

Pellicano Portfolio Report Summer 2008



Note: The marketing agents appointed to our projects are permitted to put their nominated project on general websites such as realcommercial.com.au. We request all other agents to restrict listing our projects to their websites only.

Welcome to the Pellicano Portfolio Report - 'Summer 2008' edition.

This report outlines new projects we currently have being developed aswell as existing properties that are for sale or lease.

Also listed are our larger land holdings suitable for pre-leases, land and building packages or land sales.

Further detailed information on each of the properties listed herein can be found at www.pellicano.com.au or please call us on (03) 8562 4300 and speak to:

Grant Tishler
Grant Pickford
Renato Pellicano
Paul Rubenstein
Steve Brennan (QLD)



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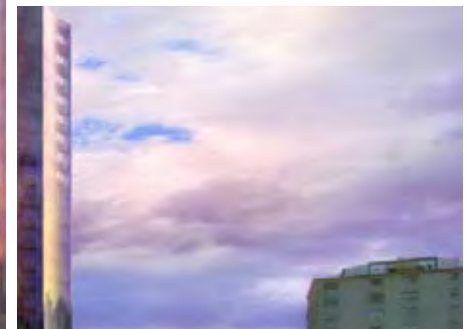
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New Projects



Property Summary

Description

Image

FOR LEASE **50% Leased**
MOORABBIN, 424 Warrigal Road
From **410 m²** up to **2,094 m²**

Agent Contact:
CB Richard Ellis
Colliers International

Pellicano Contact:
Grant Pickford
pellicano.com.au/424

With construction commenced and scheduled for completion in August 2008, 424 Warrigal Road is a state of the art 3 level office building situated at the entrance to the prestigious Parkview Estate, with exposure to over 50,000 vehicles per day.

With design from SJB and construction and development by the Pellicano Group, this building will set new standards in external and internal visual appeal and amenity, coupled with high quality fittings and finishes and using environmentally sustainable design initiatives.

Within easy reach of the Arco Cafe, Pelican Child Care and Star Fitness gymnasium and pool, public transport at the doorstep and ample on site car parking, now is the time to secure your position alongside two of Australia's leading banks at this landmark new address.



FOR SALE or LEASE **65% Sold**
NOTTING HILL, 202 Ferntree Gully Road
'Drive'
Suites 1-26, From **101 m²** up to **783 m²**

Agent Contact:
Colliers, Crabtrees, Jones Lang LaSalle

Pellicano Contact:
Grant Pickford
pellicano.com.au/drive

'Drive' is a 26 suite office development located on the prominent corner of Ferntree Gully and Clayton Roads and is within close proximity to the Monash Freeway and Princes Highway.

This contemporary designed development features extensive landscaping including an internal courtyard 'basis' providing occupiers with a unique break-out area.

'Drive' offers choice for owner occupiers and investors, with three levels of individual office suites ranging from 101m² with the potential to combine suites.

Construction is scheduled for completion in February 2008.



FOR SALE or LEASE **Only 2 suites remain**
SOUTHBANK, 18 Kavanagh Street
'K18'
Suite 1 - **87m²** Suite 101 - **699m²**
Suites 201 and 202 - Investments for sale

Agent Contact:
Alexander Robertson,
Dixon Kestles

Pellicano Contact:
Grant Pickford
pellicano.com.au/k18

Now complete, K18 has ground floor retail / commercial space, a whole floor available for sale or lease, and two investments for sale, all with on title car parking. This unique five level mixed use retail, commercial and residential complex is situated in the heart of Melbourne's Southbank/St.Kilda Road arts precinct.



