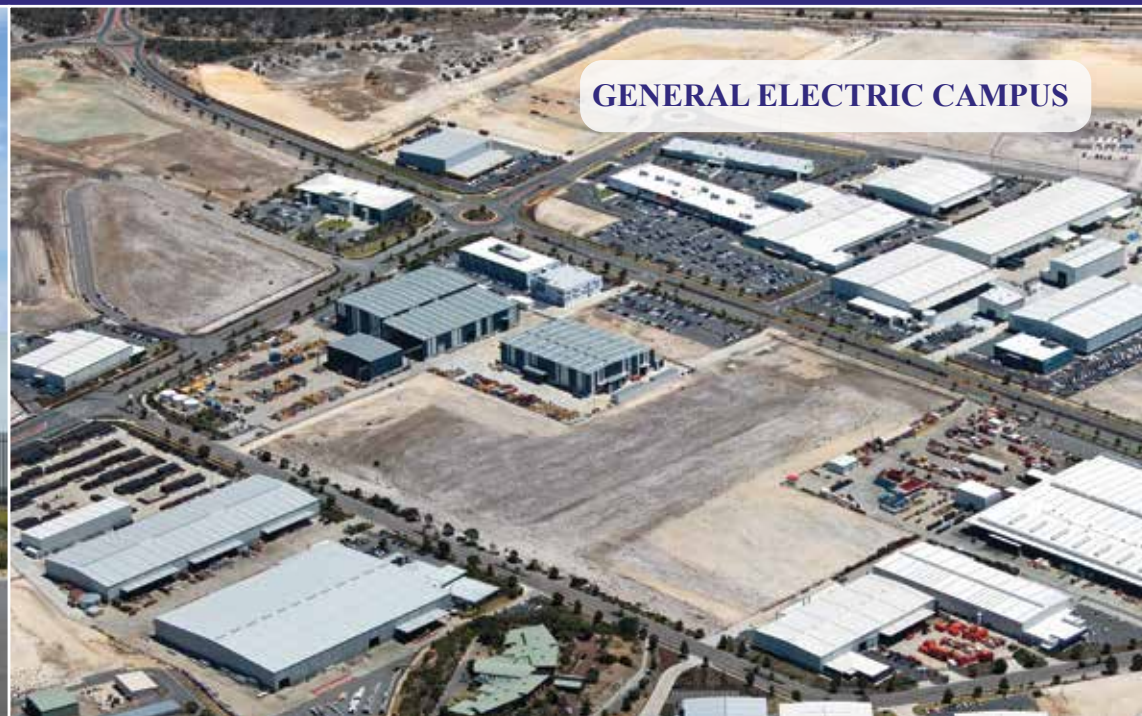
Training Facility

4,800m²

ERGT



GENERAL ELECTRIC CAMPUS



Site 10A Details

Global Services Site

10,800m²

Office

760m²

Workshop

4,400m²

Site 8 Details

Main Office Site

15,000m²

Office

4,000m²

Skills Centre

2,000m²

Site 9 Details

Oil & Gas Site

27,000m²

Office

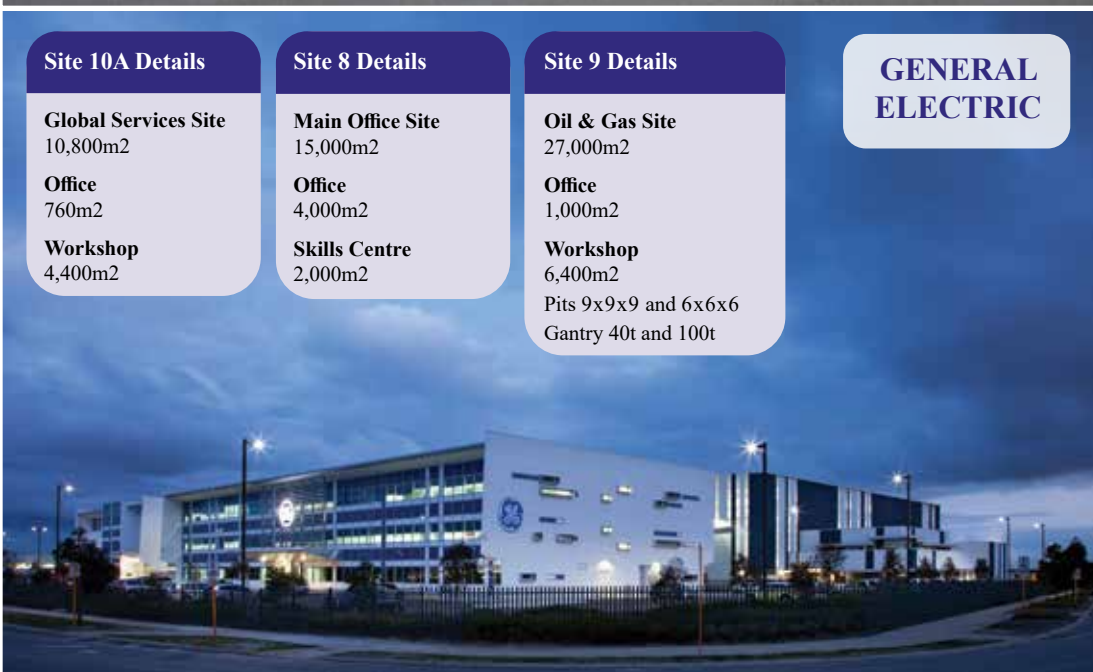
1,000m²

Workshop

6,400m²

Pits 9x9x9 and 6x6x6

Gantry 40t and 100t

GENERAL
ELECTRIC

Site 11 Details

Site

4 Hectares

Building

18,000m²

HALLIBURTON



Site 20B Details

Site
8,725m²

Office
250m²

Warehouse
4,000m²

HISCO



Site 210 Details

Site
12,000m²

Office
540m²

Warehouse
5,000m²

Parking
80 Bays

HSS



Site 315 Details

Site
22,000m²

Office
1,220m²

Warehouse
5,000m²

IOT



Site 2 Details

Site
11,200m²

Office
570m²

Warehouse
2,500m²

Parking
35 Bays

JAKO



Site 19 Details

Site
8,700m²

Office
300m²

Warehouse
3,000m²

KINCROME



Site 501 Details

Site
10 Hectares

Office
1,700m²

Warehouse
40,000m²

Parking
250 Bays

KMART DISTRIBUTION CENTRE



Site 203 Details

Site
15,000m²

Office
250m²

Warehouse
7,000m²

HDS



Site 16 Details

Site
18,200m²

Warehouse
1,000m²

Hardstand
15,400m²

Site 18 Details

Site
2.8 Hectares

Office
1,000m²

Warehouse
11,000m²

MRC GLOBAL



Site 204 Details

Site
3.1 Hectares
Office
2,000m²
Warehouse
6,500m²

OCEANEERING



Site 213 Details

Site
6,200m²

PARSONS GROUP



Site 205 Details

Site
23,000m²
Office
750m²
Warehouse
6,000m²

PFP



Site 105 Details

Site
7,841m²
Office/Amenities
1,588m²
Hardstand
6,810m²
Hangars
3,513m²

POLICE AIRWING



Site 514 Details

Site
4.8 Hectares

Office
650m²

Warehouse
25,000m²

Parking
100 Bays

REECE



Site 200 Details

Site
1.6 Hectares

Mixed Use
5,400m²

Parking
200 Bays

RETAIL MIXED USE



Site 7 Details

Site
