

INVESTMENT PORTFOLIO & TRACK RECORD



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Make buildings
better and enable
enterprise.

OUR MISSION

We invest in quality passive or value-add office and retail assets in Brisbane and Sydney. We make the assets better so that they are more valuable, functional, better to manage and profitable for our investors, our tenants, our various stakeholders and ourselves. Considered off-market transactions and well executed value-add strategies help enhance our properties in the short, medium, and long term.

FUNDS UNDER MANAGEMENT (CURRENT)	\$1.33B
FUNDS UNDER MANAGEMENT (END VALUE)	\$1.7B
ASSETS UNDER MANAGEMENT	8
TOTAL NET LETTABLE AREA	145K SQM
TOTAL TENANTS	~205
AVERAGE REALISED RETURNS	21.0%



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, as well as 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 and Institutions.

Jonathon's skill set is wide and captures most areas of property funds management including treasury functions, capital

management, acquisitions, due diligence, financial modeling 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 25 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).



MEGAN LAGERROTH
PORTFOLIO MANAGER

Megan has newly joined the team as Portfolio Manager following successful appointments as the General Manager of both Gold Tower and Blue Tower on behalf of Marquette.

Megan has extensive property management experience which has included positions within Knight Frank, JLL and Savills across Brisbane, Dubai UAE and London UK respectively. Megan is responsible for ensuring quality and consistent property management services are delivered

across the portfolio. Her focus is to deliver on value-add initiatives whilst supporting all Internal and External Stakeholders to work together seamlessly towards sustainable outcomes. Megan 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 and 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.



JAZMYN WALKIN
TRANSACTIONS MANAGER

Jazmyn joined Marquette in 2025, bringing over a decade of experience in the property industry. She has worked across capital transactions teams along the East Coast of Australia, with a strong focus on institutional-grade assets.

At Marquette, Jazmyn plays a key role in the acquisition and divestment of assets,

assists with capital raising initiatives, and contributes to the development and execution of the firm's investment strategies. Jazmyn holds a Bachelor of Property Economics from Queensland University of Technology.



COOPER CRONK
TRANSACTION & CAPITAL MANAGER

Cooper joined Marquette in 2022 as a member of the Transactions team with a key focus on investor relations and capital raising.

He brings a wealth of experience in high performance, and leadership after 16 years as a professional athlete in the NRL and through representing both Queensland and Australia at the highest level.

Cooper is also an Independent Director of Queensland Rugby League and a graduate of the Australian Institute of Company Directors.



MATTHEW APPLEBY
ASSET 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.



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

Established in 2009 as a specialist property investment manager, Marquette's primary function is to buy, enhance and manage prime strategic office and retail assets. We invest to add value and deliver core plus returns to investors. We seek to preserve wealth first and grow wealth second.

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.

41 GEORGE STREET BRISBANE

PBSA CONVERSION



PURCHASE

\$123M

PRICE



FORECAST

Confidential

NET IRR



AREAS

29,960sqm

NLA

2,811sqm

LAND

- Acquired in partnership with Dexus with a strategy to undertake a comprehensive adaptive re-use of an existing office tower for the provision of Purpose Built Student Accommodation (PBSA) product.
- Originally constructed in 1979, the tower was formally home to the QLD Government for ~43 years. In 2024, the Government vacated the property allowing Marquette to acquire it with vacant possession in order to undertake the PBSA conversion.
- The tower currently comprises approximately ~30,000sqm of NLA over 26 floors, has ~1,100 sqm floor plates, and features 120 car parks over 3 storeys of basement, all of which will be repurposed to provide 1,182 PBSA beds and associated retail.



RENDERS



189 GREY STREET SOUTH BRISBANE

OFFICE



PURCHASE

\$104.35M

PRICE

7.90%

YIELD (FULLY LEASED)

3.3 years

WALE



FORECAST

12.00%

NET IRR



AREAS

12,595sqm

NLA

2,384sqm

LAND

- ▶ 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.



23 & 33 BARANGAROO AVE BARANGAROO

RETAIL



PURCHASE

\$82M

PRICE

5.12%

YIELD (FULLY LEASED)

3.4 years

WALE



FORECAST

12.30%

NET IRR



AREAS

1,471sqm

NLA

1,508sqm

LICENSED AREA

- ▶ 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.
- ▶ Completed in 2015, the property was constructed with a focus on the highest ESG standards.
- ▶ The property is fully occupied with 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.





12 CREEK STREET BRISBANE

OFFICE & RETAIL



PURCHASE

\$420M

PRICE

6.47%

YIELD (FULLY LEASED)

3.3 years

WALE



FORECAST

11.90%

NET IRR



AREAS

38,573sqm

NLA

3,026sqm

LAND

- ▶ 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.



