

WPT

PROPERTY PORTFOLIO



Westlawn
PROPERTY TRUST

Managed by

 **CLARENCE
PROPERTY**

1 RETAIL



The Westlawn Property Trust property portfolio consists of properties in the high growth regions of Northern NSW and South East Qld.

The Trust portfolio includes a diverse asset class mix of retail, development, commercial and industrial properties.



EPIQ MARKETPLACE
LENNOX HEAD
(Under construction)

SNAPPER DRIVE LENNOX HEAD, NSW

Valuation
\$33,100,000*

Epiq Marketplace will consist of a 5,495m2 neighbourhood shopping centre with a Woolworths and approximately 20 specialities.

The centre, due for completion mid 2020, is located within the Epiq, Lennox residential community. Lennox Head is located in Northern NSW.

Lettable area	5,495 sqm
Key Tenants	Woolworths, BWS
Purchased	Under Construction
Occupancy	Projected 100%

*estimated fully-leased value on completion.

2



EPIQ
CHILDCARE
CENTRE
LENNOX HEAD
(Under
construction)

**HUTLEY DRIVE
LENNOX HEAD, NSW**

The new 98 place childcare centre at Epiq, Lennox Head is currently under construction with completion expected in late 2019. A 15 year lease to Harmony is in place.

Valuation
\$3,750,000*

RETAIL

Placements	98
Purchased	Under Construction
Occupancy	100%

*estimated fully-leased value on completion.

3



**YAMBA FAIR
YAMBA**

**1-3 TREELANDS DRIVE
YAMBA, NSW**

Yamba Fair is a neighbourhood shopping centre incorporating a Coles, Target, Priceline pharmacy and 19 specialty shops. In addition, there is a free-standing commercial building leased to Centrelink.

Yamba Fair is located in the coastal town of Yamba in Northern NSW. Yamba Fair Coles is the only full service supermarket in Yamba.

Valuation
\$35,500,000

RETAIL

Lettable area	7,166 sqm
Key Tenants	Coles, Target, Priceline, Centrelink
Purchased	2001
Occupancy	99.3%

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**BELL
CENTRAL
MUDGEERABA**

**1 BELL PLACE
MUDGEERABA, QLD**

Bell Central Mudgeeraba is a modern neighbourhood shopping centre, anchored by a Coles, supported by two medical-related tenants and 12 specialties.

The property is located within the established suburb of Mudgeeraba, Gold Coast.

Valuation
\$15,500,000

RETAIL

Lettable area	3,684 sqm
Key Tenants	Coles, Pharmacy, Jetts, Medical Centre
Purchased	2015
Occupancy	85.5%

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**BYRON BAY
FAIR
BYRON BAY**

**BAYSHORE DRIVE
BYRON BAY, NSW**

Byron Bay Fair is a neighbourhood shopping centre comprising 8 tenancies. The property is situated in Byron Bay's thriving retail, industrial and holiday precinct.

Byron Bay is situated approximately 80 kilometres south of the Gold Coast.

Valuation
\$11,000,000

RETAIL

Lettable area	2,772 sqm
Key Tenants	SUPA IGA, Super Cellars, Medical Centre
Purchased	2005
Occupancy	100%

6



TAMAR VILLAGE BALLINA

92 TAMAR STREET BALLINA, NSW

Tamar Village is a multi tenanted commercial and retail centre comprising 12 tenancies. The property is one of the largest single- holding commercial sites in Ballina. The property is currently undergoing a \$1.5 million refurbishment.

Valuation
\$6,300,000

RETAIL

Lettable area	1,968 sqm
Key Tenants	Optimum Health, Martin's Bakery, Anytime Fitness
Purchased	2007
Occupancy	85.6%

7



THE ZONE UNDERWOOD

CROMPTON ROAD UNDERWOOD, QLD

Zone Underwood is a well-established Large Format Retail Centre anchored by Officeworks, Best Friends Pet Store and Rebel Sport.

The centre also features three mini majors and a complimentary specialty mix of 12 quality retail tenancies. Located next to Queensland's largest Bunnings store (opened 2018), Zone Underwood is approximately 20km south-east of the Brisbane CBD.

Valuation
\$31,250,000

RETAIL

Lettable area	11,067 sqm
Key Tenants	Rebel Sport, Officeworks, Best Friends
Purchased	2018
Occupancy	76.6%

8



ORMEAU SHOPPING CENTRE

21 PEACHEY ROAD ORMEAU, QLD

Ormeau Shopping Centre is anchored by a 3,994sqm full-line Woolworths supermarket. The centre features a complementary tenancy mix of six principally service-related tenants.