10,000m²

Office
3,500m²

Parking
68 Undercroft Bays
87 At Grade Bays

SABRE CRESCENT OFFICES



Site 506 Details

Site
5 Hectares

Workshop A
6,500m²

Workshop B
3,400m²

Hardstand
30,000m²

SCHLUMBERGER



Site 506 Details

Office
1,200m²

Parking
200 Bays

SCHLUMBERGER OFFICE



Site 201 Details

Site
23,000m²

Retail
3,000m²

Warehouse
3,000m²

Covered Yard
1,200m²

Parking
324 Bays

SPUDSHED



Site 515 Details

Site
4.3 Hectares

Office
500m²

Building Area
23,000m²

SUPER A-MART



Site 14A Details

Site
4,600m²

Building Area
2,200m²

SURFACE TECHNOLOGY



Site 20A Details

Site
7,764m²

Warehouse
3,600m²

TECHTRONIC INDUSTRIES



Site 17 Details

Site
1.7 Hectares

Warehouse
7,500m²

TRADELINK



Site 301 Details

Site
26,000m²

Retail / Offices
900m²

Workshop
12,500m²

Parking
85 Bays

VIRIDIAN



VULCAN STAINLESS



Site 13 Details

Site
11,000m²

Office
600m²

Workshop/Warehouse
4,000m²

Site 309 Details

Site
14,000m²

Office
1,000m²

Warehouse
2,500m²

Parking
73 Bays

WEST COAST ENERGY



WORLD WIRE CABLES

Site 202B Details

Site
4,765m²

Warehouse
2,000m²

Parking
25 Bays



Site 206 Details

Site
16,400m²

Office
350m²

Warehouse
7,020m²

Hardstand
4,200m²

ACCO AUSTRALIA



Site 216 Details

Site
37,000m²

Office
1,225m²

Hardstand
10,500m²

Warehouse
19,000m²

Parking
100 Bays

BUNZL



Site 21 Details

Site
14,000m²

Office
510m²

Factory
5,500m²

Hardstand
2,500m²

CANON FOODS



Site 513 Details

Site
28,000m²

Office
750m²

Hardstand
20,000m²

Warehouse
2,000m²

Parking
53 Bays

GRAYS ONLINE



Site 204A Details

Site
10,000m²

Workshop
2,015m²

Hardstand
7,580m²

OCEANEERING WORKSHOP

NO PHOTO AVAILABLE

Site 13 A Details

Site
7,800m²

Office
90m²

Warehouse
4,000m²

Hardstand
3,860m²

VULCAN (addition)

NO PHOTO AVAILABLE

Site 207 Details

Site
