CBRE

Portfolio

Information Memorandum

Viva Energy Tannum Sands (Gladstone)

7 Booth Avenue,
Tannum Sands (Gladstone) QLD 4680

For Sale via Expressions of Interest
Closing 3:00pm (AEST) Thursday 13 August 2026

Strategically Located Fuel and Convenience Retail Asset Positioned Directly Opposite Coles Shopping Centre

Brand new recently renewed 10-year net lease to Viva Energy, illustrating long-term tenant commitment and providing the incoming purchaser with modern fuel infrastructure and significant tax saving depreciation benefits

Investment Highlights

- Brand new ten (10) year renewed net lease to Viva Energy (Head Company) to December 2036
- Two (2) further ten (10) year options through to December 2056
- Viva Energy (ASX: VEA): ASX100 listed company and one of Australia's largest transport energy distributer and retailers with 1,500+ sites nationally and a market cap of $3.53 billion
- High-performing and high traffic flow convenience retail site with recent market review and lease extension, illustrating Viva's long term commitment to the site
- Strategic 1,596sqm* corner landholding, positioned directly opposite Tannum Central (Coles) with 72m* of frontage to Booth Avenue
- Dominant retail location within 2km* of Tannum Central and Boyne Plaza, anchored by Woolworths, Coles, Australia Post, BWS and supported by 50+ specialty retailers*
- Desirable fixed, compounding 3.25% rental increases, guaranteeing strong income growth
- Set-and-forget net lease structure with Viva Energy responsible for 100% of outgoings, including land tax
- Directly opposite Tannum Central, anchored by national covenant Coles, and supported by 20+ specialty stores including Subway and Australia Post
- Constructed in 2016, offering the incoming purchaser modern fuel infrastructure including double walled fibreglass tanks, providing long term security and attractive tax saving depreciation benefits
- Immaculately constructed freestanding state-of-the-art 143sqm* NLA convenience retail facility, complemented by additional 173sqm* under canopy
- Gladstone Region: One of Queensland's strongest economic and property growth corridors, with median house price increase of 74.3% from 2021 to 2025
- Net Income: $456,608 pa* + GST (as at Dec 26)

*Approx Source: .id, GapMaps, Landchecker, Viva Energy, Realestate.com

Property Details

Location

Shell Tannum Sands occupies an expansive 1,596sqm corner landholding with 72m of frontage to Booth Avenue, providing strong exposure and important dual access and egress. The property benefits from a monopoly being the only fuel and convenience offering in Tannum Sands. This lack of competition and dominant long-term tenant trade is supported by the recent 10-year lease renewal and supports the future long-term covenant trade and demand for the asset.

The property is positioned directly opposite Tannum Central Shopping Centre, Tannum Sand's primary retail outlet, anchored by Coles, Subway, and Australia Post and supported by 20+ complementary specialty retailers. The asset is also within 2km of Boyne Plaza, anchored by Woolworths, McDonald's, and BWS, and immediately adjoins KFC and Domino's. This reinforces the location as the dominant retail and service precinct, supporting consistent customer traffic and performance for Viva.

Strategically located on Booth Avenue, the asset benefits from direct access to Hampton Drive, the key arterial linking Tannum Sands to Gladstone, which ensures high visibility and strong traffic volumes.

