

DIRECT
COMMERCIAL
PROPERTY



INVESTMENT PORTFOLIO

& TRACK RECORD

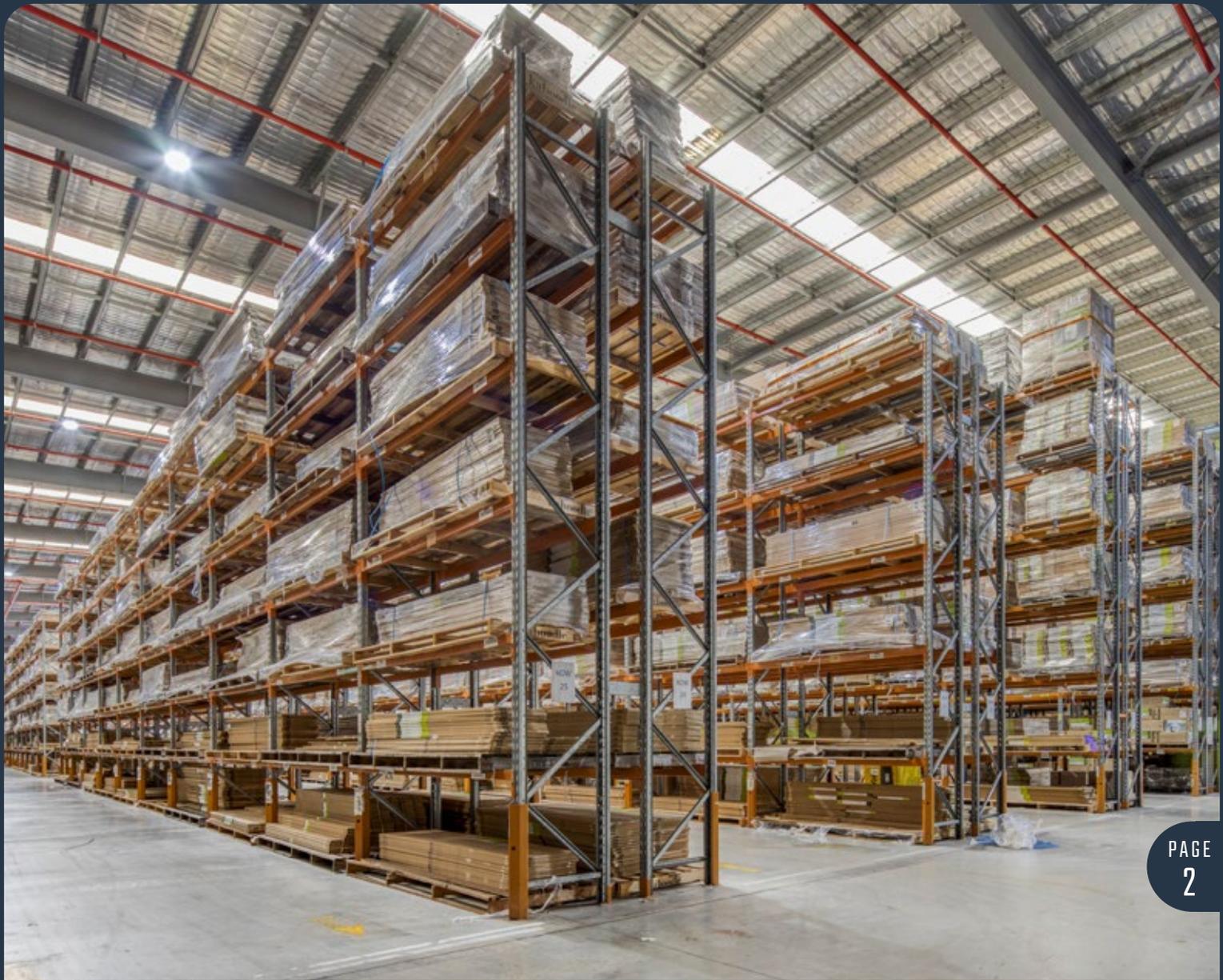


AS AT DECEMBER 2025

STRATEGIC PROPERTY SERVICES

At Direct Commercial Property (DCP), we offer a suite of strategic property services designed to help investors build long-term value through commercial and industrial real estate. From tailored syndication opportunities to high-level advisory for family offices and private clients, our services are built on deep market knowledge, data-led decision-making, and trusted relationships.