Ormeau is located 45km south of Brisbane and 35km north of the Gold Coast. Located in the heart of the Brisbane to Gold Coast growth corridor, the area is experiencing solid population growth of 2.4% p.a. and significant retail expenditure growth of 5.7%.

The Centre has a 12.72 year WALE.

Valuation
\$28,000,000

RETAIL

Lettable area	8,607 sqm
Key Tenants	Woolworths, BWS
Purchased	2019
Occupancy	100%

9



LOGAN VILLAGE SHOPPING CENTRE

2-16 NORTH STREET LOGAN VILLAGE, QLD

Logan Village Shopping Centre is strategically located in the heart of one of South East Queensland's fastest-growing residential corridors, only 41km south of the Brisbane CBD.

Logan Village Shopping Centre is underpinned by a 2,794sqm* strong performing Woolworths Supermarket and further complemented by four specialities with a focus on food and beverage and medical retailers.

The Centre has a 13.19 year WALE.

Valuation
\$16,000,000

RETAIL

Lettable area	3,174 sqm
Key Tenants	Woolworths
Purchased	2019
Occupancy	100%



YAMBA SERVICE STATION
YAMBA

**YAMBA ROAD
YAMBA, NSW**

The new Shell service station is located on the main road coming into Yamba, adjacent to Yamba Fair. This is a single tenant asset with a 20 year lease, which supports Coles in Yamba Fair.

Valuation
\$4,510,000

Lettable area	1,611 sqm
Key Tenants	Shell Yamba
Occupancy	100%



183 VARSITY PARADE
VARSITY LAKES

**Varsity Lakes
QLD**

Varsity Lakes is a two level commercial office building with 110 car parks and well-appointed office space.

The property is located in Varsity Lakes, Gold Coast.

Valuation
\$11,400,000

COMMERCIAL

Lettable area	3,153 sqm
Key Tenants	Sykes Australia
Purchased	2017
Occupancy	76%



WESTLAWN BUILDING
LISMORE

**29 MOLESWORTH STREET
LISMORE, NSW**

Westlawn Building, Lismore is a seven-level office building providing five levels of office accommodation.

The Westlawn Building is located in a prime position in the Lismore CBD. Lismore is a key commercial hub of Northern NSW.a.

Valuation
\$19,300,000

COMMERCIAL

Lettable area	5,627 sqm
Key Tenants	Commonwealth Government
Purchased	2001
Occupancy	78.2%

13



201
LEICHHARDT
STREET
SPRING HILL

SPRING HILL QLD

201 Leichhardt Street is a prominent 6-storey office building located in Spring Hill, adjacent to the Brisbane CBD.

Claiming a desirable elevated site, the unique triangular shaped building offers ground floor office and retail tenancies with five levels of well-appointed office accommodation above.

Valuation
\$14,900,000

COMMERCIAL

Lettable area	3,119 sqm
Key Tenants	Cosol Australia, Integral Technology Solutions
Purchased	2017
Occupancy	100%

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9 HERCULES
STREET
HAMILTON

HAMILTON QLD

9 Hercules Street, Hamilton is a boutique style commercial property. The building has recently undergone a refurbishment, including a striking refurbishment of the building facade.

The property is located close to the \$1 billion Portside Wharf, one of Brisbane's most active retail precincts adjoining the Brisbane cruise terminal.

Valuation
\$12,000,000

COMMERCIAL

Lettable area	2,175 sqm
Key Tenants	Exercise & Sports Science Australia
Purchased	2017
Occupancy	46.9%

15



98-100
BLUNDELL
BOULEVARD
TWEED
HEADS SOUTH

TWEED HEADS SOUTH NSW

The property is a single level commercial building currently divided into two tenancies.

The building was refurbished in 2012 and is leased to two government authorities, Centrelink and the NSW Department of Community Services. The property is located in the popular commercial and industrial precinct of Tweed Heads South.

Valuation
\$9,000,000

COMMERCIAL

Lettable area	2,455 sqm
Key Tenants	Centrelink, Department of Community Services
Purchased	1999
Occupancy	100%

16



THE ROCKET
ROBINA

ROBINA TOWN CENTRE DRIVE ROBINA, QLD

The Rocket is a freehold commercial building comprising retail and commercial space. The prominent property comprises a 16 storey tower and one and two-storey annex buildings.

The property is located in the prime retail district of Robina, Gold Coast, Queensland. The Trust owns a 50% interest in this property.