Property Summary

Description

Image

FOR SALE or LEASE **Only 2 remain**
CLAYTON SOUTH, 80 Fairbank Road
Unit 2 - **2,742 m²**, Unit 5 - **2,874 m²**
Unit 1 - Investment for sale

Agent Contact:
CVA Property Consultants
Jones Lang LaSalle

Pellicano Contact:
Grant Tishler
pellicano.com.au/fairbank

Now complete, this prestige business park of six buildings caters for large occupiers that require modern office/warehouse facilities with access for large vehicles. The park features a controlled intersection and boulevard entrance at Fairbank Road, architecturally designed facilities and ample off street parking.

Situated on the southern side of Fairbank Road, the subject property is strategically located within the industrial hub of Clayton.

Neighbouring the site are a number of corporations who have chosen this location for its close proximity to arterial roads, including Westall Road, Princes Highway and M1 Freeway. 80 Fairbank Road is now home to MacDonald Johnston, Trico, Caesar Stone & BASF.



FOR LEASE
DANDENONG, 100 Monash Drive
'Lakeside Corporate @ M1'
Units 1-8, From **302 m²** to **388 m²**

Agent Contact:
Facey, Camerons

Pellicano Contact:
Grant Pickford
pellicano.com.au/lakeside

Now complete, Lakeside Corporate @ M1 comprises 8 prestige office / warehouse units designed for hi-tech occupiers or those requiring a higher proportion of office and includes the latest in design features and finishes, air conditioned offices, high quality amenities and ample car parking. Lakeside Corporate @ M1 is situated adjacent to the new Arco Cafe and within a new precinct including a recreational reserve and environmental lake.

Strategically situated in Monash Drive with direct links to Abbots Road and Western Port Highway (connecting to M1 Freeway), Lakeside Corporate @ M1 provides an unparalleled standard of accommodation and ease of access.



FOR LEASE **Join 'Henderson Greetings'**
DANDENONG, 99-111 Monash Drive
'M1 Industry Park'
From **1,509 m²** to **3,044 m²**

Agent Contact:
Facey, Camerons

Pellicano Contact:
Grant Pickford
pellicano.com.au/m1units

Two prestige corporate office warehouse facilities due for completion in April 2008.

The properties will include double storey office accommodation, incorporating specially designed façade and featuring the latest in internal finishes, quality carpets, full reverse cycle air conditioning and quality staff facilities including lunchroom with court yard.

Each warehouse features two container height roller doors, large canopy for under cover loading and a springing height of 8 metres.

A large concrete apron allows excellent access with the further benefit of ample on site parking.

Note the facilities can be combined as a single unit.



Property Summary

Description

Image

FOR LEASE **40% Pre-committed**
Moorabbin, 1-9 Arco Lane
'Parkview Estate'
From **1,400 m²** to **4,291 m²** including up to 60% office

Agent Contact:
Jones Lang LaSalle
Knight Frank

Pellicano Contact:
Grant Pickford
pellicano.com.au/arcolane

FOR SALE or LEASE **50% Sold**
THOMASTOWN, 58 Mahoneys Road
'Thomastown Business Park'
Units 1-26, From **282 m²** up to **363 m²**
Cafe available

Agent Contact:
Rutherfords Real Estate, Killen Thomas

Pellicano Contact:
Grant Pickford
pellicano.com.au/thomastown

1-9 Arco Lane represents a unique hybrid style office / warehouse development set within the prestigious Parkview Estate. Located directly opposite Arco Cafe, Pelican Child Care and the new Star Fitness Gym and Pool complex, each of the five units has its own street frontage and presence.

Boasting a 50-60% office component, the development is designed to cater for the hi-tech end user seeking a larger office component with equivalent warehouse. Offices include formal entrances, balconies, amenities to both floor levels, high quality carpets, fixtures and fittings, excellent natural light (some with sky lights), reverse cycle air conditioning and ample on-grade and secure undercroft parking.

Warehouses have excellent rear access, container height roller shutter doors with canopy, separate amenities and a springing height of 8 metres.