At Direct Commercial Property (DCP), we specialise in unlocking value in high-quality commercial and industrial real estate to deliver strong, proven outcomes for our clients.

Trusted by private investors, high-net-worth individuals, and family offices, we identify and secure strategic property investments aligned with our client's goals. Our focus is on creating long-term value, driving wealth creation, and providing reliable access to high-performing opportunities.

Our end-to-end expertise covers the full investment cycle – from in-depth due diligence and market analysis to asset sourcing, value-add strategies, and active management. We apply a disciplined, insight-driven approach to enhance performance and manage risk at every stage.

Whether acquiring a single asset or managing a portfolio, our strategy is built on strong fundamentals, quality tenants, and clear value-add potential.

With DCP, our clients gain more than access to great property – they gain a strategic partner committed to performance, transparency, and long-term value.

AVERAGE IRR ACHIEVED ON REALISED ASSETS = 17.52%

01 HIGHLIGHTS

COMPANY STATISTICS

02 INVESTMENT

PORTFOLIO (2014 - 2025)

03 TRACK RECORD

FUND & ASSET MANAGEMENT

04 PRIVATE EQUITY

INVESTMENT PORTFOLIO



01

HIGHLIGHTS

COMPANY STATISTICS

DCP HAS AN OUTSTANDING TRACK RECORD OF PROPERTY INVESTMENT WITHIN AUSTRALIA.

\$261M

FUNDS UNDER MANAGEMENT

\$438M

TRANSACTIONED VALUE

23

SYNDICATIONS

9

PRIVATE MANDATES

10.76%

APPROXIMATE AVERAGE DISTRIBUTIONS

17.52%

AVERAGE IRR

DIRECT
COMMERCIAL
PROPERTY



* **Disclaimer** - Past performance is not a reliable indicator of future performance

02

INVESTMENT PORTFOLIO



1 SILICON STREET, NARANGBA QLD



Purchase Price	\$3,817,840
Purchase Date	September 2021
Initial Yield	5.28%
Major Tenant	Cleanaway
Lease Term Remaining	1.02 Years
Current Monthly Distribution	7.41%
Target IRR	10%

44 AQUARIUM AVENUE, HEMMANT QLD



Purchase Price	\$10,000,000
Purchase Date	March 2022
Initial Yield	6.38%
Major Tenants	Centara Pty Ltd and Vola Co
Lease Term Remaining	Centara - 4.44 Years Vola Co - 3 Years
Target IRR	11.74%

121 MAIN BEACH ROAD, PINKENBA QLD



Purchase Price	\$8,750,000
Purchase Date	September 2023
Major Tenant	RB Global
Lease Term Remaining	5 Years
Target IRR	15%