Title

Lot 1 SP283384

Zoning

'Centre' zoning under the Gladstone Regional Council Planning Scheme

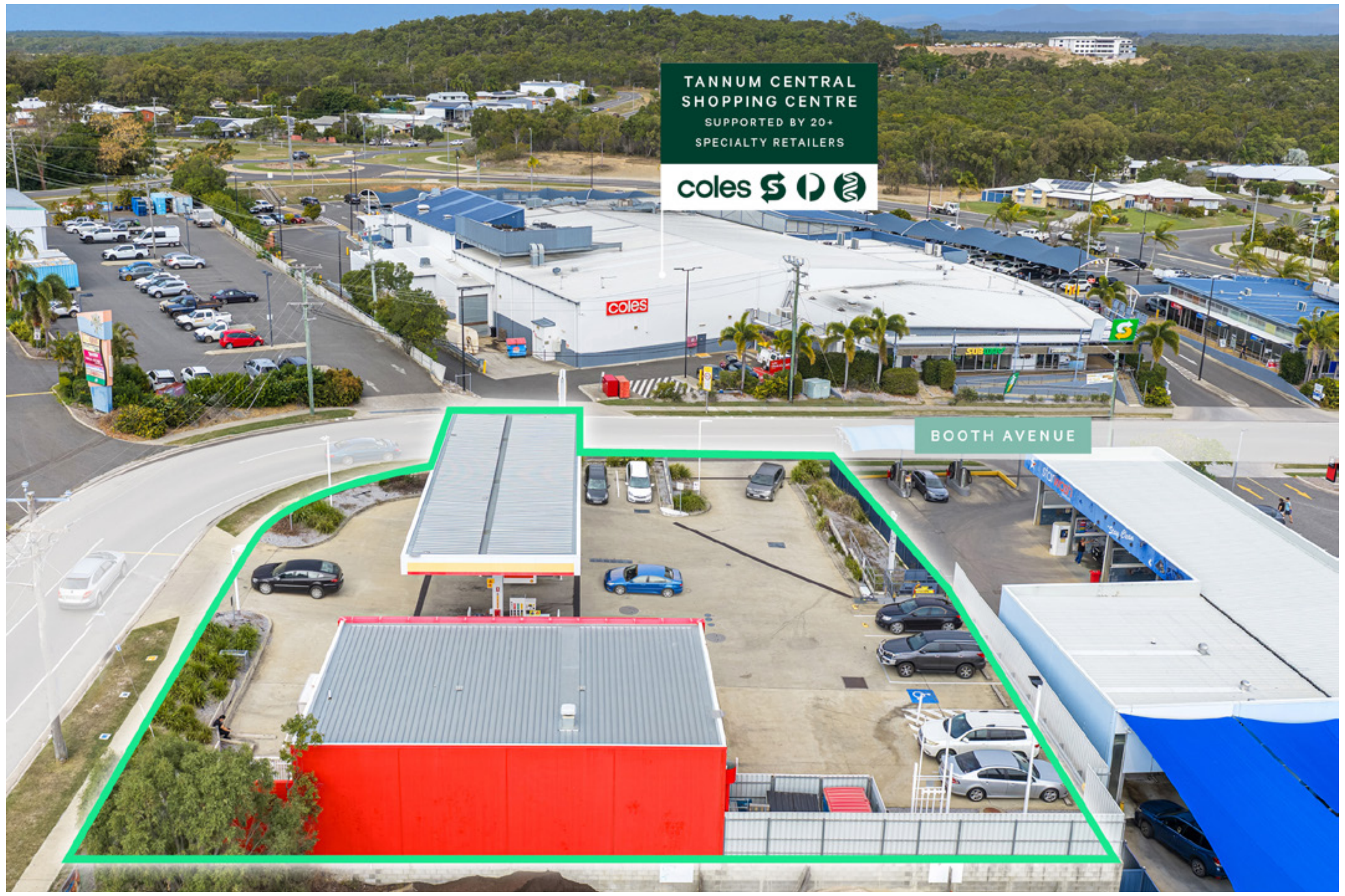
Additional Information

- Six (6) fuel bowsers
- Three (3) dual skinned fibreglass tanks
- Ten (10) on-site carparks

Site Description

The site is an irregular-shaped allotment. In accordance with the Lot & Title, the property has the following boundary dimensions:

Eastern Boundary (Booth Ave)	31.37m*
Southern Boundary (Booth Ave)	40.79m*
Northern Boundary	36.96m*
Western Boundary	49.32m*
Total Area	**1,596sqm***



*Approx Source: Landchecker, Google Maps, GapMaps

Tenant Profile

Viva Energy Group Limited (ASX: VEA) is a blue-chip ASX200 company and one of Australia's most significant participants in the fuel, convenience retail, and energy infrastructure sectors. Following the acquisition of OTR (On the Run), Viva Energy is now the largest convenience retailer in Australia, operating 1,500+ fuel and convenience stores nationwide.

In 2025, the company completed 134 million transactions, with 17 trillion litres of fuel sold, demonstrating the scale and reach of its national network.

Viva Energy is the exclusive supplier of Shell fuels and lubricants in Australia, supported by a network of more than 1,500 service stations across the country. Its Convenience & Mobility segment delivered EBITDA (RC) of $74.4 million in the first half of 2025, including $46.4 million in Q2. This strong performance was driven by improved fuel margins, the acquisition of Liberty Convenience, and cost-reduction initiatives that are expected to support continued momentum into the second half of the year.

Beyond retail and refining, Viva Energy's broader portfolio spans fuels, aviation, bitumen, marine, chemicals, and lubricants, all supported by an extensive national logistics footprint comprising 20+ terminals and operations at more than 50 airports and airfields.