37,700m²

Office
1,544m²

Hardstand
17,700m²

Workshop
11,000

Parking
199

SCHENCK



WESTERN DIAGNOSTIC PATHOLOGY

Site 1 Details

Site
19,800m²

Office
1,680m²

Laboratory
3,157m²

Warehouse
680m²

Parking
367 Bays



JANDKAOT CITY



Portfolio Managed Properties

Syndicated Properties

Acquired with multiple high net worth syndicated investors



BENNETT STREET, EAST PERTH WESTERN AUSTRALIA



Site Details

Description

118 Bennett Street is a prominent five level office building located in East Perth. Part of the property was excess to the office requirement and was developmend into residential units.

Lettable Area

3,197m²

Property Management

CBRE

Asset Management

Ascot Capital Limited

SOLD

1 HAVELOCK STREET, WEST PERTH WESTERN AUSTRALIA

Site Details

Description

Four storey office building on freehold land in West Perth. This precinct offers direct access to the Perth CBD and major motorways and is approximately 10km from the Perth Domestic and International Airports.

Lettable Area

5,086m²

515 Parking Bays

Property Management

CBRE

Asset Management

Ascot Capital Limited

SOLD



1314 HAY STREET, WEST PERTH WESTERN AUSTRALIA



Site Details

Description

Property comprises ground floor parking plus two extensively refurbished upper level office floors. Site area is 1,250m².

Lettable Area

1,892m²

40 Parking Bays

Property Management

Ascot Capital Limited / CBRE

Asset Management

Ascot Capital Limited

PARIS ROAD, AUSTRALIND WESTERN AUSTRALIA

Commercial industrial development site

Site Details

Description

Property comprises a flat and level light industry zoned parcel situated 60km south of Perth CBD and approximately 10km north of the regional city of Bunbury.

This is a development strategy with Spudshed first tenant who requires a 6,000m² facility.

