

# INVESTMENT PORTFOLIO & TRACK RECORD

INVESTMENT  
PORTFOLIO &  
TRACK RECORD

2022

OUR MISSION:

# MAKE BUILDINGS BETTER & ENABLE ENTERPRISE

We invest in quality passive or value-add office and retail assets in SEQ and make the assets better so that they are more valuable, functional, better to manage & profitable for our investors, our tenants, our various stakeholders and ourselves.



FUNDS UNDER MANAGEMENT:

**\$1.24B**



CURRENT PORTFOLIO:

**8 Assets**



AVERAGE DISTRIBUTIONS:

P.A. (PAID MONTHLY)

**6.1%**



AVERAGE REALISED RETURNS:

P.A.

**21%**



**TOBY LEWIS**  
MANAGING DIRECTOR

Toby founded Marquette Properties after a career at Multiplex, Consolidated Properties and Trinity Limited.

With grounding in Development followed by Funds Management he established Marquette as a boutique property service provider and manager. Toby's expertise is in commercial Office, Retail and Specialised Asset Classes and wholesale Funds Management.

Toby's property experience and networks are central to the direction of Marquette. His diverse background in a variety of roles allows him to assess property sectors and assets through the eyes of all of our stakeholders.

As Managing Director, Toby is involved across the business with particular focus on investment strategy, capital transactions and capital raising.



**JONATHON PALETHORPE**  
DIRECTOR OF INVESTMENT MANAGEMENT

Jonathon is a member of the Institute of Chartered Accountants with a strong background in Real Estate Funds Management having worked as a Fund Manager and Financial Controller for Cromwell Limited and the Trinity Property Trust — two leading Core Plus Australian Property Funds/Institutions.

Jonathon's skill set is wide and captures most areas of property funds management

including treasury functions, capital management, acquisitions, due diligence, financial modelling and analysis and risk management.

As the Director responsible for Investment Management, Jonathon manages all investment analysis, licensing and governance matters; funding, investment reporting and operations.



**MATTHEW CREAGH**  
DIRECTOR OF ASSET MANAGEMENT

Matthew is an experienced property operative who has held senior roles in Japan and Australia in a career spanning 21 years. As head of Retail Services for CBRE in Japan from 2004 to 2009, he worked with some of the world's most influential landlords, developers and retailers and was responsible for H&M's national expansion.

Matthew is a founding member of Marquette Properties and has overseen a variety of major commercial office and retail value-add projects since the company was formed. As the Director responsible for Asset Management, Matthew manages all property matters including asset level strategy, leasing, capital expenditure and property performance.







**SCOTT TAYLOR**  
**PROJECT & DEVELOPMENT DIRECTOR**

Scott manages the repositioning of Marquette's assets including planning, design, facilities oversight and construction delivery. Scott is also involved in building and executing asset plans, through to the disposal of assets.

Scott's professional experience includes roles in office leasing with JLL & DTZ where he focused on asset and project leasing in the Brisbane CBD and fringe markets. He then went on to work in project delivery for engineering and construction companies

WSP and McNab. Scott's core competencies have developed throughout his 18 years in the property and construction industry and include development management, project management, asset management, contract administration and commercial leasing.

Scott holds a Bachelor of Business Finance (QUT) and a Masters in Construction (Bond University).



**TOM STOCK**  
**TRANSACTIONS MANAGER**

Tom joined Marquette in 2019 after 9 years of working in specialist property research and strategic advisory roles. Tom's primary function is to assist in the acquisition and disposal of Marquette's assets, co-ordinate and manage the capital raising process and to aid in the creation and execution of new investment strategies.

Tom currently holds a Bachelor of Urban Development, majoring in Property Economics from Queensland University of Technology. He is also a Certified Property Practitioner and Associate Member of the Australian Property Institute.



**LINDA DURANT**  
**PORTFOLIO MANAGER**

Linda comes to us as a portfolio manager, who's career spans 45 years within the property industry. Her experience spans all aspects of Retail Property & Asset Management, Retail Leasing, Facilities and Risk Management.

She has held various roles with major property players including Brookfield Multiplex, QIC and Colonial First State as well as with many private investors, across

Commercial Office, Regional, Sub Regional, Neighbourhood and Large Format Centres. She brings a genuine energy, real understanding and insight into the property management function of our business. Her key focus is to oversee the growing property portfolio, whilst maintaining strong relationships with both Internal and External Stakeholders to achieve successful outcomes.



**MATTHEW APPLEBY**  
**PORTFOLIO LEASING MANAGER**

Matt joined the Marquette team in June 2021 and holds the position of Portfolio Leasing Manager. Matt's primary function is to assist with new lease negotiations, lease renewals, lease administration and tenancy coordination of Marquette's assets.

Matt has five years of Property Management experience and has held roles in both Brisbane and the UK, where he was responsible for the management of Commercial, Industrial and Retail assets. Matt currently holds a Bachelor of Property Economics from Queensland University of Technology.



**KATE RIZZO**  
**FUND ACCOUNTANT & DISTRIBUTION MANAGER**

Kate joined the Marquette team in November 2020. She is responsible for managing the accounting and distribution functions for multiple property investment trusts, including preparing monthly management reports, liaising with external advisors, and assisting with budget preparation and acquisitions / disposals analysis.

Kate has approximately seven years' experience working in professional services firms across external audit and corporate finance. Kate holds a Bachelor of Business majoring in Accountancy and is a member of the Institute of Chartered Accountants.