Valuation
\$36,250,000¹

¹represents the Trust's 50% interest.

COMMERCIAL

Lettable area	6,311 sqm ¹
Key Tenants	National Disability Insurance, GHD Services Pty Ltd
Purchased	2015
Occupancy	83%

17 INDUSTRIAL



45
ALEXANDRA
PLACE
MURARRIE

MURARRIE QLD

45 Alexandra Place Murarrie is an A-grade logistics and industrial complex located in Murarrie, Queensland.

The complex is part of the Australia Trade Coast precinct, a unique 8000ha trade and industry region 6km from Brisbane's Central Business District.

Valuation
\$12,000,000

Lettable area	6,327 sqm
Key Tenants	Australia Post, Tabcorp
Purchased	2016
Occupancy	100%

18



42 MCROYLE
STREET
WACOL

WACOL QLD

Wacol is located approximately 17 km from the Brisbane CBD. The property consists of 7 tenancies in five buildings providing a gross lettable area of 6,424 m2. The total site area is 15,350m2.

Wacol is located in Brisbane's south-west industrial corridor with transport connectivity from the Ipswich Motorway, Logan Motorway and the Centenary Highway.

Valuation
\$7,850,000

INDUSTRIAL

Lettable area	6,414 sqm
Key Tenants	Frederiksen Transport
Purchased	2019
Occupancy	84%

19



48 BELL-ARE
AVENUE
NORTHGATE

NORTHGATE QLD

This logistics property was purpose built for Provet in 2006 and presents to a high corporate standard. Provet, a subsidiary of Henry Schein (a Fortune 300 company listed on the NASDAQ), is the leading veterinary supplies distribution company in Australasia. The complex is an approximate 12 minute drive from Brisbane airport and a 4 minute drive off the Gateway Motorway.

Valuation
\$8,600,000

INDUSTRIAL

Lettable area	4,651 sqm
Key Tenants	Provet
Purchased	2017
Occupancy	100%

20 DEVELOPMENTS



YAMBA
QUAYS
YAMBA

YAMBA NSW

Valuation
\$13,400,000

Yamba Quays is an exceptional parcel of vacant land, zoned residential with a DA and construction certificate approval in place. The site area is approximately 21.75 hectares and benefits from being one of the last canal waterfront developments in New South Wales.

Yamba Quays offers an opportunity to purchase new waterfront homesites in Yamba, providing direct boat access to the Clarence River and Pacific Ocean.

DEVELOPMENT

Stage 1	Sold 30 of 42 lots
Residual Land	Strong interest 94 waterfront lots

21



EPIQ
LENNOX
HEAD

LENNOX HEAD NSW

Valuation
\$31,300,000

The property is an 80 hectare development site situated approximately 1.5 kilometres south of the Lennox Head town centre, an expanding coastal township in Northern NSW.

The property was acquired in November 2014 for \$15,000,000. Current construction includes approx. 480 homesites, duplex and medium-density lots, together with a neighbourhood shopping centre and childcare centre.

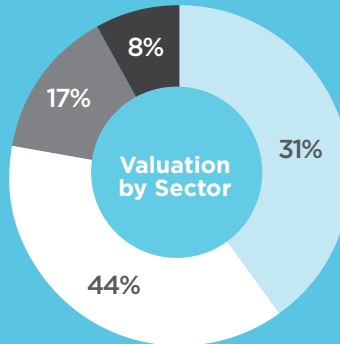
DEVELOPMENT

Stage 1	Sold and settled 51 Lots
Stage 2	Sold and settled 82 Lots
Stage 3	Sold and settled 119 Lots
Stage 4	Sold and settling 32/35 Lots 26 Strata title homes
Stage 5	About to release 87 lots
Under construction	Shopping Centre/ Child Care Centre
Super Lots 5&7	State Planning

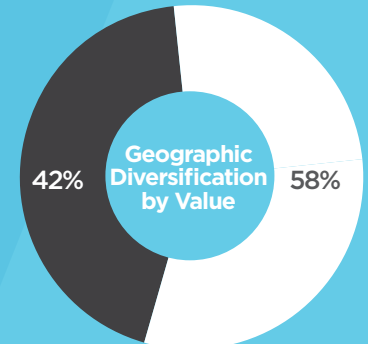
Enduring Property Income



Property Portfolio Diversification



- Retail
- Commercial Office
- Industrial
- Development



- Northern NSW
- South East Qld

INVEST NOW

Contact us today to find out how

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