Development Area

43.5 Hectares

Asset and Development Management

Ascot Capital Limited



BURTON ADELAIDE, SOUTH AUSTRALIA

Single Tenant: Inghams Enterprises



Site Details

Description

This property comprises a highly sophisticated production and warehouse property which comprises approximately 5.33 hectares. Acquisition of two additional land parcels for the trust brings land holding to 11,874m². 20 year triple net lease.

Lettable Area

10,513m²

Property Management

Inghams Enterprises Pty Ltd

Asset Management

Ascot Capital Limited

SOLD

BUTLER BOULEVARD, BURBRIDGE BUSINESS PARK ADELAIDE, SOUTH AUSTRALIA

Site Details

Description

Industrial property located on leasehold land in the Inner West area of Adelaide, situated in Burbridge Business Park at Adelaide Airport. Site has excellent access to Sir Donald Bradman Drive, a major arterial road.

Lettable Area

Hardstand 6,834m²

Parking 7,836m²

Property Management
CBRE

Asset Management
Ascot Capital Limited

SOLD



EASTERN PARADE, GILLMAN ADELAIDE, SOUTH AUSTRALIA

Site Details

Description	Commercial property located in the Inner North area of Adelaide. Situated on freehold land in Gillman, an established industrial area located approximately 12km north west of the Adelaide CBD. 15 year Lease to P&O.	
Lettable Area	7,610m ²	SOLD
	Hardstand - 12,120m ²	
Property Management	CBRE	
Asset Management	Ascot Capital Limited	



NORTH PLYMPTON

ADELAIDE, SOUTH AUSTRALIA

Site Details

Description

Large high quality commercial facility of 12,358m² situated on 34,000m² of land. Site has significant parking and is adjacent to Adelaide Airport and 7kms from Adelaide CBD.

Lettable Area

Hardstand 12,338m²

Parking 21,542m²

Management

CBRE

Asset Management

Ascot Capital Limited

SOLD



60 WAKEFIELD STREET + 12 DIVETT PLACE ADELAIDE, SOUTH AUSTRALIA



Site Details

Description

Property consists of two office buildings totaling circa 17,900m² of built form on approximately 5,000m² of land in Adelaide CBD. 12 year triple net lease to SA Government.

Lettable Area

17,900m²

Property Management

Impact Corporation

Asset Management

Ascot Capital Limited

SOLD

MORT STREET CANBERRA, ACT

Site Details

Description

Located in the heart of Canberra's business district, in Australia's capital city. The eight level A-grade office property enjoys prominent street exposure. It is surrounded by many other modern high profile office buildings occupied by the Commonwealth and significant private sector tenants with convenient access to a significant retail and entertainment precinct.

Lettable Area

9,384m²

Property Management

CBRE

Asset Management

Ascot Capital

SOLD



MOLESWORTH STREET WELLINGTON, NEW ZEALAND



Site Details

Description

Located in the Government Precinct and as a result of the NZ Government Tender Process, the building was chosen as a key building for govt dept occupation. Award winning building with 15 year lease to NZ Government.

Lettable Area

15,540m²

Property Management

CBRE Wellington

Asset Management

Ascot Capital

SOLD

NORTHBOURNE AVENUE CANBERRA, ACT

Single Tenant: Commonwealth Government Department of Employment

Site Details

Description

The property is located in the heart of the Canberra CBD on Northbourne Avenue, the main arterial road through Canberra. It enjoys convenient access to the “Canberra Centre”, Canberra’s most significant retail and entertainment precinct. The property is a high quality, A grade, office building with an impressive six level atrium providing an abundance of natural light. It has a 10 year lease and a 5 star NABERS Energy Rating.

Lettable Area

10,218m²

Property Management
CBRE

Asset Management
Ascot Capital

SOLD



GEELONG ROAD BROOKLYN, MELBOURNE

Single Tenant: Tasman Logistics Services



Site Details

Description

This site represents a unique land bank opportunity secured by a new 12 year Triple Net Lease over the existing land and buildings comprising a port-related logistics facility suitable for international containers. It is well located approximately 10km west of Melbourne, 7km from the Port of Melbourne, in an ideal location for logistics within proximity to major arterials including the West Gate Freeway, Princes Freeway, The Western Ring Road, and the proposed Western Distributor.