Now complete, Thomastown Business Park is prominently situated on Mahoneys Road with excellent exposure to passing traffic and within close proximity to the Western Ring Road and Hume Freeway. The property consists of 26 high quality office/warehouse units featuring mezzanine office (excluding units 15-18), roller door access, amenities, air conditioning, quality carpet, landscaping and more. The location is well served by surrounding infrastructure, with the development neighboured by a Bankwest Business Centre and Yakka Workwear and is in close proximity to large corporations including Ford, Boral, Woolworths, CSL and Southcorp.



Property Summary

FOR LEASE **25% Under Offer**
 Moorabbin, 430 Warrigal Road
 'Moorabbin Supercentre - Stage 2'
 Units 1-8, From **1,000 m²**

Agent Contact:
 Your preferred agent

Pellicano Contact:
 Grant Tishler
pellicano.com.au/supercentre

Description

The Moorabbin Supercentre, is a major bulky goods retailing development situated within our highly successful Parkview Estate development, near the junction of Warrigal and South Roads.

The Supercentre has created a new benchmark in the design and quality of bulky goods/ peripheral sales centres. To cater for this explosion in activity, construction of stage 2 will commence soon which will incorporate 8 showrooms all approximately 1,000 square metres with an option to combine some tenancies.

Stage 1 currently consists of 18,000 sq.m of space with tenants including Bunnings, Clive Peeters, Easy Living Furniture, Lombards - The Paper People, Alno Kitchens, Australia Post Business Centre, Artshed & Double One Furnishing.

Construction is due to commence soon with completion ready for Christmas trade in 2008.

Image



Property Summary

Description

Image

FOR SALE **70% Sold**
 GLEN WAVERLEY, 353 Springvale Road
 '353'
 1, 2 or 3 Bedroom

Agent Contact:
 Dominic Locandro 0419 594 593

Pellicano Contact:
 Grant Pickford
 www.353.com.au

Located within one of Melbourne's most highly sought after residential addresses, 353 Glen Waverley offers contemporary, convenient and easy living. The development includes 59 apartments, 25 which are ideal for owner occupiers or investors and are situated on the ground floor and third floor. The remaining 34 apartments located on the first and second floors are investment apartments leased to and to be operated as part of the Quest Serviced Apartment Group and offering secure long term rental returns and growth income for investors.

All apartments include at least one basement car space on title. The building offers excellent amenities including gymnasium and sauna facility and a rear backyard with BBQ facilities. Of further benefit are luxury European appliances and generous outdoor living spaces including balconies and courtyards.



FOR SALE **Only 3 apartments remain**
 MELBOURNE, 454 St.Kilda Road
 'Balancea'
 3 sub-penthouses

Agent Contact:
 Beatrice Imbert (03) 9867 5511

Pellicano Contact:
 Nando Pellicano
 www.balancea.com.au

'Balancea' comprises of 84 luxury spacious boutique apartments over 23 levels, with views of the city, Albert Park and lake, Port Phillip Bay as well as Fawkner Park. The building has been designed as a positive and optimistic piece of architecture that will make an elegant and existing contribution to it's fantastic north-facing corner location. Construction has now commenced on this joint venture development with Sunland Group.



Property Summary

Description

Image

FOR LEASE - RETAIL DEVELOPMENT
KAWANA WATERS, 10 Capital Place
Suites 1-15, From 300m² - 1,200m²

Agent Contact:
CB Richard Ellis - Sunshine Coast

Pellicano Contact:
Steve Brennan
pellicano.com.au/capitalplace

Construction has now commenced on this architect designed retail project prominently situated on the corner of Kawana Way, Capital Place and Innovation Parkway in the heart of the rapidly evolving Kawana Business Village on Queensland's Sunshine Coast. Comprising 15 retail units including a proposed cafe/restaurant and ranging in sizes from 300 sq.m to 1,200 sq.m the development incorporates the latest in contemporary design features within a retail environment.