**JOEL CROWLEY**  
**PROJECT MANAGER**

Joining the Marquette team in 2022, Joel boasts comprehensive experience in both Project and Facilities Management. This experience stems from an extensive career for both private enterprise and government clientele, managing fitouts for both corporate and retail clients, along with day-to-day facilities management within a live clinical environment with the goal of ensuring minimal disruption to major

government facilities. At Marquette, Joel manages all fitouts, tenant works and space conversions within each asset.

Joel is a trade qualified Plumber with a Diploma of Project Management and Facilities Management.

# INVESTMENT PORTFOLIO

## CURRENT

2016 – 2022

Marquette was established in 2009 as a specialist Property Investment Manager.

Marquette's primary function is to buy, refine and manage strategic office and retail assets within Queensland, Australia. With approximately \$1.24B in Funds Under Management, across eight assets, Marquette invests with a view to adding value and delivering Core Plus returns to investors.

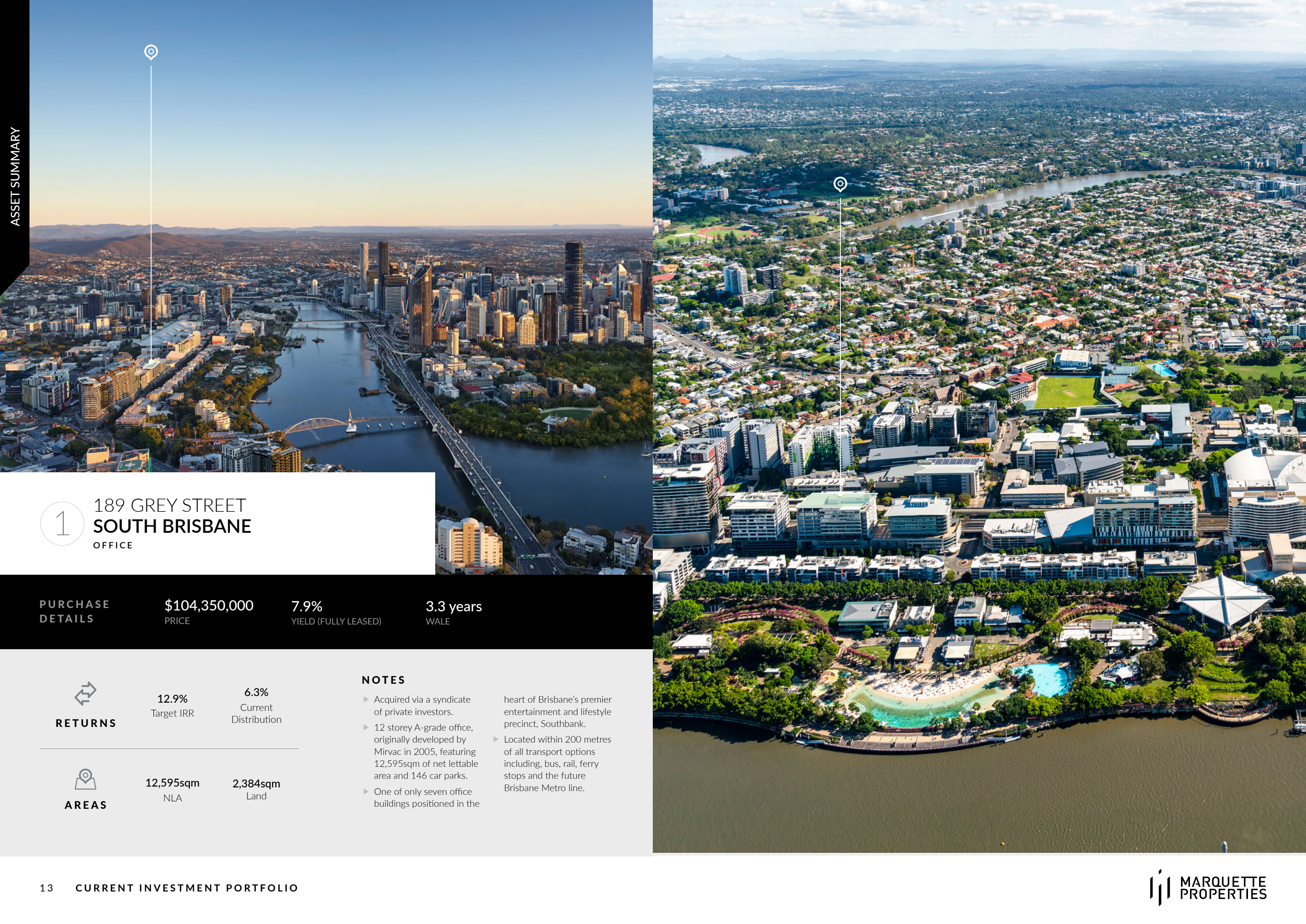
Our private clients entrust us to source unique opportunities, primarily through off market transactions and to generate above market returns through active asset management.

Our institutional clients are similar, they rely on our market presence, deal flow and agile management skills to provide genuine opportunities and results for them.

We've built a considerable track record of astute and well-timed off market transactions supplemented by our detailed Asset Plans that seek to add value and enhance our properties in the short, medium and long term.

Marquette has a demonstrated track record of property investment and asset management excellence within the South East Queensland market.