Lettable Area

12,803m²

Property Management
CBRE

Asset Management
Ascot Capital

SOLD

PARK TERRACE

SALISBURY, SA

Single Tenant: South Australian Government (Minister for Mental Health & Substance Abuse)

Site Details

Description

Located on one of the main commercial strips in the heart of Salisbury, within easy walking distance to the Salisbury Train Station (200m), Salisbury Interchange (150m) and the Parabanks Shopping Centre (700m). The Park Terrace property is surrounded by commercial offices, consulting rooms, the retail precinct, in close proximity to the John Street Mall and is within the District Centre Zone, Salisbury is a major regional centre located 21km north of the capital city Adelaide and offers very convenient access to transport.

The building is a modern two-level office and consulting facility with a 15 year lease.

Lettable Area

1,929m²

Property Management

CBRE

Asset Management

Ascot Capital

SOLD



SENNA ROAD WINGFIELD, SA

Single Tenant: GPC Asia Pacific Pty Ltd (Repco Distribution Centre)

Site Details

Description

Located on the southern side of Senna Road with frontage also to Capelli Road and Lafitte Road, within the Grand Junction Estate sub divisional area of Wingfield, a premier industrial area approximately 12 kilometres north-west of Adelaide GPO. All three roads are wide industrial purpose-built roadways. The building is a high-quality modern office and warehouse distribution facility, that had a major expansion and total refurbishment in 2016 secured by a new 10 year lease.

Lettable Area

15,353m²

Property Management

Colliers

Asset Management

Ascot Capital

SOLD



23 DESTINY WAY, 50 & 56 TRIUMPH AVE WANGARRA, WA

Tenants: GCS Hire (subsidiary of ASX listed GCS), Subsea 7 Company (i-Tech Services) and Glass Processing Australia

Site Details

Description

Located within proximity to major transport links, Wangara offers immediate and convenient access to major residential areas north of Perth. Wangara Industrial Precinct is one of Perth's most modern and established commercial and industrial areas. Located 20km from Perth CBD, these three properties have great access to Mitchell Freeway and Reid Highway. Recently built modern buildings with a 7 year WALE.