27-31 & PART 35 PACIFIC HIGHWAY, BENNETTS GREEN NSW



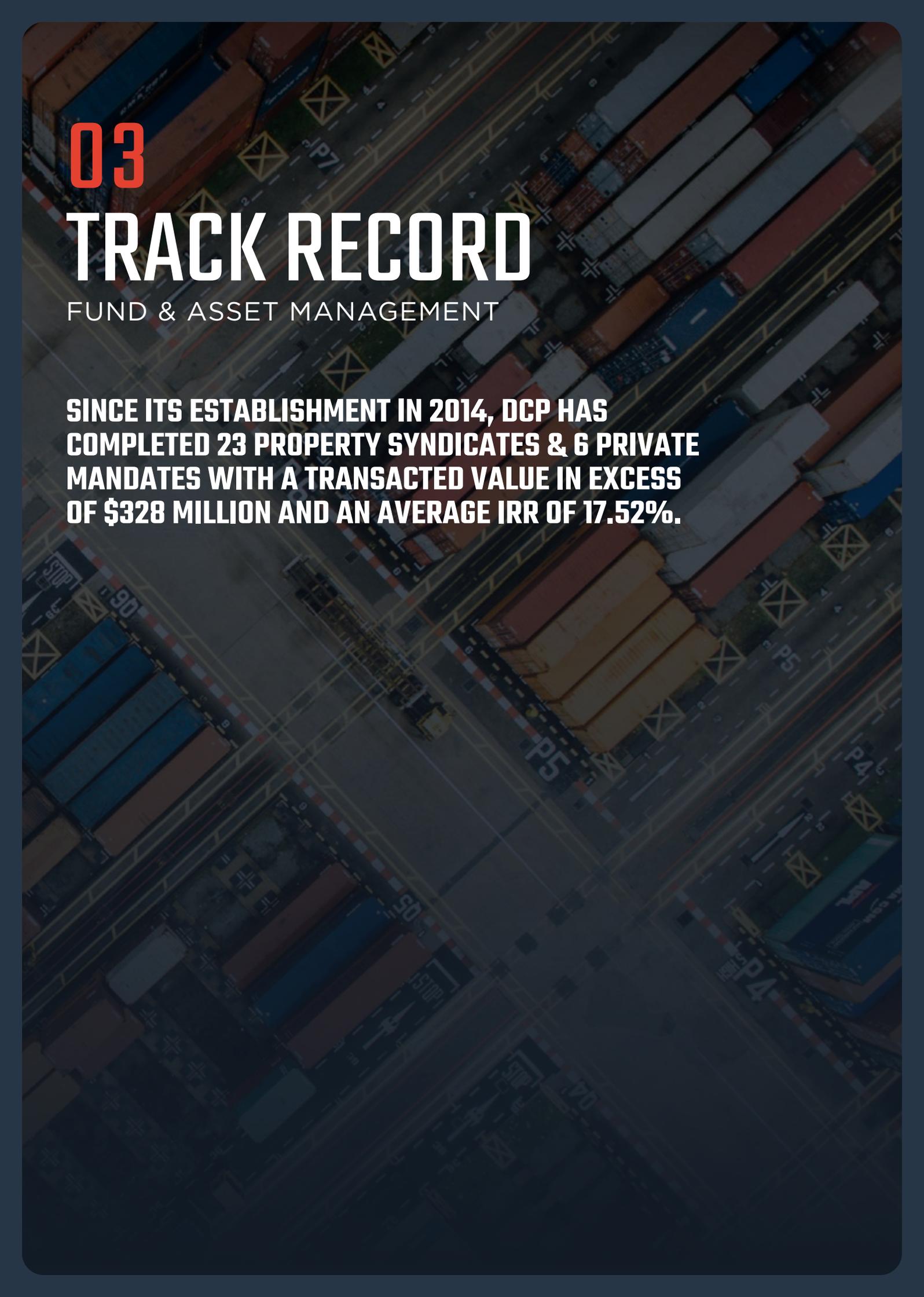
Purchase Price	\$15,900,000
Purchase Date	December 2024
Initial Yield	6.6%
Major Tenant	Australian Motor Homes & Caravans
Lease Term Remaining	4.02 years
Current Monthly Distribution	5.06%
Target IRR	14.71%

33-39 & 41 CENTRAL PARK DRIVE, PAGET QLD



Purchase Price	\$7,800,000
Settlement Date	May 2025
Initial Yield	8.75%
Major Tenant	Hardy Spicer & Motion Australia
Lease Term Remaining	2.02 Years
Current Monthly Distribution	7.5%
Target IRR	17.59%



An aerial photograph of a port area, showing numerous shipping containers stacked in rows and several cranes. The image is darkened to serve as a background for the text.

03

TRACK RECORD

FUND & ASSET MANAGEMENT

SINCE ITS ESTABLISHMENT IN 2014, DCP HAS COMPLETED 23 PROPERTY SYNDICATES & 6 PRIVATE MANDATES WITH A TRANSACTED VALUE IN EXCESS OF \$328 MILLION AND AN AVERAGE IRR OF 17.52%.

DCP DIVERSIFIED PORTFOLIO

THIS 'PORTFOLIO' COMPRISED OF FIVE (5) SEPARATE ASSETS WITHIN REGIONAL QLD AND NSW.