1

## 189 GREY STREET SOUTH BRISBANE OFFICE

### PURCHASE DETAILS

**\$104,350,000**  
PRICE

**7.9%**  
YIELD (FULLY LEASED)

**3.3 years**  
WALE



### RETURNS

**12.9%**  
Target IRR

**6.3%**  
Current  
Distribution



### AREAS

**12,595sqm**  
NLA

**2,384sqm**  
Land

### NOTES

- Acquired via a syndicate of private investors.
- 12 storey A-grade office, originally developed by Mirvac in 2005, featuring 12,595sqm of net lettable area and 146 car parks.
- One of only seven office buildings positioned in the heart of Brisbane's premier entertainment and lifestyle precinct, Southbank.
- Located within 200 metres of all transport options including, bus, rail, ferry stops and the future Brisbane Metro line.





2

23 & 33 BARANGAROO AVENUE  
BARANGAROO  
RETAIL

PURCHASE DETAILS	\$82,000,000 PRICE	5.12% YIELD (FULLY LEASED)	3.4 years WALE
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RETURNS	12.3% Target IRR	4.8% Current Distribution
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AREAS	1,471sqm NLA	1,508sqm Licenced Area
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- NOTES**
- ▶ Acquired via a syndicate of private investors.
  - ▶ Premium harbourfront retail stratum located in the heart of the \$6 billion Barangaroo urban renewal and lifestyle precinct.
  - ▶ Originally completed in 2015, the property was constructed with a focus on the highest ESG standards.
  - ▶ The Property is fully occupied and comprises 20 tenancies including restaurants, cafés, and other retailers.
  - ▶ The tenants and location service a diverse trade catchment of office workers, tourists, and residents, all located within the immediate area.







3 12 CREEK STREET  
BRISBANE  
OFFICE & RETAIL

PURCHASE DETAILS	\$420,000,000	6.47%	3.3 years
	PRICE	YIELD (FULLY LEASED)	WALE

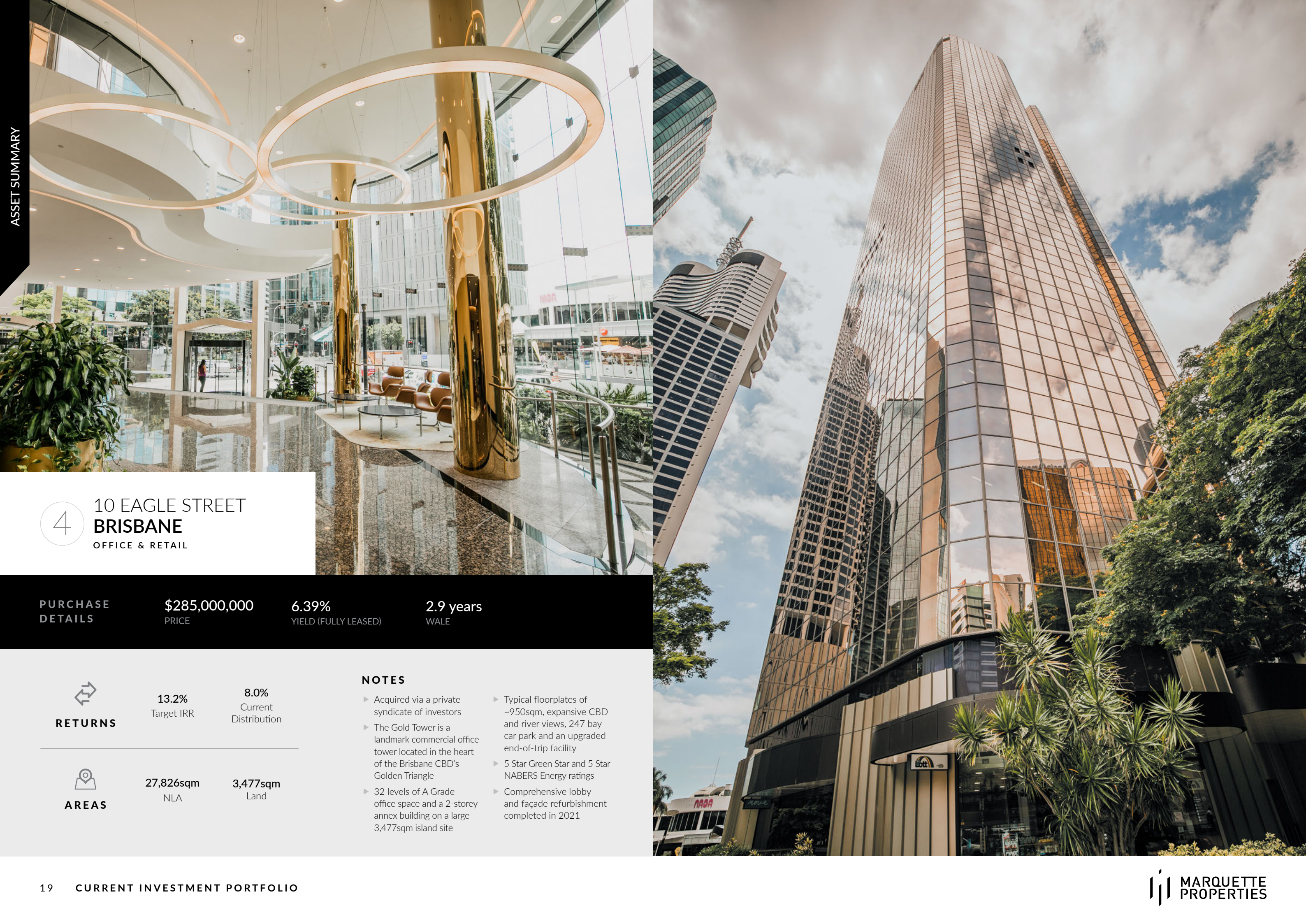
RETURNS	12.5%	7.0%
	Target IRR	Current Distribution