Lettable Area

23 Destiny Way 4,032m² plus 12,540m² of hardstand

50 Triumph Ave 3,697m²

56 Triumph Ave 2,046m²

Property Management

Colliers

Asset Management

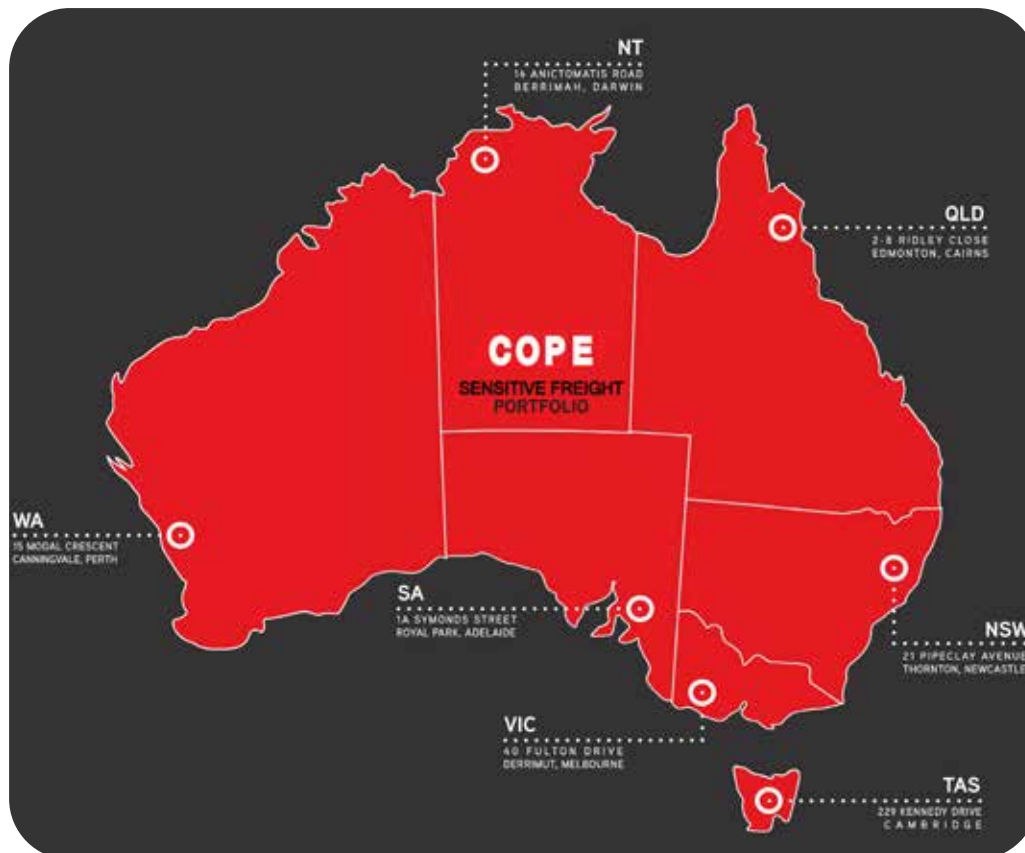
Ascot Capital

SOLD



LOGISTICS TRUST - 7 CITY LOCATIONS AUSTRALIA WIDE

Single Tenant: Cope Sensitive Freight



Site Details

Description

Located within proximity to major transport links, each of the seven properties are located within established industrial locations. The property portfolio is geographically diverse, with an asset located in every state across the country and secured by new 12 year tripple net leases.

Total Lettable Area

23,575m²

Property Management

Colliers

Asset Management

Ascot Capital

SOLD

79-83 + 85 CHERRY LANE LAVERTON NORTH, VIC

Single Tenant: Probiotec Pharma Pty Ltd (Probiotec Limited)

Site Details

Description

Located within the core industrial precinct of Laverton North, approximately 15kms west of the Melbourne CBD. More particularly the property is situated to the southern side of Cherry Lane approximately half way between the junction of Doherty's Road to the north and Fitzgerald Road to the south, and extends through to Princes Freeway affording the site expansive exposure to high levels of passing traffic with a 224m street frontage. Secured with a new 20 year triple net lease from settlement.

Total Lettable Area

31,476m²

Property Management

JLL

Asset Management

Ascot Capital

SOLD



248 FLEMING ROAD HEMMANT, QLD

Single Tenant: Royal Foods Aust Pty Ltd (ROYALCDS)

Site Details

Description

Hemmant is a major suburb in the Australia Trade Coast Precinct and is a neighbouring suburb to the Port of Brisbane. The area includes an array of industrial users ranging from manufacturers to warehousing and distribution plus freight forwarders. The property is approximately 15 minutes to the Port of Brisbane and Brisbane Airport. Royal Foods is on a 12 year lease.

Gross Lettable Area

5,706m²

Property Management

Savills

Asset Management

Ascot Capital

SOLD



14-14 FAULDING ST + 19 WORMALD ST SYMONSTON, ACT

Single Tenant: Telstra & Citadel Group Limited

Site Details

Description

The property is in the suburb of Symonston, immediately to the south of the industrial/service trades suburb of Fyshwick, approximately seven to eight kilometres south-east of Canberra's CBD. The property is in the south-east corner of the precinct, having excellent visibility to Canberra Avenue. Secured on a 7½ year lease.

Total Lettable Area

Faulding Street - 2,900m²

Wormald Street - 579m²

Property Management

Savills

Asset Management

Ascot Capital

SOLD



4 ENTERPRISE STREET WULKURAKA, QLD

Single Tenant: Schweppes Australia

Site Details

Description

Wulkuraka, an industrial precinct is located approximately 6 kilometres west of the Ipswich CBD and approximately 45 radial kilometres south west of the Brisbane CBD. The area is within close proximity to the Warrego and Cunningham Highways, which provide access to the major arterials that service the local and interstate markets. The project includes the construction of the Wulkuraka maintenance facility as well as three new training simulators. Secured with a new 20 year triple net lease from settlement.