70 DALBY CECIL PLAINS ROAD, DALBY QLD



SOLD | \$2,161,250
APRIL 2024

Purchase Price	\$1,828,571
Purchase Date	December 2019
Initial Yield	8.75%
Tenant	Wideland Machinery

137 & 139 GUNNEDAH ROAD, TAMINDA NSW



SOLD | \$2,600,000
SEPTEMBER 2022

Purchase Price	\$2,117,647
Purchase Date	December 2019
Initial Yield	8.50%
Tenant	Hino/Case IH Dealership (AACPK Investments)

55 CARRINGTON ROAD, TOOWOOMBA QLD



SOLD | \$3,000,000
SEPTEMBER 2022

Purchase Price	\$2,666,667
Purchase Date	December 2019
Initial Yield	7.50%
Tenant	Case IH Dealership (APP Management Pty Ltd)

113 MAITLAND ROAD, MUSWELLBROOK NSW



SOLD | \$4,944,000
OCTOBER 2021

Purchase Price	\$4,285,714
Purchase Date	June 2020
Initial Yield	7.00%
Tenant	Toyota Dealership (UPH Investments)

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230 KELLY STREET, SCONE NSW



SOLD | \$4,944,000
OCTOBER 2021

Purchase Price	\$4,285,714
Purchase Date	December 2019
Initial Yield	7.00%
Tenant	Toyota Dealership (UPH Investments)

**COMBINED
RETURNS**

1.25x
Equity Multiple

10.56%
IRR

26-30 WYUNA COURT, HEMMANT QLD



SOLD | \$11,970,000
SEPTEMBER 2022

Purchase Price	\$7,350,000
Purchase Date	July 2018
Initial Yield	8.59%
Tenant	Austral Masonry (QLD)

2.18x
Equity Multiple

23.85%
IRR

739 PROGRESS ROAD, WACOL QLD



SOLD | \$7,201,000
SEPTEMBER 2022

Purchase Price	\$4,000,000
Purchase Date	March 2019
Initial Yield	7.73%
Tenant	Allnex Resins Australia

2.30x
Equity Multiple

28.59%
IRR

112 HARVEY STREET, EAGLE FARM QLD



SOLD | \$9,595,000
SEPTEMBER 2022

Purchase Price	\$7,750,000
Purchase Date	December 2020
Initial Yield	5.75%
Tenant	Victaulic Australia Pty Ltd

1.28x
Equity Multiple

17.04%
IRR

28 & 34 AKUNA COURT, HEMMANT QLD



SOLD | \$25,697,500
SEPTEMBER 2022

Purchase Price	\$19,750,000
Purchase Date	April 2021
Initial Yield	7.00%
Tenants	Commercial Marine Aus Pacific Power Cats Buccini Transport

1.37x
Equity Multiple

25.57%
IRR

58 ANTON ROAD, HEMMANT QLD



SOLD | \$7,172,500
SEPTEMBER 2022

Purchase Price	\$6,195,000
Purchase Date	August 2021
Initial Yield	5.10%
Tenant	Knauf Gypsum Pty Ltd

1.11x
Equity Multiple

9.01%
IRR

25-29 CALDWELL STREET, GARBUTT QLD



SOLD | \$2,815,243
NOVEMBER 2022

Purchase Price	\$2,085,000
Purchase Date	October 2014
Initial Yield	8.92%
Tenant	Knauf Gypsum Pty Ltd

2.17x
Equity Multiple

13.39%
IRR

194 BRUCE HIGHWAY, BURPENGARY QLD



SOLD | \$12,782,500
DECEMBER 2022

Purchase Price	\$10,330,000
Purchase Date	July 2017
Initial Yield	7.00%
Tenant	Apollo Leisure & Tourism (ASX Listed)

1.78x
Equity Multiple

13.13%
IRR

412 MAIN MYRTLETOWN ROAD, PINKENBA QLD



SOLD | \$7,019,090
APRIL 2023

Purchase Price	\$4,150,000
Purchase Date	December 2019
Initial Yield	6.02%
Tenant	Commonwealth of Australia

2.08x
Equity Multiple

24.55%
IRR

48 BROWNS PLAINS ROAD, BROWNS PLAINS QLD



SOLD | \$11,310,000
MAY 2022

Purchase Price	\$7,550,000
Purchase Date	October 2015
Initial Yield	7.62%
Tenants	Petbarn Pty Ltd Fernwood Fitness