Including extensive car parking, excellent natural light, quality amenities and extensive signage (STCA), Capital Place will be a benchmark development within one of the Sunshine Coasts most exciting locations.



FOR LEASE - OFFICE DEVELOPMENT
35% Leased
KAWANA WATERS, 20 Innovation Parkway
Suites 1.0 - 2.8, from 91m² up to 1,500m²

Agent Contact:
CB Richard Ellis - Sunshine Coast

Pellicano Contact:
Steve Brennan
pellicano.com.au/innovation

Construction is now complete on this state of the art architect designed office complex, situated in the heart of the rapidly evolving Kawana Business Village on Queensland's Sunshine Coast. The development comprises of 16 office suites ranging in sizes from 91 sq.m up to 1,500 sq.m. Undoubtedly the most advanced office space in the area, the building features excellent natural light, balconies to some suites, allocated car parking and high quality amenities.



FOR SALE or LEASE
OFFICE / WAREHOUSE DEVELOPMENT
RICHLANDS, 97 Kimberley Street
Office area from 262m², Warehouse from 3,098m²

Agent Contact:
CB Richard Ellis - Milton

Pellicano Contact:
Steve Brennan
pellicano.com.au/kimberley

This property is well positioned within the Richlands industrial precinct, 14km west of Brisbane. The site is surrounded by existing industrial facilities and is strategically located to take advantage of easy access to major transport routes.

The proposed development offers two separate freehold titles incorporating a high quality office/warehouse facility. The facility includes a modern air conditioned office over two levels, with reception and boardroom on the ground floor. The warehouse will be of dado panel construction with full tilt panel to the street frontage. Access to the warehouse will be via a 10m wide by 5.5m high roller shutter door.



For Sale Existing Properties



Property Summary

FOR SALE
 BROADMEADOWS, 37-47 Camp Rd
 Lot 2 - Office : 413 m², Warehouse: 1,005 m²
 Site Area: 4,557 m²
 Lot 31 - Land 8,404 m²

Agent Contact:
 Colliers International, Allard & Shelton

Pellicano Contact:
 Grant Tishler
pellicano.com.au/gateway

Description

Situated only seconds from the intersection of the Hume Highway and the Western Ring Road this Business Park is the 'Gateway' for access throughout the northern and western suburbs and the CBD.

The Business Park benefits from an established business location, with Telstra recently opening it's mega centre on the estate.

Gateway has a controlled intersection and wide roads ideal for large vehicle access. Positive covenants protect the type of development being constructed and further enhance the landscaped environment that is proposed for the estate.

The building on lot 2 comprises office and warehouse facilities on a large site, ideal for a variety of uses. We will refurbish the site to suit an occupier or sell as is. Whilst lot 31 boasts frontage to Camp Road, ideal for a corporate headquarters or prestige commercial complex.

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For Lease Existing Properties



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Property Summary

Description

Image

FOR LEASE
NOTTING HILL, Rear 593-595 Blackburn Road
Warehouse: 495 m²

Agent Contact:
Colliers International

Pellicano Contact:
Paul Rubenstein
pellicano.com.au/warehouse

Ideally located within close proximity to the Monash Freeway, this high clearance warehouse space is ideal for short term or long term storage. Includes loading canopy and container height roller door access.



FOR LEASE
SPRINGVALE, Unit 3 / 891 Princes Hwy
Office - 200 m², warehouse: 1,195 m²

Agent Contact:
Crabtrees Real Estate

Pellicano Contact:
Paul Rubenstein
pellicano.com.au/891

This property is situated within a small complex on Princes Highway providing excellent exposure to passing traffic. The location provides excellent access to major arterials such as Springvale Road, Centre Road and M1 Freeway. This office/warehouse features a single storey front office. Within the office is a quality office fit out, incorporating full partitioning, reverse cycle air conditioning, carpets and staff amenities. Beyond the office is the warehouse featuring container shutter door access, and clear span construction.