Total Lettable Area

16,510m²

Property Management

JLL

Asset Management

Ascot Capital

SOLD



123 SHAW ROAD TOWNSVILLE, QLD

Single Tenant: Lion Dairy & Drinks

Site Details

Description

Townsville is the largest City in Northern Australia by population (approx 192,000) and boasts an incredibly diverse economy with no single sector representing more than 15% of GRP. The region is recognised as the doorway to Queensland's mining industry and is perfectly positioned as Australia's gateway with major international export and import activity facilitated through the Townsville Port. Lion Dairy & Drinks is on a 12 year lease.

Gross Lettable Area

4,728m²

Property Management

CBRE

Asset Management

Ascot Capital

SOLD



8 - 12 BULLER STREET PORT MACQUARIE, NSW

Single Tenant: Essential Energy HQ (NSW GOVT.)



Site Details

Description

The Property is located on the southern side of Buller Street, within the rapidly growing regional town of Port Macquarie approximately 440 kilometres south of Brisbane's CBD and 314 kilometres north of Sydney's CBD. The Property has secondary frontage to Waugh Street at the southern boundary alignment. Port Macquarie is one of the fastest growing shires. Its current population of circa 81,000 is forecast to grow to 100,000. Secured with a new 15 year lease.

Total Lettable Area

6,214m²

Property Management

JLL

Asset Management

Ascot Capital

SOLD

102 - 108 MAGNESIUM DRIVE CRESTMED, QLD

Single Tenant: Oxworks Pty Ltd

Site Details

Description

Crestmead is located 24km south of the Brisbane CBD. The subject estate benefits from access to SEQ's major arterial links, specifically the Logan, Pacific & Gateway Motorways.

Noted as QLD's major growth corridor, Logan has a constant high attraction to multiple high profile end users and as a result has a great track record of minimal vacancy. Oxworks Pty Ltd is on a 10 year lease from completion, with fixed 3.0% annual rent increases.

Gross Lettable Area

16,800m²

Property Management

CBRE

Asset Management

Ascot Capital

SOLD



665 FAIRFIELD ROAD YEERONGPILLY, QLD

Single Tenant: Brisbane City Council



Site Details

Description

Located circa 5.5 radial kilometres south of the Brisbane CBD, 665 Fairfield Road is situated in the established and affluent inner-city suburb of Yeerongpilly - home to the Queensland Tennis Centre, the Tennyson Reach luxury apartment complex and Consolidated Property's \$850M Yeerongpilly Green master planned community.

The Brisbane City Council on a 15 year lease expiring 24 June 2027, with two 5 year options and fixed 3.5% annual rent increases.

Total Lettable Area

4,198m²

Property Management

Cushman & Wakefield

Asset Management

Ascot Capital

SOLD

16 - 18 HENDERSON ROAD KNOXFIELD, VIC

Single Tenant: Prydes Confectionary Pty Ltd

Site Details

Description

Situated in the established industrial precinct of Knoxfield and located 25km south east of Melbourne CBD, 29km south east of the Port of Melbourne and 42km south east of the Melbourne Airport.

Access via Henderson Road to the east, and major roadways such as Ferntree Gully Road, Eastlink and the Monash Freeway nearby.

Prydes Confectionary is on a 12 year triple net lease with two 5 year options and fixed 3.0% annual rent increases.

Total Lettable Area

12,230m²

Property Management

CBRE

Asset Management

Ascot Capital

SOLD



BURBRIDGE BUSINESS PARK

ADELAIDE AIRPORT, SA

Single Tenant: Bunzl



Site Details

Description

The property is located just minutes from the Adelaide CBD.

Importantly Burbridge Business Park enjoys excellent vehicular access being on the junction of Sir Donald Bradman Drive and Tapleys Hill Road.

