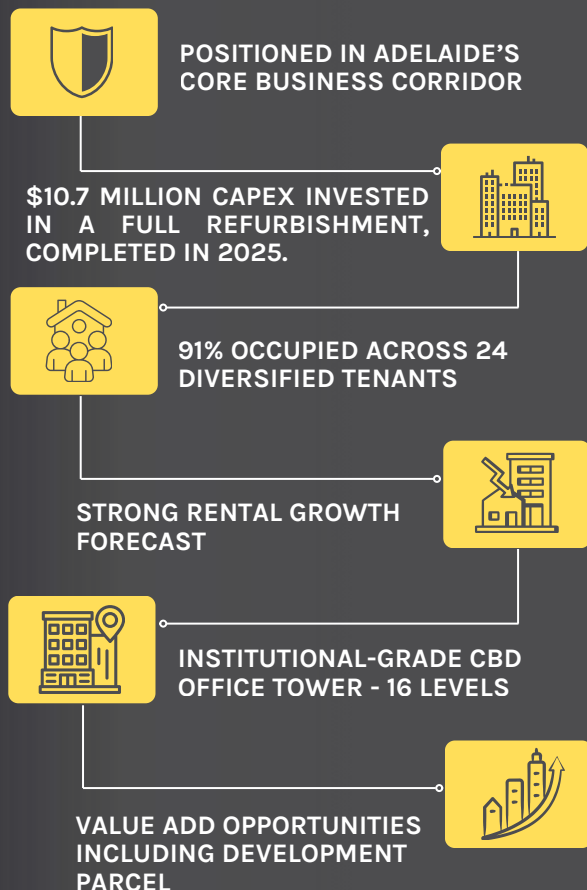




26 FLINDERS STREET, ADELAIDE	
Address	26 Flinders St, Adelaide CBD, SA
Property Description	Institutional-Grade CBD Office Tower - 16 Levels
Area (approx)	NLA: 10,217 sqm
	Site Area: 1,656 sqm
Occupancy	91% Leased
Building Rate/m2	\$4,894/sqm (Approx 50% below replacement cost)
Capitalisation Rate (Fully leased initial)	9.08% (Strong buying)
Major Tenants	Sealink/Kelsian, Employers Mutual, Aussie Broadband, Acciona, Angas Securities, Samsung Electronics, BlueScope Steel
Car Parks	68 bays (1:150sqm)

8% P.A.

AVERAGE CASH RETURN*
PAID MONTHLY

26

Flinders St.
Adelaide CBD



exceedcapital.com.au



(07) 3373 0233



enquiry@exceedcapital.com.au

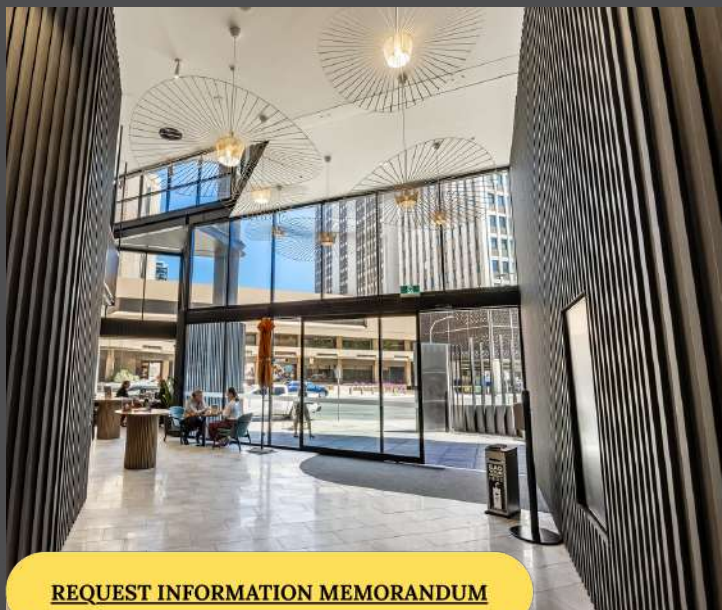
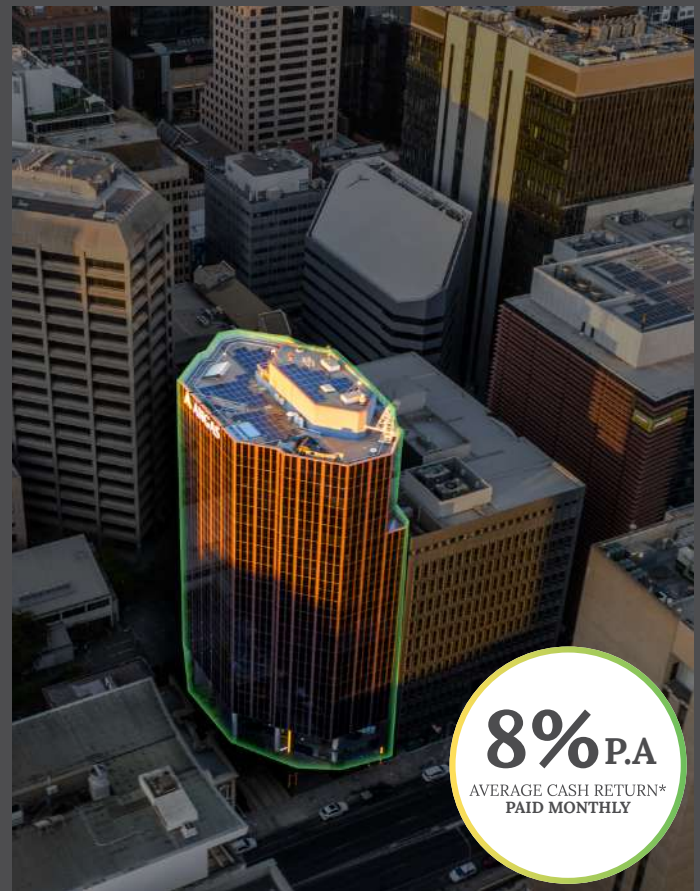
BOOK A CALL WITH OUR TEAM

