Exceed CAPITAL

APPLICATIONS OPENING SOON

- POSITIONED IN ADELAIDE'S CORE BUSINESS CORRIDOR
- $10.7 MILLION CAPEX INVESTED IN A FULL REFURBISHMENT, COMPLETED IN 2025.
- 91% OCCUPIED ACROSS 24 DIVERSIFIED TENANTS
- STRONG RENTAL GROWTH FORECAST
- INSTITUTIONAL-GRADE CBD OFFICE TOWER - 16 LEVELS
- VALUE ADD OPPORTUNITIES INCLUDING DEVELOPMENT PARCEL

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

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BOOK A CALL WITH OUR TEAM

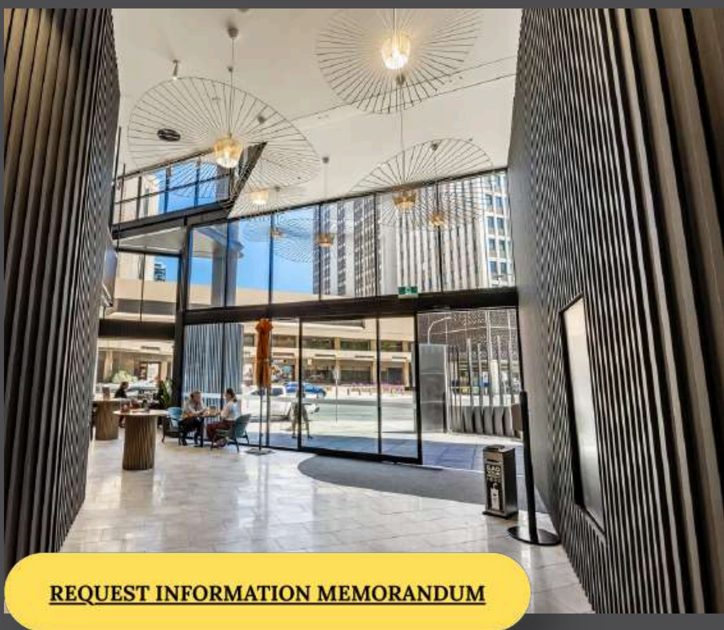
*Average projected return, paid monthly, over 5-year investment term plus the opportunity for any income or capital uplift

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.



INSTITUTIONAL-GRADE OFFICE INVESTMENT

LOCATION
26 Flinders St, Adelaide, SA

OCCUPANCY
91% occupancy (by NLA)

TOTAL REFURBISHED 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

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