2.24x
Equity Multiple

15.63%
IRR

150 BRUCE HIGHWAY, EASTERN SERVICE ROAD, BURPENGARY EAST QLD



SOLD | \$6,900,000
DECEMBER 2021

Purchase Price	\$4,800,000
Purchase Date	October 2021
Vacant Land	<ul style="list-style-type: none"> • 2.47 ha of total site area • Exposure to the Bruce Highway • Sold prior to settlement for \$2.1m uplift

28-40 COMMERCIAL DRIVE, SHAILER PARK QLD



SOLD | \$12,450,000
JUNE 2021

Purchase Price	\$9,150,000
Purchase Date	May 2019
Initial Yield	6.51%
Tenant	MMTB Pty Ltd

1.56x
Equity Multiple

22.49%
IRR

125 AXIS PLACE, LARAPINTA QLD



SOLD | \$9,300,000
JUNE 2021

Purchase Price	\$6,925,000
Purchase Date	May 2018
Initial Yield	6.50%
Tenant	Allroads Solutions Pty Ltd

1.62x
Equity Multiple

17.64%
IRR

435 WONDALL ROAD, TINGALPA QLD



SOLD | \$14,150,000
FEBRUARY 2021

Purchase Price	\$10,200,000
Purchase Date	February 2019
Initial Yield	9.05%
Tenant	Dindas Australia Pty Ltd

1.41x
Equity Multiple

17.52%
IRR

149 BENJAMIN PLACE, LYTTON QLD



SOLD | \$4,950,000
FEBRUARY 2020

Purchase Price	\$4,030,000
Purchase Date	October 2017
Initial Yield	7.41%
Tenant	DNV Transport Pty Ltd

1.41x
Equity Multiple

16.14%
IRR

57 UNWIN STREET, PINKENBA QLD



SOLD | \$5,250,000
OCTOBER 2018

Purchase Price	\$3,800,000
Purchase Date	November 2016
Initial Yield	7.25%
Tenant	Altro Holdings Pty Ltd