Property Summary

Description

Image

FOR LEASE
KILSYTH, Unit 3, 124 Canterbury Road
Mezzanine: 230 m², showroom: 1,004 m²

Agent Contact:
Abley Real Estate

Pellicano Contact:
Paul Rubenstein
pellicano.com.au/canterbury

This as new building provides showroom / warehouse accommodation in a prominent main road location. The corner location and abundant signage available will maximise your business exposure.

The property provides on-site car spaces, rear loading and glazed facades.



FOR LEASE
LIVERPOOL, Unit 3, 387-403 Macquarie Street,
Showroom: 390 m²

Agent Contact:
LJ Hooker Liverpool

Pellicano Contact:
Paul Rubenstein
pellicano.com.au/macquarie

This 390 sq.m retail showroom is situated on Macquarie Street, which is a major feeder to the CBD. The site has excellent exposure to passing traffic with signage opportunities fronting Macquarie street.

The showroom features air-conditioning, amenities, security system and 8 undercover security car spaces plus ample onsite customer car parking.

This showroom is available now!



Land Holdings

The following land holdings are ready for one or all of the following options:

- Pre-Lease Requirements
- Land & Building Packages
- Land for Sale



Property Summary

Description

MOORABBIN
'Parkview Estate'

Site Area:
Estate

Pellicano Contact:
Grant Tishler
pellicano.com.au/parkview

Parkview Estate is Moorabbin's premier business park and is second to none for commercial and industrial accommodation, conveniently surrounded by retail and lifestyle amenities. Pellicano Group can design and construct office or office/warehouse accommodation to suit your specific requirements. With over 88,000 sq.m of land remaining, the time is right to secure your place within the prestigious Parkview Estate. This 51 hectare estate is situated 20km from Melbourne's CBD of Warrigal Road, ensuring maximum exposure with more than 50,000 cars passing daily. The estate features a lifestyle precinct which includes, Moorabbin Supercentre, Pelican Child Care Centre, Star Fitness Gymnasium, Aqua Star Swim School and Arco Cafe offering fine dining, corporate functions and catering.



OAKLEIGH SOUTH
'Links Business Park'

Site Area:
5.54 hectares

Pellicano Contact:
Renato Pellicano
pellicano.com.au/links

Links Business Park is located in Oakleigh South featuring excellent exposure with frontage to Warrigal Road and Centre Road. The estate is ideal for commercial, industrial or trade sales pre-lease opportunities.

Links Business Park^o

Property Summary

Description

CARRUM DOWNS
28 -40 Colemans Road

This future business park is ideal for pre-lease or land and building packages.

Site Area:
7.5 hectares

Pellicano Contact:
Grant Tishler

DANDENONG
'M1 Industry Park' and 'M2 Industry Park'

The combined M1 and M2 Industry Parks comprise approximately 120 hectares of commercial and industrial land. The two Estates are separated by an urban forest which provides a green environmental outlook for the occupants of the Estate.

Site Area:
Estate

The Estates have architecturally designed buildings featuring environmentally sustainable development principles and wide roads for B double access. A major feature of the M1 Industry Park is the recently completed Arco Cafe overlooking an environmental lake, providing a unique dining experience for the area.

Pellicano Contact:
Grant Tishler
pellicano.com.au/m1m2

M1 and M2 Industry Parks are sites for success with their strategic location, allowing easy access and excellent exposure to passing traffic with M1 Industry Park having direct access and frontage to Western Port Highway (continuation of the Monash Freeway).



DANDENONG
Innovation Park

Innovation Park is located in the latest Dandenong industrial precinct. The park has frontages to Frankston-Dandenong rd, Colemans rd and Taylors rd, and is within close proximity to both the new Eastlink and M1 Freeway.

Site Area:
70 Hectares

The estate comprises of over 70 hectares of land that will be developed into a corporate industry park, providing both owner occupiers and tenants the opportunity to lease or purchase land and buildings to suit their requirement.