AREAS	38,573sqm	3,026sqm
	NLA	Land

- NOTES**
- ▶ Capital partnership with Lendlease and a syndicate of private investors.
  - ▶ Blue Tower and The Annex is a landmark commercial property, featuring two prime-grade office towers with a combined NLA of 38,573 sqm.
  - ▶ The towers, completed in 1984 and 2020 respectively, are positioned in the heart of the Golden Triangle.
  - ▶ Both buildings are located on a single 3,026sqm island site with over 170 metres of frontage across three prime streets.
  - ▶ Both Blue Tower and The Annex feature expansive CBD and river views, 266 car parking bays and an upgraded end-of-trip facility.







4 10 EAGLE STREET  
BRISBANE  
OFFICE & RETAIL

PURCHASE DETAILS	\$285,000,000 PRICE	6.39% YIELD (FULLY LEASED)	2.9 years WALE
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RETURNS	13.2% Target IRR	8.0% Current Distribution
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AREAS	27,826sqm NLA	3,477sqm Land
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NOTES

- ▶ Acquired via a private syndicate of investors
- ▶ The Gold Tower is a landmark commercial office tower located in the heart of the Brisbane CBD's Golden Triangle
- ▶ 32 levels of A Grade office space and a 2-storey annex building on a large 3,477sqm island site
- ▶ Typical floorplates of ~950sqm, expansive CBD and river views, 247 bay car park and an upgraded end-of-trip facility
- ▶ 5 Star Green Star and 5 Star NABERS Energy ratings
- ▶ Comprehensive lobby and façade refurbishment completed in 2021





5 288 EDWARD STREET  
BRISBANE  
OFFICE & RETAIL

**PURCHASE DETAILS**      **\$113,600,000**      **7.60%**      **3.2 years**  
PRICE      YIELD (FULLY LEASED)      WALE

**RETURNS**      **22.00%**      **3.30%**  
Target IRR      Current Distribution

**AREAS**      **19,935sqm**      **1,981sqm**  
NLA      Land

- NOTES**
- ▶ Capital partnership with Heitman
  - ▶ Off-market purchase
  - ▶ 27-level office and retail building over a single level carpark
  - ▶ Well located near to Central Station, Queen Street Mall and service-based amenities
  - ▶ 59% occupied when it was contracted and 88% leased by exchange
  - ▶ Asset was acquired well below replacement cost







6

130 QUEEN STREET  
BRISBANE  
OFFICE & RETAIL

PURCHASE DETAILS	\$77,100,000 PRICE	5.70% YIELD (FULLY LEASED)	5.4 years WALE
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RETURNS	14.45% Target IRR	5.90% Current Distribution
AREAS	3,776sqm NLA	1,101sqm Land

- NOTES
- Capital partnership with PGIM and a syndicate of investors

► Off-market purchase

► Three street frontages of approximately 82m

► Premier retail precinct with the highest volume of pedestrian traffic in QLD

► Significant opportunity to add value and optimise the asset.

► Prime Queen Street Mall corner property.







ASSET SUMMARY

7 AP EAGERS  
NEWSTEAD  
OFFICE & RETAIL

PURCHASE  
DETAILS

\$55,500,000  
PRICE

5.75%  
YIELD (FULLY LEASED)

7.0 years  
WALE



ASSET SUMMARY

8 100 MCLACHLAN STREET  
FORTITUDE VALLEY  
OFFICE & RETAIL

PURCHASE  
DETAILS

\$30,000,000  
PRICE

7.50%  
YIELD (FULLY LEASED)

5.3 years  
WALE



RETURNS

14.72%  
Target IRR

6.55%  
Current  
Distribution

NOTES

- Syndicated investment
- Off-market purchase
- 3 properties, 7 corners and 688 metres of street frontage
- Purchased with a 7-year Triple Net Lease with 4.0% annual increases
- Surrounded by recent and current development which ensures that the future development potential is high



RETURNS

18.00%  
Target IRR

8.40%  
Current  
Distribution

NOTES

- Institution Capital Partnership
- Off-market
- Prime location on edge of James Street
- Core asset
- 3 year old asset in prime condition
- 20% vacancy at acquisition & 0% vacancy in first year



AREAS

10,510sqm  
NLA

10,410sqm  
Land



AREAS

3,694sqm  
NLA

N/A  
Land



# TRACK RECORD

## INVESTMENT MANAGEMENT, ASSET MANAGEMENT, DEVELOPMENT MANAGEMENT & ADVISORY

2009 – 2022



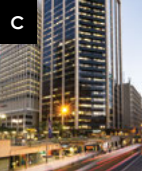




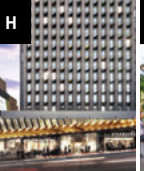


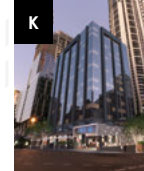








In addition to our core business, Marquette also provides a range of Advisory, Asset Management and Development Management services to both institutional and private clients.