1.67x
Equity Multiple

30.83%
IRR

108 FREIGHT STREET, LYTTON QLD



SOLD | \$11,150,000
SEPTEMBER 2017

Purchase Price \$9,200,000

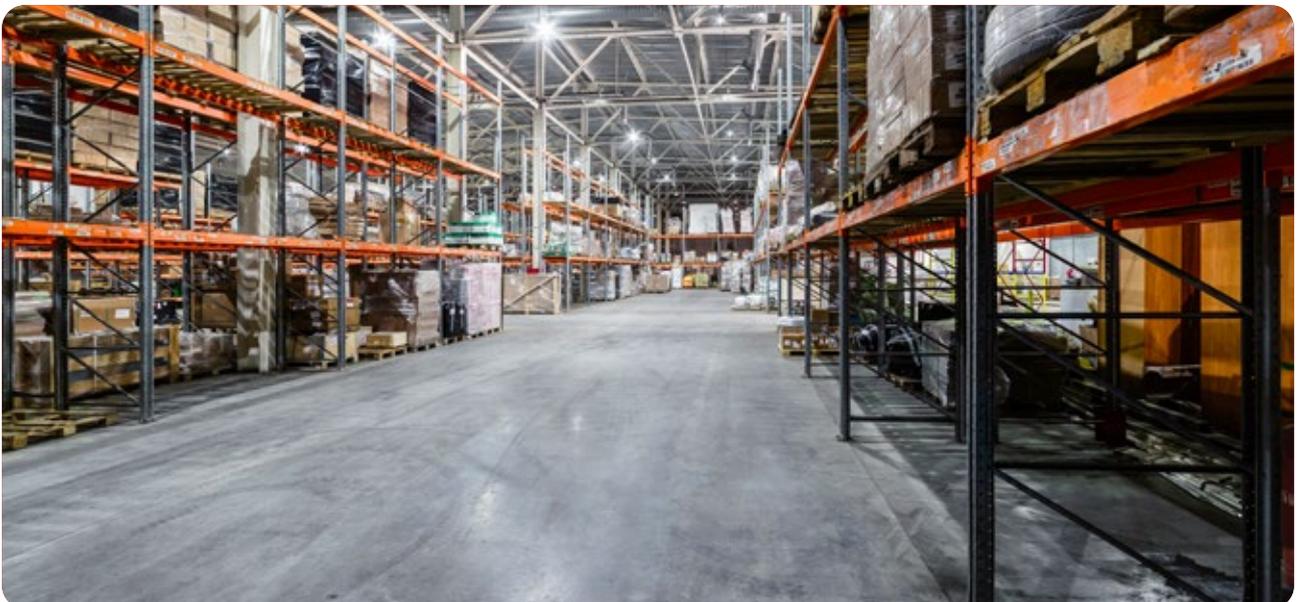
Purchase Date August 2015

Initial Yield 8.35%

Tenant Jat Refrigerated Road Services
Australia Pty Ltd

1.50x
Equity Multiple

22.33%
IRR



04

PROPERTY ADVISORY



LOT 906 McNAUGHT ROAD, CABOOLTURE QLD



Purchase Price	\$11,000,000 + GST
Settlement Date	September 2025
Site Area	32,060m ²
Land Rate	\$343/m ²
Value on Completion	\$23,500,000
Target IRR	25%+
Comment	3.2ha single lot purchased below market rate with significant work already complete. DA lodged for 6 lot subdivision.

205 BARDON ROAD, BERRINBA QLD



Purchase Price	\$10,200,000
Settlement Date	August 2025
Site Area	22,500m ²
Land Rate	\$453/m ²
Value on Completion	\$18,000,000
Target IRR	15%+
Comment	DA approved site purchased englobo to add significant upside value.

5 PETER RASH COURT, CABOOLTURE QLD



Purchase Price	\$6,900,000
Settlement Date	July 2025
Initial Yield	5.68%
Major Tenant	Tyres & More, Stoney Creek Campers
Net Income	\$391,925 p/a + GST
Target IRR	12%+
Comment	A strategically located asset with strong underlying fundamentals and high exposure, acquired off market. Offers rental growth and flexible exit strategies, with two buildings leased to separate tenants.

1 GATEWAY DRIVE, NOOSAVILLE QLD



Purchase Price	\$20,150,000
Settlement Date	June 2025
Initial Yield	5.74%
Major Tenant	Officeworks, Club Lime
Net Income	\$1,156,974 p/a + GST
Target IRR	12%+
Comment	A trophy asset in one of the country's most tightly held markets, secured by DCP through a highly competitive on-market campaign. Acquired well below replacement cost, with current rents significantly under market levels - offering substantial upside potential.

36-42 AIRY STREET, WAGOL QLD



Purchase Price	\$8,900,000
Settlement Date	September 2024
Initial Yield	6.40%
Major Tenant	VTS Contracting Qld
Net Income	\$570,000 p/a + GST
Target IRR	15%+
Comment	Future development site on 4 lots and 2 titles.