Adelaide Airport is the major gateway to South Australia with approximately 7 million passengers and a further 14 million meet and greet visitors per year (prior to covid-19 lockdown).

Bunzl is on an 8 year lease from completion, estimated to be May 2021, with two 5 year options and annual rent increases of CPI.

Gross Lettable Area

9,720m²

Property Management

Asset Management

Ascot Capital

SOLD

48 MILLER STREET MURARRIE, QLD

Single Tenant: Tritium Pty Ltd

Site Details

Description

The Property is a high quality, modern commercial office building situated within Brisbane's premier business and industry precinct, the TradeCoast.

Tritium is on a new 8 year Lease commencing from December 2020 upon completion of building extension. It has fixed 3.5% annual rent increases.

Total Lettable Area

4,044m² plus 120 car bays

Property Management

CBRE

Asset Management

Ascot Capital

SOLD



589 - 599 TORRENS ROAD ST CLAIR, SA

Single Tenant: Trident Plastics SA Pty Ltd



Site Details

Description

The site is located approximately 10kms north west of the Adelaide CBD and 6kms south east of Port Adelaide.

Trident Plastics SA Pty Ltd is on a long 10 year Triple Net Lease from 7 September 2018, plus a 10 year option.

Gross Lettable Area

15,100m²

Property Management

CBRE

Asset Management

Ascot Capital

10 ALBERTSON ROAD BARNAWARTHA NORTH, VIC

Single Tenant: Wine Depot



Site Details

Description

The property is positioned just south of Albury / Wodonga. It is situated within the Wodonga Logic Centre which was established by the Wodonga City Council as a major distribution and freight hub, with the first development being the Woolworths Distribution Centre owned by Mapletree Logistics Trust.

The property is 100% tenanted by Wine Depot on an initial 12 year sale & lease back, with two 10 year options and fixed 3.0% annual rent increases or CPI if greater.

Gross Lettable Area

7,252m²

Property Management

Colliers

Asset Management

Ascot Capital

Gregory King Director



Greg has extensive experience in the financial services and property industries spanning 27 years. He qualified as a Chartered Accountant after he obtained degrees in Commerce and Accountancy.

Greg has spent time in Europe dealing with structured finance and private equity and held many senior positions and directorships in the real estate and finance sector.

He has bought, sold, listed and developed real estate in the UK, South Africa, New Zealand and Australia.

Greg is a founder of Ascot Capital Limited, which is recognised as one of the foremost property businesses in Western Australia and the developer of Jandakot Airport.

Greg has been involved in YPO for over 14 years and has held numerous leadership positions including Regional Chair.

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David Van der Walt Director



David has been involved in the property industry for over 30 years in South Africa, the UK and Australia.

David has a vast and well-rounded knowledge of all aspects of property including agency, property management, development and syndications.

David founded 5th Avenue Properties in South Africa in the early 1980's and remained CEO and major shareholder until the sale of the business to a listed Johannesburg Stock Exchange company in 1999. He remained CEO until his departure to Australia in 2001.

David, with his business partner Greg King, founded Ascot Capital Limited on arrival in Australia.

He is also a member of the AICD.

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Peter Agostino Director



Peter joined Ascot Capital as a Director in February 2016.

Peter has been involved in the property industry for over 30 years. He commenced with JLL in 1988 climbing through the ranks to become Managing Director of the Western Australian business and a Regional Director of the Asia Pacific Region.

In 2002 he joined CBRE as Senior Managing Director of CBRE's Western Australia, South Australia and ACT businesses and a member of the Australia & New Zealand Executive Committee and Senior Leadership Board. Peter also ran the Capital Markets - Institutional Investment Properties Department in Perth.

Peter has a Bachelor of Business (Economics & Financial Management) and an Advanced Certificate of Business (Real Estate). He is a Fellow of the Australian Property Institute, a Licensed Real Estate Agent and an Associate Professional Member of the Economic Society of Australia.

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Ascot Capital Our Team

(L-R) David Van der Walt, Wendy Wilson, Peter Agostino, Kasey Butcher, Greg King, Fiona Slade.





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