The following pages outline a number of major projects that Marquette have previously undertaken for our diverse client base.

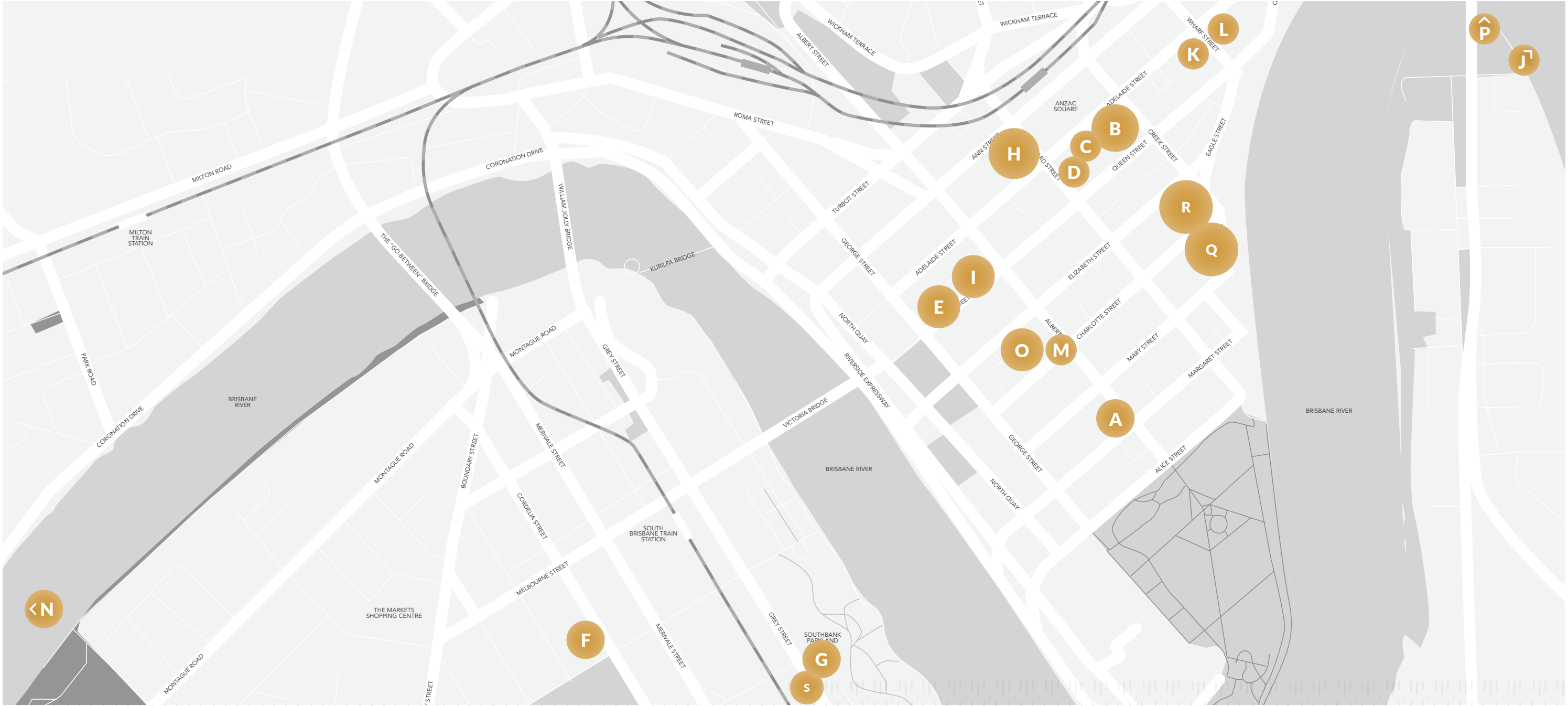











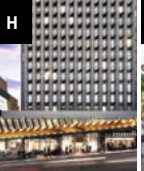


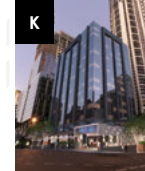





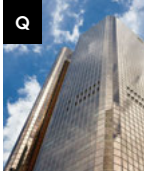


TRACK RECORD

																		
AM60	POST OFFICE SQUARE	215 ADELAIDE	ROWES BUILDING	NEXT HOTEL & FOREVER 21	OPERA	164 GREY	288 EDWARD	130 QUEEN	100 MCLACHLAN	STUDENT ONE	STUDENT ONE	FESTIVAL TOWERS RETAIL	ST LUCIA MARKET PLACE	STUDENT ONE	AP EAGERS NEWSTEAD	GOLD TOWER	BLUE TOWER	189 GREY
60 Albert St, Brisbane	270 Queen St, Brisbane	215 Adelaide St, Brisbane	235 Edward St, Brisbane	72 Queen St, Brisbane	Cordelia St, South Brisbane	164 Grey St, Southbank	288 Edward St, Brisbane	130 Queen St, Brisbane	100 McLachlan St, Fortitude Valley	363 Adelaide St, Brisbane	38 Wharf St, Brisbane	108 Albert St, Brisbane	228 Hawken Dr, St Lucia	97 Elizabeth St, Brisbane	Various, Newstead	10 Eagle St, Brisbane	12 Creek St, Brisbane	189 Grey St, South Brisbane
Office & Retail	Retail & Car Park	Office & Retail	Office & Retail	Retail	Residential	Office & Retail	Office & Retail	Office & Retail	Office & Retail	Student Housing & Retail	Student Housing & Retail	Retail	Retail	Student Housing & Retail	Specialised Retail	Office and Retail	Office and Retail	Office