10 EAGLE STREET BRISBANE

OFFICE & RETAIL



PURCHASE

\$285M

PRICE

6.39%

YIELD (FULLY LEASED)

2.9 years

WALE



FORECAST

12.20%

NET IRR



AREAS

27,826sqm

NLA

3,477sqm

LAND

- 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 two-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.



288 EDWARD STREET BRISBANE

OFFICE & RETAIL



PURCHASE

\$113.6M

PRICE

7.60%

YIELD (FULLY LEASED)

3.2 years

WALE



FORECAST

17.00%

NET IRR



AREAS

19,935sqm

NLA

1,981sqm

LAND

- ▶ 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.





130 QUEEN STREET BRISBANE

OFFICE & RETAIL



PURCHASE

\$77.1M

PRICE

5.70%

YIELD (FULLY LEASED)

5.4 years

WALE



FORECAST

14.50%

NET IRR



AREAS

3,776sqm

NLA

1,101sqm

LAND

- ▶ 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.



AP EAGERS NEWSTEAD

OFFICE & RETAIL



PURCHASE

\$55.5M

PRICE

5.75%

YIELD (FULLY LEASED)

7.0 years

WALE



FORECAST

14.00%

NET IRR



AREAS

10,510sqm

NLA

10,410sqm

LAND

- ▶ Syndicate of investors.
- ▶ 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.



Track Record

2009 — PRESENT

We acquire quality properties to improve, add-value and generate above market returns for our investors. 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.



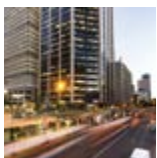
A

AM60
60 ALBERT ST. BRISBANE



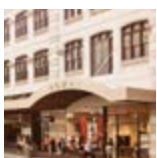
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POST OFFICE SQUARE
270 QUEEN ST. BRISBANE



C

215 ADELAIDE
215 ADELAIDE ST. BRISBANE



D

ROWS BUILDING
235 EDWARD ST. BRISBANE



E

NEXT HOTEL & FOREVER 21
72 QUEEN ST. BRISBANE



F

OPERA
CORDELIA ST. SOUTH BRISBANE



G

164 GREY
164 GREY ST. SOUTHBANK



H

288 EDWARD
288 EDWARD ST. BRISBANE



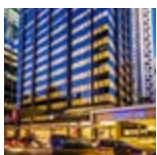
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130 QUEEN
130 QUEEN ST. BRISBANE



J

100 MCLACHLAN
100 MCLACHLAN ST. FORTITUDE VALLEY



K

STUDENT ONE
363 ADELAIDE ST. BRISBANE



L

STUDENT ONE
38 WHARF ST. BRISBANE



M

FESTIVAL TOWERS RETAIL
108 ALBERT ST. BRISBANE



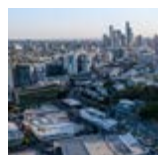
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ST LUCIA MARKETPLACE
228 HAWKEN DR. ST LUCIA



O

STUDENT ONE
97 ELIZABETH ST. BRISBANE



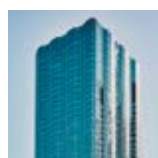
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AP EAGERS
NEWSTEAD



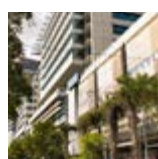
Q

GOLD TOWER
10 EAGLE ST. BRISBANE



R

BLUE TOWER
12 CREEK ST. BRISBANE



S

189 GREY
189 GREY ST. SOUTH BRISBANE



T

BARANGAROO
23 & 33 BARANGAROO AVE. SYDNEY



PACIFIC SQUARE MERMAID BEACH

RETAIL

	PURCHASE	SALE
Price	\$20.9 M	\$51.0 M
Yield	7.10 %	4.26 %
Forecast IRR	15.00 %	24.40 %

	PERIOD	NLA
	6 YEARS	7,355 SQM



CALOUNDRA VILLAGE CALOUNDRA

RETAIL

	PURCHASE	SALE
Price	\$18 M	\$30.5 M
Yield	7.05 %	4.71 %
Forecast IRR	13.80 %	19.60 %

	PERIOD	NLA
	5 YEARS	3,006 SQM



ST LUCIA MARKETPLACE

RETAIL

	PURCHASE	SALE
Price	\$10.2 M	\$15.0 M
Yield	7.10 %	5.59 %
Forecast IRR	16.60 %	17.20 %

	PERIOD	NLA
	3.5 YEARS	1,994 SQM



164 GREY STREET SOUTH BANK

OFFICE & RETAIL

	PURCHASE	SALE
Price	\$30.3 M	\$44.6 M
Yield	7.25 %	5.27 %
Forecast IRR	14.00 %	16.90 %

