

## INVESTMENT OPPORTUNITY BRIEF

# EMP PROPERTY TRUST

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The EMP Property Trust (Trust) seeks to acquire an **A-Grade office building and data centre**, the two properties located on one title in Brisbane's South at Eight Mile Plains, QLD.

Located at 17-19 McKechnie Drive & 7 Clunies Ross Court, Eight Mile Plains, QLD 4112, these assets represent a great opportunity made available thanks to a larger portfolio sale.

This unique opportunity will allow the Trust to acquire the property at \$45.8 million (or \$5,447/m<sup>2</sup>), substantially below replacement cost of approximately \$8,000/m<sup>2</sup>. This represents a fantastic **counter-cyclical buying opportunity**.

\*Average projected return over 5-year investment term plus the opportunity for any income or capital uplift



**9%+ P.A. CASH RETURN PAID MONTHLY\***



**PURCHASING APPROXIMATELY 32% BELOW REPLACEMENT COST**



**BRISBANE'S STRONG GROWTH UNDERPINNED BY THE UPCOMING OLYMPICS**



**5.5 STAR NABERS RATINGS**



**BENEFIT OF PORTFOLIO PURCHASE PRICING**

EMP PROPERTY TRUST

# The Assets

17-19 McKechnie Drive and 7 Clunies Ross Court offer net lettable areas (NLA) of 4,164m<sup>2</sup> and 4,325m<sup>2</sup> respectively, delivering a combined total of 8,489m<sup>2</sup> of A-grade office and data centre space. Both buildings are strategically located within the heart of Brisbane Technology Park (BTP), Queensland's largest suburban office precinct, and are designed to cater to the evolving needs of technology and infrastructure-based tenants.

The properties feature varying layouts that integrate secure data centre infrastructure alongside open-plan and small workspace office configurations, enabling a diverse range of tenant uses.

Originally constructed in 2007 and 2008 respectively, the buildings have undergone progressive refurbishments to maintain modern standards and operational excellence.

7 CLUNIES ROSS COURT, EIGHT MILE PLAINS, QLD 4112	
Property Type	A-Grade Office Building
Area (approx.)	NLA: 4,245m <sup>2</sup> LAND: 9,938m <sup>2</sup> (combined)
Occupancy	95%
WALE	2.3 by income as at 1 July 2025
Street Frontage	Dual street frontages
Year Built	2007
Car Parking	210 bays



17-19 MCKECHNIE DRIVE, EIGHT MILE PLAINS, QLD 4112	
Property Type	Office & Data Centre
Area (approx.)	NLA: 4,164m <sup>2</sup> LAND: 9,938m <sup>2</sup> (combined)
Occupancy	100%
Lease Expiry	June 2028
Options	2 x 7-years
Street Frontage	Dual street frontages to McKechnie Drive and Clunies Ross Court
Year Built	2007 & 2008
Car Parking	106 bays

Both assets hold a 5.5-star NABERS Energy rating, highlighting the sustainability and the efficiency of the infrastructure. Furthermore, the assets benefits from dual street frontages and proximity to the M1 Motorway connecting the asset to the Brisbane CBD, Logan, and the Gold Coast.

On-site amenities include a total of 316 car bays spread across the two properties, reflecting a generous parking ratio of 1 bay per 27m<sup>2</sup> of NLA. This includes secure basement parking with direct lift access, enhancing convenience for staff and visitors alike. With vacant car spaces becoming increasingly scarce in the area, this parking provision represents a key competitive advantage.



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# The Region

Ideally positioned in Brisbane's premier innovation precinct, The Brisbane Technology Park. The properties offers excellent access to key transport routes and essential amenities. With nearby bus stops, major motorways, and end-of-trip facilities on site, the location is well suited for both convenience and accessibility. Proximity to retail, healthcare, education, and Brisbane Airport further enhances its appeal as a well-connected and strategic commercial hub.

	Within Building	End of Trip Facilities		4 kilometers	Train Station
	80 meter walk	Brisbane Technology Park Conference Centre		6 min drive	Westfield Garden City
	3 min walk	Bus Stop (Miles Platting Rd at McKechnie Dr)		12 min drive	QEI Jubilee Hospital
	Immediate Access	Pacific Motorway (M1) and Gateway Motorway (M3)		20 min drive	Brisbane Airport (via M1 Gateway Motorway)



## OLYMPIC GAMES 2032

Brisbane's successful bid to host the 2032 Olympic Games will continue to have a positive influence on the state. This includes continued population growth (both through interstate and international migration) and an infrastructure and capital investment spend of approximately \$7.1 billion across the region, flowing through to a stronger economy.

This will position the properties and the BTP in a strong situation to benefit from these factors.







## COLLECTIVE WEALTH CREATION

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