TRACK RECORD

																		
AM60	POST OFFICE SQUARE	215 ADELAIDE	ROWES BUILDING	NEXT HOTEL & FOREVER 21	OPERA	164 GREY	288 EDWARD	130 QUEEN	100 MCLACHLAN	STUDENT ONE	STUDENT ONE	FESTIVAL TOWERS RETAIL	ST LUCIA MARKET PLACE	STUDENT ONE	AP EAGERS NEWSTEAD	GOLD TOWER	BLUE TOWER	189 GREY
60 Albert St, Brisbane	270 Queen St, Brisbane	215 Adelaide St, Brisbane	235 Edward St, Brisbane	72 Queen St, Brisbane	Cordelia St, South Brisbane	164 Grey St, Southbank	288 Edward St, Brisbane	130 Queen St, Brisbane	100 McLachlan St, Fortitude Valley	363 Adelaide St, Brisbane	38 Wharf St, Brisbane	108 Albert St, Brisbane	228 Hawken Dr, St Lucia	97 Elizabeth St, Brisbane	Various, Newstead	10 Eagle St, Brisbane	12 Creek St, Brisbane	189 Grey St, South Brisbane
Office & Retail	Retail & Car Park	Office & Retail	Office & Retail	Retail	Residential	Office & Retail	Office & Retail	Office & Retail	Office & Retail	Student Housing & Retail	Student Housing & Retail	Retail	Retail	Student Housing & Retail	Specialised Retail	Office and Retail	Office and Retail	Office



1

PACIFIC SQUARE  
MERMAID BEACH  
RETAIL



PURCHASE DETAILS

Syndicate Investors CLIENT	\$51,000,000 SALE PRICE
\$20,900,000 PURCHASE PRICE	6 Years OWNERSHIP PERIOD



RETURNS

24.4%  
IRR



AREAS

7,355sqm  
NLA

NOTES

- ▶ Private syndicate
- ▶ Sold Off-market
- ▶ Prime location on Gold Coast Highway
- ▶ Considerable development upside
- ▶ Sold fully leased and refurbished

3

ST LUCIA  
MARKETPLACE  
RETAIL



PURCHASE DETAILS

Syndicate Investors CLIENT	\$15,000,000 SALE PRICE
\$10,200,000 PURCHASE PRICE	3.5 years OWNERSHIP PERIOD



RETURNS

17.5%  
IRR



AREAS

1,994sqm  
NLA

NOTES

- ▶ Private syndicate
- ▶ Off-market
- ▶ Prime location on St Lucia peninsula and on the edge of University of Queensland
- ▶ 'Trophy' asset
- ▶ 14 year lease to anchor tenant – IGA
- ▶ Core asset
- ▶ Major refurbishment post settlement

2

CALOUNDRA VILLAGE  
CALOUNDRA  
RETAIL



PURCHASE DETAILS

Syndicate Investors CLIENT	30,500,000 SALE PRICE
\$18,000,000 PURCHASE PRICE	5 Years OWNERSHIP PERIOD



RETURNS

19.6%  
IRR



AREAS

3,006sqm  
NLA

NOTES

- ▶ Private syndicate
- ▶ Sold On-market
- ▶ Prime location on centre of Caloundra
- ▶ Sold fully leased and refurbished with a 9.5 year WALE

4

164 GREY STREET  
SOUTH BANK  
OFFICE & RETAIL



PURCHASE DETAILS

Moelis Australia CLIENT	\$46,000,000 SALE PRICE
\$30,300,000 PURCHASE PRICE	2.5 years OWNERSHIP PERIOD



RETURNS

20.70%  
IRR



AREAS

3,065sqm  
NLA

NOTES

- ▶ Institutional Capital Partnership
- ▶ Off-market
- ▶ Prime Location – 7 day trade for retail
- ▶ Modest sized refurbishment completed
- ▶ Major re-leasing campaign underway
- ▶ Core asset



5 FESTIVAL TOWERS  
RETAIL



PURCHASE DETAILS

Metropolitan Real Estate \$32,000,000  
CLIENT SALE PRICE

\$22,700,000 2 years  
PURCHASE PRICE OWNERSHIP PERIOD

RETURNS  
30.10%  
IRR

AREAS  
1,004sqm  
NLA

- NOTES
- ▶ Institution Capital Partnership
  - ▶ Off-market
  - ▶ Prime Albert Street location
  - ▶ Under-rented asset / good leasing fundamentals
  - ▶ All day, late night & 7-day trade
  - ▶ Major growth — casino, apartments, student housing, hotels & new train station
  - ▶ Core asset