	PERIOD	NLA
	2.5 YEARS	3,065 SQM



FESTIVAL TOWERS BRISBANE

RETAIL

	PURCHASE	SALE
Price	\$22.7 M	\$32 M
Yield	6.14 %	4.99 %
Forecast IRR	16.6 %	27.10 %

	PERIOD	NLA
	2 YEARS	1,004 SQM



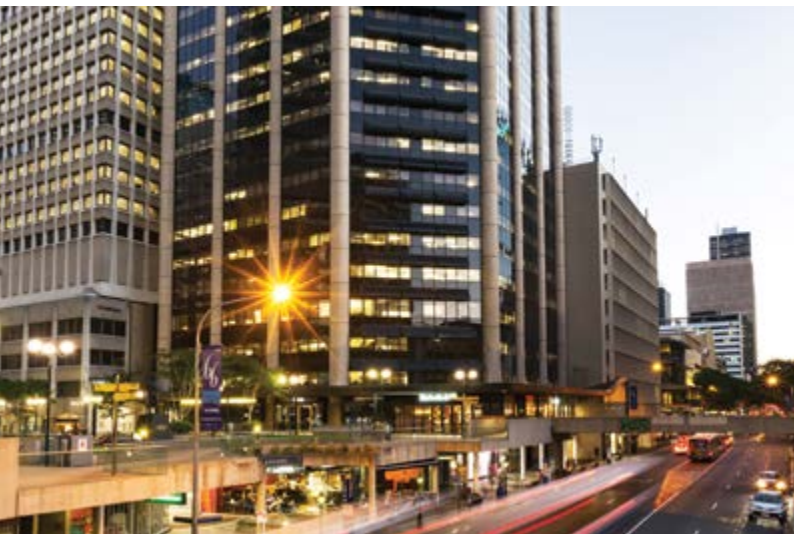


ASSET MANAGEMENT

100 MCLACHLAN STREET FORTITUDE VALLEY

OFFICE & RETAIL

Major re-leasing and ongoing management of strategically located fringe asset.



ASSET MANAGEMENT

215 ADELAIDE STREET BRISBANE

OFFICE & RETAIL

Major re-leasing and \$30M refurbishment of a central CBD B-Grade office tower.



ASSET MANAGEMENT

JAMES STREET FORTITUDE VALLEY

RETAIL

Repositioning of a strategic retail asset in the James Street Precinct.



ASSET MANAGEMENT

130 COMMERCIAL ROAD TENERIFFE

OFFICE

Repositioning and releasing of a city fringe office asset.



ASSET MANAGEMENT

POST OFFICE SQUARE BRISBANE

RETAIL & CARPARK

Major re-leasing and \$4M refurbishment of a central CBD retail offering.



ASSET MANAGEMENT

TARINGA CENTRAL TARINGA

OFFICE & RETAIL

Prime suburban office and retail asset in the core of Taringa with significant car parking and future development potential.



ASSET MANAGEMENT

3 MONTPELIER ROAD BOWEN HILLS

RETAIL & SHOWROOM

Repositioning and releasing of a city fringe office asset.



DEVELOPMENT & TRADING

BUSHLAND BEACH TOWNSVILLE

RETAIL

Pre-sold a Coles committed neighbourhood centre in Townsville.



DEVELOPMENT & TRADING

400 WICKHAM STREET FORTITUDE VALLEY

SHOWROOM

Traded a strategic showroom asset after securing a new, long term lease.



DEVELOPMENT MANAGEMENT

OPERA ON CORDELIA SOUTH BRISBANE

RESIDENTIAL

Development management of a \$100 million residential development in South Brisbane.



DEVELOPMENT MANAGEMENT

STUDENT ONE BRISBANE

STUDENT ACCOMMODATION

Deal origination and strategic asset planning for an office to student housing conversion in the Brisbane CBD.



DEVELOPMENT MANAGEMENT

CALTEX WISHART

SERVICE STATION & RETAIL

Transformation of a 1980's Caltex service station to a new, market leading fuel and fast food centre.



DEVELOPMENT MANAGEMENT

STUDENT ONE BRISBANE

STUDENT ACCOMMODATION

Deal origination and strategic asset planning for an office to student housing conversion in the Brisbane CBD.



ADVISORY

72 QUEEN STREET BRISBANE

RETAIL

Strategic leasing advisory for a central CBD retail tenancy.



ADVISORY

HOWARD SMITH WHARVES FORTITUDE VALLEY

RETAIL & TOURISM

Strategic debt advisory for Brisbane's largest public infrastructure project.

We are patient, opportunity-led and driven
to preserve our investors' wealth. If you
have questions, please reach out.

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