Pellicano Contact:
Grant Tishler

Innovation Park will cater for large and smaller occupiers requiring a corporate presence. The estate will have positive covenants protecting the type of uses allowed in the estate. Of further benefit will be a garden maintenance agreement, which ensures that the landscaping and common areas of the estates are maintained to an excellent standard.



Property Summary

Description

DANDENONG
Cnr Taylors and Abbotts Roads

Situated in the heart of South Dandenong this site is opposite the Remington Industrial Estate and neighbouring the M2 Industry Park. Strategically located within the hub of activity this site offers excellent exposure to passing traffic ideal for a corporate headquarters. Plans are available for buildings up to 10,000 m².

Site Area:
2 Hectares

Pellicano Contact:
Grant Tishler

DANDENONG
Taylors Road

Situated opposite the M2 Industry Park and strategically located to take advantage of the success of our M2 Industry Park, this site offers a rare opportunity for an owner occupier or tenant to build their corporate headquarters. The land can be subdivided into smaller allotments. Plans are available for buildings up to 20,000 m².

Site Area:
4 Hectares

Pellicano Contact:
Grant Tishler

DEER PARK
Paramount Estate

Paramount Industrial Estate is located on Mt Derrimut Road. The site is the heart of the industrial growth area of Melbourne's west with significant frontage to the Western Ring Road. Mt Derrimut Road which is already a designated "B Double" road is to be duplicated from Boundary Road in the south to the Western Highway in the north.

FOR PRE-LEASE
4,000 m² to 20,000 m²

Site Area:
10 Hectares

The site is in close proximity to the main arterial roads including the Western Ring Road, West Gate Freeway, Citilink, Western Highway and the future Deer Park bypass, which provides immediate access to the Central Business District (19km), the ports of Melbourne (18 km) and Tullamarine airport (19 km).

Pellicano Contact:
Renato Pellicano



PARAMOUNT
INDUSTRIAL ESTATE

Property Summary

Description

HEATHERTON
321 Old Dandenong Road

Located within the rural/market garden precinct, this site is ideal for special uses such as market garden, florist/nursery, church or places of assembly.

Site Area:
5.54 Hectares

Pellicano Contact:
Renato Pellicano

HORSHAM
Cnr Western Highway & Osborne Road

This site is located at the gateway to Horsham. The site consist of three allotments ranging in size from 9,745 sq.m up to 14,370 sq.m, with a combined area of 33,967 sq.m. The site suits a showroom or industrial development.

Site Area:
1.437 Hectares

Pellicano Contact:
Grant Tishler

RAVENHALL
Freeway Business Park

Located on the corner of Robinsons Road and riding Boundary Road, this rural land is expected to be re-zoned to Business 3 by February 2008.

Site Area:
Estate 30 ha

The site is in close proximity to the main arterial roads including the Western Ring Road, West Gate Freeway, Citilink, Western Highway and exposure to the Deer Park bypass, which provides immediate access to the Central Business District (19km), the ports of Melbourne (18 km) and Tullamarine airport (19 km).

Pellicano Contact:
Renato Pellicano



Land Holdings Industrial - QLD

Property Summary

Description

EBBWVALE
26 Brisbane Road
'Park West'

Site Area:
2 Hectares

Pellicano Contact:
Steve Brennan

Situated near the intersection of the Ipswich Motorway, Cunningham Highway and Warrego Highway, Park West is ideally positioned at the gateway to the Western Corridor.

Only 8km from the Ipswich CBD and 22km from the Brisbane CBD, Park West offers investors and occupiers a rare opportunity to secure an affordable industrial facility in this growing region.

Disclaimer

This report has been prepared by Pellicano Pty Ltd (ACN 24 107 654 991). The details contained herein are for information only and although care has been taken to establish the accuracy of the details no warranty is given. Interested parties must satisfy themselves on all aspects.



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