2 POST OFFICE SQUARE  
RETAIL & CARPARK



PURCHASE DETAILS

AsheMorgan & Bricktop \$95,500,000  
CLIENT SALE PRICE

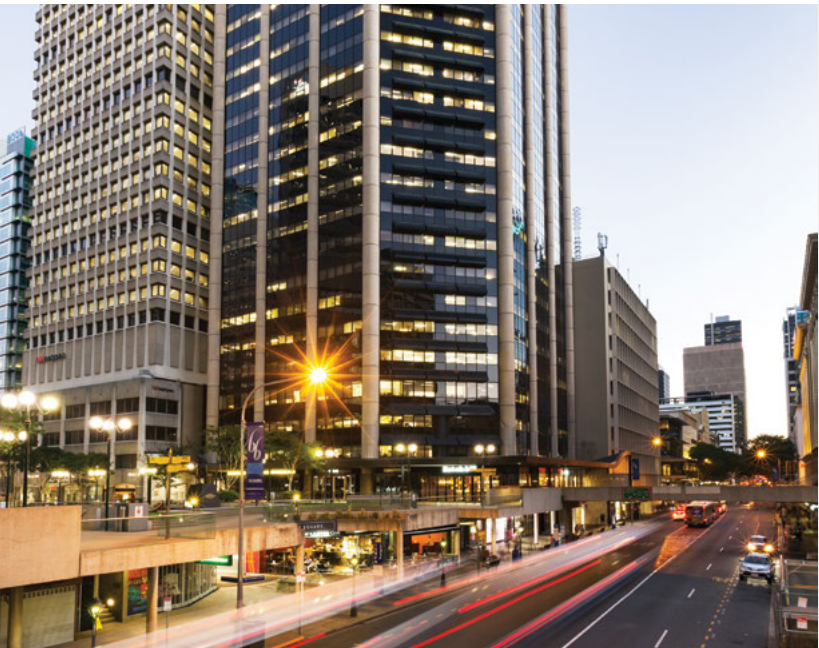
\$67,000,000 2 years  
PURCHASE PRICE OWNERSHIP PERIOD

RETURNS  
20.6%  
IRR

AREAS  
1,756sqm  
316 cars  
NLA

- NOTES
- ▶ Major Brisbane CBD Asset
  - ▶ MQT originated the transaction
  - ▶ MQT acted as Asset Manager
  - ▶ Asset was repositioned with a \$4m refurbishment
  - ▶ Major re-lease strategy executed

1 215 ADELAIDE STREET  
BRISBANE CITY  
RETAIL & OFFICE



PURCHASE DETAILS

PGIM \$224,000,000  
CLIENT SALE PRICE

\$135,000,000 3 years  
PURCHASE PRICE OWNERSHIP PERIOD

RETURNS  
26.9%  
IRR

AREAS  
28,000sqm  
135 cars  
NLA

- NOTES
- ▶ Major Brisbane CBD Asset
  - ▶ Acted as Asset & Development Manager
  - ▶ Asset was repositioned with a \$30m refurbishment
  - ▶ Major re-lease strategy executed

3 JAMES STREET  
FORTITUDE VALLEY  
RETAIL/SHOWROOM



PURCHASE DETAILS

Hutchinson Builders N/A  
CLIENT SALE PRICE

N/A N/A  
PURCHASE PRICE OWNERSHIP PERIOD

RETURNS  
N/A  
IRR

AREAS  
3,800sqm  
45 cars  
NLA

- NOTES
- ▶ MQT has twice repositioned this asset over 6 years
  - ▶ MQT acted as Asset Manager
  - ▶ Asset was repositioned with a \$4m refurbishment
  - ▶ Major re-lease strategy executed



4

130 COMMERCIAL ROAD  
TENERIFFE  
OFFICE




PURCHASE DETAILS

Wilem  
CLIENT

\$20,500,000  
SALE PRICE

\$16,750,000  
PURCHASE PRICE

3 years  
OWNERSHIP PERIOD

  
**RETURNS**  
20.00%  
IRR

  
**AREAS**  
4,112sqm  
44 cars  
NLA

**NOTES**

- ▶ MQT acted as Asset Manager
- ▶ Asset was refurbished
- ▶ Major re-lease strategy executed

6

TARINGA CENTRAL  
TARINGA  
OFFICE & RETAIL




PURCHASE DETAILS


Private Investor  
CLIENT

TBC  
SALE PRICE

\$18,000,000  
PURCHASE PRICE

TBC  
OWNERSHIP PERIOD

  
**RETURNS**  
TBC  
IRR

  
**AREAS**  
3,563sqm  
NLA  
188  
Cars

**NOTES**

- ▶ Prime suburban office and retail asset in the centre of the inner West
- ▶ 3 level above ground carpark that contains 188 cars, ratio of 1:18sqm
- ▶ Site area of 4,380sqm with significant future development potential
- ▶ Demolition clauses in all leases
- ▶ Fully occupied

DEVELOPMENT & TRADING DEALS

5

3 MONTPELIER ROAD  
BOWEN HILLS  
RETAIL/SHOWROOM




PURCHASE DETAILS

Wilem  
CLIENT

\$16,200,000  
SALE PRICE

\$13,000,000  
PURCHASE PRICE

2 years  
OWNERSHIP PERIOD

  
**RETURNS**  
20.00%  
IRR

  
**AREAS**  
3,393sqm  
35 cars  
NLA

**NOTES**

- ▶ Major Brisbane CBD Asset
- ▶ Acted as Asset & Development Manager
- ▶ Asset was repositioned with a \$3m refurbishment
- ▶ Major re-lease strategy executed