THE INVESTMENT OPPORTUNITY

26 Flinders Street, Adelaide is a prominent 16-level commercial office tower strategically positioned in the heart of Adelaide's CBD core corridor – where net absorption has reached up to five times the 10-year average, driven by expanding defence, technology and resources sectors anchoring long-term demand for quality office space.

The asset delivers secure, diversified income across 24 tenants including Sealink/Kelsian, Employers Mutual, Aussie Broadband, Samsung Electronics and BlueScope Steel – with over 50% of tenants in their second or third lease terms, reflecting a market-leading retention rate well above CBD peers.

Comprehensively refurbished with \$10.7 million in recent capital improvements – including air conditioning, lifts and a new lobby – the building offers 10,217 sqm of high-quality office accommodation across efficient 700 sqm floorplates suited to smaller tenancy demand, a 4-Star NABERS Energy Rating tracking to 4.5 Stars, and 68 secure basement car spaces at 1:150 sqm – one of the strongest parking ratios in the Adelaide CBD.



REQUEST INFORMATION MEMORANDUM

INSTITUTIONAL-GRADE OFFICE INVESTMENT



LOCATION
26 Flinders St,
Adelaide, SA



OCCUPANCY
91% occupancy
(by NLA)



TOTAL REFINISHED COST
\$10.7 Million



UPSIDE
Value add
opportunities



HIGH QUALITY BUILDING
with affordable rents



APPROX. 50% below replacement cost

LEADING NATIONAL AND GLOBAL TENANTS

SEALINK

M3 PROPERTY

BlueScope

EML

SAMSUNG

acciona

Stillwell

Aussie Broadband

BEAN BAR

ANGAS securities

JCDecaux

randstad

IMPORTANT: Wholesale Investors Only. This Investment Opportunity Brief was created by Exceed Capital Pty Ltd ACN 612 185 823 | Australian Financial Services Licence No. 490284. The document is intended only for the person to whom it has been delivered. The content of this document, any information memorandum to which this document or the investment relates, and any communications that arise in respect of this document, the information memorandum or the investment is confidential and we request that this information and all matters connected with and relating to this Investment Opportunity not be disclosed to anyone without consent from Exceed Capital Pty Ltd. It is not intended that this Investment Opportunity Brief be used or relied upon for any purpose other than to inform potential investors about the subject opportunity. Potential investors should obtain the Information Memorandum for further information. All statements and opinions in this Investment Opportunity Brief are given in good faith and in the belief on reasonable grounds that such statements and opinions are correct and not misleading. No responsibility is accepted by Exceed Capital Pty Ltd, its directors, officers or employees for any errors or omissions. This document contains information of a general nature only and does not take into account your investment objectives, financial situation or particular needs. Investment returns are not guaranteed and past performance of a trust operated by Exceed Capital Pty Ltd is not a reliable indicator of future performance.



exceedcapital.com.au



(07) 3373 0233



enquiry@exceedcapital.com.au



Exceed
CAPITAL