13-17 UPTON STREET, BUNDALL QLD

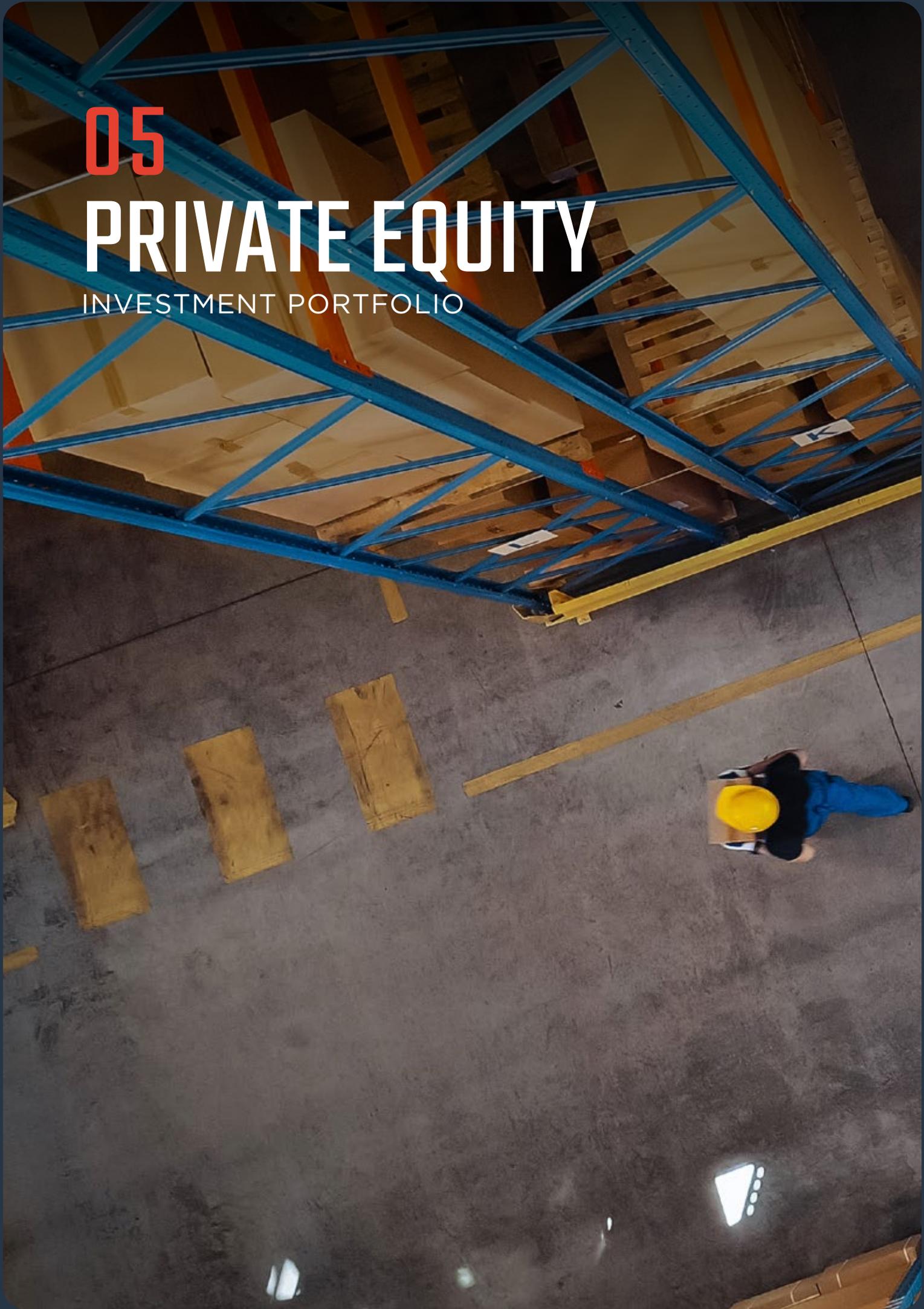


Purchase Price	\$25,500,000
Purchase Date	July 2022
Initial Yield	5.45%
Net Income	\$1,388,147 PA + GST
Major Tenants	The Good Guys Discount Warehouse, Godfreys Electrical Home Aids Pty Ltd, Sleepcenter Beds Pty Ltd, Active Pool Supplies
Comment	Net income based on current income net of recoverable and non-recoverable outgoings which vary year to year.

05

PRIVATE EQUITY

INVESTMENT PORTFOLIO





AUSTRALIA'S LEADING BEEF CATTLE OPERATION

DCP was provided the opportunity to acquire a meaningful equity interest in Mort & Co who operate one of Australia's largest independent vertically integrated beef feedlot operators, with over 25 years of trading and managing business growth and agricultural cycles.

Mort & Co's three world-class feedlots are located within Queensland's high-density cattle and crop growing region of the Darling Downs, in close proximity to major meat processing facilities.

Grassdale, Pinegrove and Yarranbrook feedlots have a combined developed capacity of 96,700 Standard Cattle Units (SCU), and the ability to turnover more than 240,000 cattle per annum. Grassdale Feedlot is currently Australia's largest feedlot with a licenced capacity of 70,000 SCU. In addition, approval has been granted for the development of Australia's newest greenfield feedlot site with capacity of an additional 36,500 SCU's, strategically positioning Mort & Co to become Australia's largest lot-feeding company.

The Group's continued dedication to sustainability and innovation has expanded our operations to include fertiliser, stockfeeds, farming, livestock transportation, branded beef operations as well as specialist lot feeding and cattle backgrounding.

TARGET IRR 10%

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* Past performance is not a reliable indicator of future performance.

^ DCP's investment opportunities are only available to wholesale clients.