1

BUSHLAND BEACH  
TOWNSVILLE  
NEIGHBOURHOOD RETAIL



STATISTICS

\$25,100,00  
PRICE

6.95%  
YIELD

N/A  
WALE

4,500sqm  
NLA

Institutional  
INVESTOR TYPE

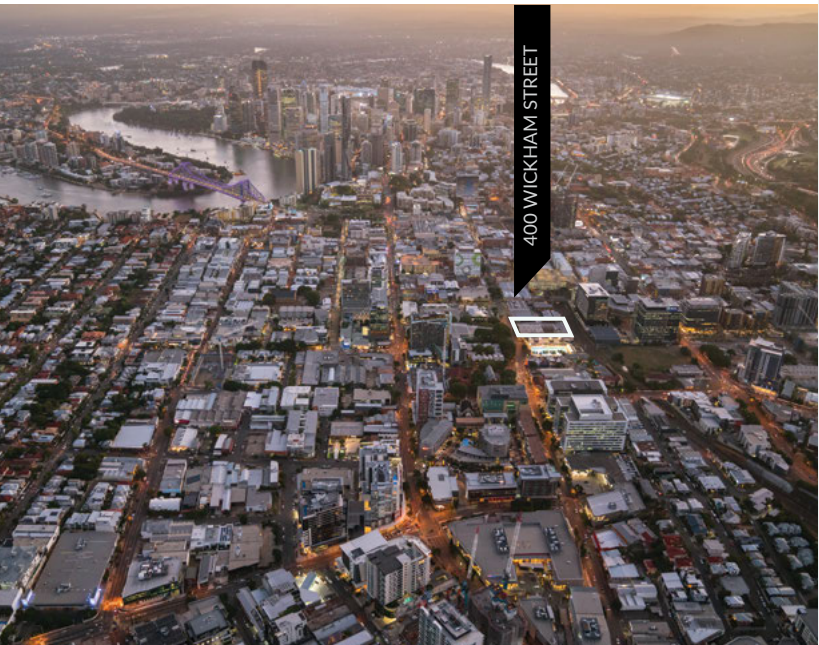
**NOTES**

- ▶ Off-market transaction
- ▶ DA approved neighbourhood centre with first stage completed
- ▶ Coles pre-committed
- ▶ 12 specialty shops
- ▶ Pre-sold to SCA
- ▶ Completed May 2018



2

400 WICKHAM STREET  
FORTITUDE VALLEY  
SHOWROOM



DEVELOPMENT MANAGEMENT

STATISTICS

\$19,000,000  
PURCHASE PRICE

\$22,700,000  
SALE PRICE

N/A  
YIELD

9 years  
WALE

3,500sqm  
NLA

N/A  
INVESTOR TYPE

NOTES

- ▶ Off-market transaction
- ▶ Long-term option
- ▶ Secured new 10-year lease to Coco Republic
- ▶ Pre-sold prior to settlement
- ▶ Completed in September 2017

2

STUDENT ONE  
BRISBANE CITY  
STUDENT HOUSING



STATISTICS

770 beds  
500sqm Retail NLA  
PROJECT SIZE

\$140,000,000  
PROJECT VALUE

ADVISORY TYPE &  
CLIENT DETAILS

MQT was engaged by a Private Equity firm to acquire and convert Student Housing in Brisbane's CBD.

SERVICES &  
OUTCOME

MQT designed and delivered the worlds tallest Student Housing project. The project is a 40 storey CBD tower and involved a \$76m of construction and a 32 month programme.

1

STUDENT ONE  
BRISBANE CITY  
STUDENT HOUSING



STATISTICS

707 beds  
1,000sqm Retail NLA  
149 carparks  
PROJECT SIZE

\$140,000,000  
PROJECT VALUE

ADVISORY TYPE &  
CLIENT DETAILS

MQT was engaged by Private Equity firm to acquire an convert a major office building to Student Housing in Brisbane's CBD.

SERVICES &  
OUTCOME

MQT designed and delivered the largest office conversion to accommodation in Brisbane. The project involved \$45m of construction and took 20 months from acquisition to completion. The retail and carpark were leased on long terms to quality tenants.

3

WISHART  
RETAIL & FUEL



STATISTICS

Private Family  
CLIENT

\$4,000,000  
CAPEX BUDGET

\$5,000,000  
PROJECT VALUE

ADVISORY TYPE &  
CLIENT DETAILS

The Asset, formally 100% leased to Caltex, was at the end of its life cycle and the owners appointed Marquette to manage a repositioning of the entire site.

SERVICES &  
OUTCOME

MQT designed and delivered an exciting new Fuel and Fast Food retail centre. Upon completion of construction works, the asset had a WALE of 10 years and reached turnover rent thresholds in year two of operation.



1

## 72 QUEEN STREET BRISBANE CITY

RETAIL



### ADVISORY TYPE & CLIENT DETAILS

MQT was engaged by an international hotelier and developer to manage the leasing over a large retail tenancy on Brisbane's Queen Street Mall.

### SERVICES & OUTCOME

MQT partnered with JLL to arrange an international leasing campaign to lease a 2,000sqm retail tenancy.

The tenancy was leased to global fashion retailer – Forever 21 on a 10 year lease.

Significantly, it was Forever 21's first Australian store.

2

## HOWARD SMITH WHARVES FORTITUDE VALLEY

RETAIL & TOURISM



### ADVISORY TYPE & CLIENT DETAILS

MQT brokered a stretch senior debt loan between a global Real Estate Private Equity Firm (PGIM) and the developers and operators of one of Brisbane's largest public infrastructure projects – Howard Smith Wharves.

### SERVICES & OUTCOME

MQT handled the negotiation of the \$70m+ loan and continues to remain involved as a Lender's representative to the Project Control Group.

