



APPLICATIONS OPEN SOON!

8%<sup>+</sup>  
P.A.  
AVERAGE CASH  
RETURN\*

**Exceed Capital** has entered into a call option agreement to acquire **Seabank Gold Coast**, a premium A-Grade office building at 12-14 Marine Parade, Southport, strategically positioned in the heart of the Gold Coast's commercial core. Anchored by a diverse mix of high-quality tenants – including major government departments and national corporate offices. This acquisition offers investors a rare opportunity to secure a premier asset in Australia's fastest-growing and best-performing office market.



**HIGH PERFORMING  
A-GRADE OFFICE ASSET**



**LOCATED IN THE HEART OF GOLD  
COAST'S COMMERCIAL CORE**



**GREATER POPULATION GROWTH  
OUTPACING SYDNEY AND  
MELBOURNE.**



**ONE OF THE LOWEST VACANCY  
MARKETS IN AUSTRALIA**



**PURCHASING 50% BELOW  
REPLACEMENT COST<sup>^</sup>**

<sup>^</sup>Approximate

#### SEABANK SOUTHPORT, GOLD COAST

Address	12-14 Marine Parade, Southport, QLD 4215
Property Description	A-Grade Office Building
Area (approx)	NLA: 8,482 m <sup>2</sup>
	Site Area: 4,773 m <sup>2</sup>
Occupancy	92% (as at 1 October 2025)
Building Rate/m <sup>2</sup>	\$5,270
Capitalisation Rate	8.57%
Major Tenants	Bupa, Queensland Newspapers, ADG Engineers, The State of Queensland
Car Parks	207 bays (1:40)

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



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**Exceed**  
CAPITAL



## THE ASSET

Seabank Gold Coast is an 11-storey, A-Grade commercial office building with 92% occupancy, supported by a diverse mix of established corporate and government tenants such as Bupa, Queensland Newspaper, ADG Engineers and The State of Queensland.

Strategically located in the heart of Gold Coast's commercial core, the asset benefits from its position within one of Queensland's most dynamic commercial markets.

Market fundamentals continue to strengthen, with A-Grade vacancy at just 2.7% and ongoing growth in office rents (\$/m<sup>2</sup>) across the Gold Coast.

A substantial on-site parking provision of 207 bays enhances accessibility for occupants and visitors alike.



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