For more information, visit: www.vivaenergy.com.au

*Approx Source: Viva Energy

Lease Summary

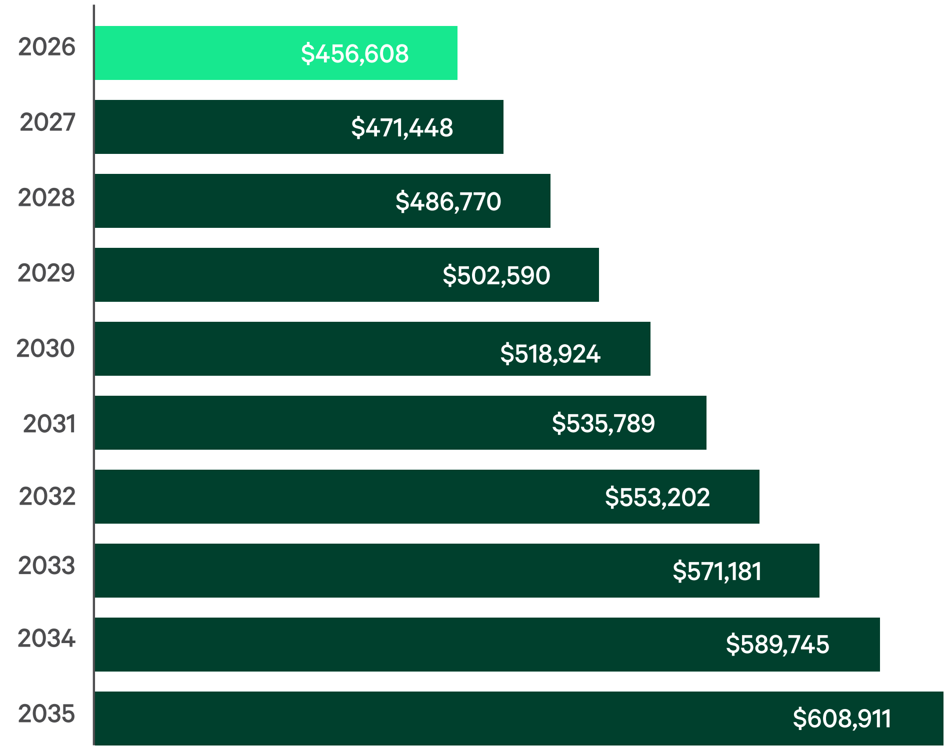
Lessee	Viva Energy Australia Pty Ltd
Commencement	15 December 2026
Lease Term	Ten (10) years
Expiry	14 December 2036
Options	Two (2) further ten (10) year options to 2056
Annual Reviews	Fixed 3.25% annual increases
Market Reviews	At the commencement of each further term (7% cap and collar)
Environmental Provisions	The tenant is responsible to monitor, maintain, and remediate the site to a suitable condition for future use as a service station (as per the lease)
Outgoings	Viva is responsible for 100% of outgoings, including insurance and land tax
Net Income	**$456,608 pa* + GST (as at December 2026)**

*Approx

Rental Projection

Fixed, compounding 3.25% annual increases ensuring strong rental growth.

Over the remaining lease term, annual rent increases compounded at 3.25% will increase the current rent from **$456,608** to **$608,911**, representing a growth of more than 33% by 2036.



Tax-Saving Depreciation Benefits

Over the lifetime of the property, Viva Energy Tannum Sands has current, total estimated tax saving benefits of **$2,886,000.**

Deductions including Diminishing Value Depreciation Rates

Years after Date of Purchase Settlement	Plant and Equipment - Divison 40 Deductions	Low Value Assets Deductions (<$1,000)	Building Allowances - Divison 43 Deductions	Annual Total Deductions	Cummulative Deductions
2027 - 365 days	$198,000	$9,100	$31,300	$238,400	$238,400
2028	$175,800	$14,800	$31,300	$221,900	$460,300
2029	$156,700	$9,200	$31,300	$197,200	$657,500
2030	$140,000	$5,800	$31,300	$177,100	$834,600
2031	$125,200	$3,600	$31,300	$160,100	**$994,700**
2032	$112,100	$2,300	$31,300	$145,700	$1,140,400
2033	$100,400	$1,400	$31,300	$133,100	$1,273,500
2034	$90,000	$900	$31,300	$122,200	$1,395,700
2035	$80,700	$600	$31,300	$112,600	$1,508,300
2036	$72,400	$300	$31,300	$104,000	$1,612,300
2037	$65,000	$200	$31,300	$96,500	$1,708,800
2038	$58,400	$100	$31,300	$89,800	$1,798,600
2039	$52,400	$100	$31,300	$83,800	$1,882,400
2040	$47,100	$100	$31,300	$78,500	$1,960,900
2041	$42,300	$0	$31,300	$73,600	$2,034,500
2042	$38,000	$0	$31,300	$69,300	$2,103,800
2043	$34,200	$0	$31,300	$65,500	$2,169,300
2044	$30,700	$0	$31,300	$62,000	$2,231,300
2045	$27,700	$0	$31,300	$59,000	$2,290,300
Deductions 2046 +	$251,900	$0	$343,800	$595,700	$2,886,000
Totals	**$1,899,000**	**$48,500**	**$938,500**	**$2,886,000**	

Tannum Sands

9,618*
Current population

$775,000*
Median house price

20km*
South-East of Gladstone CBD

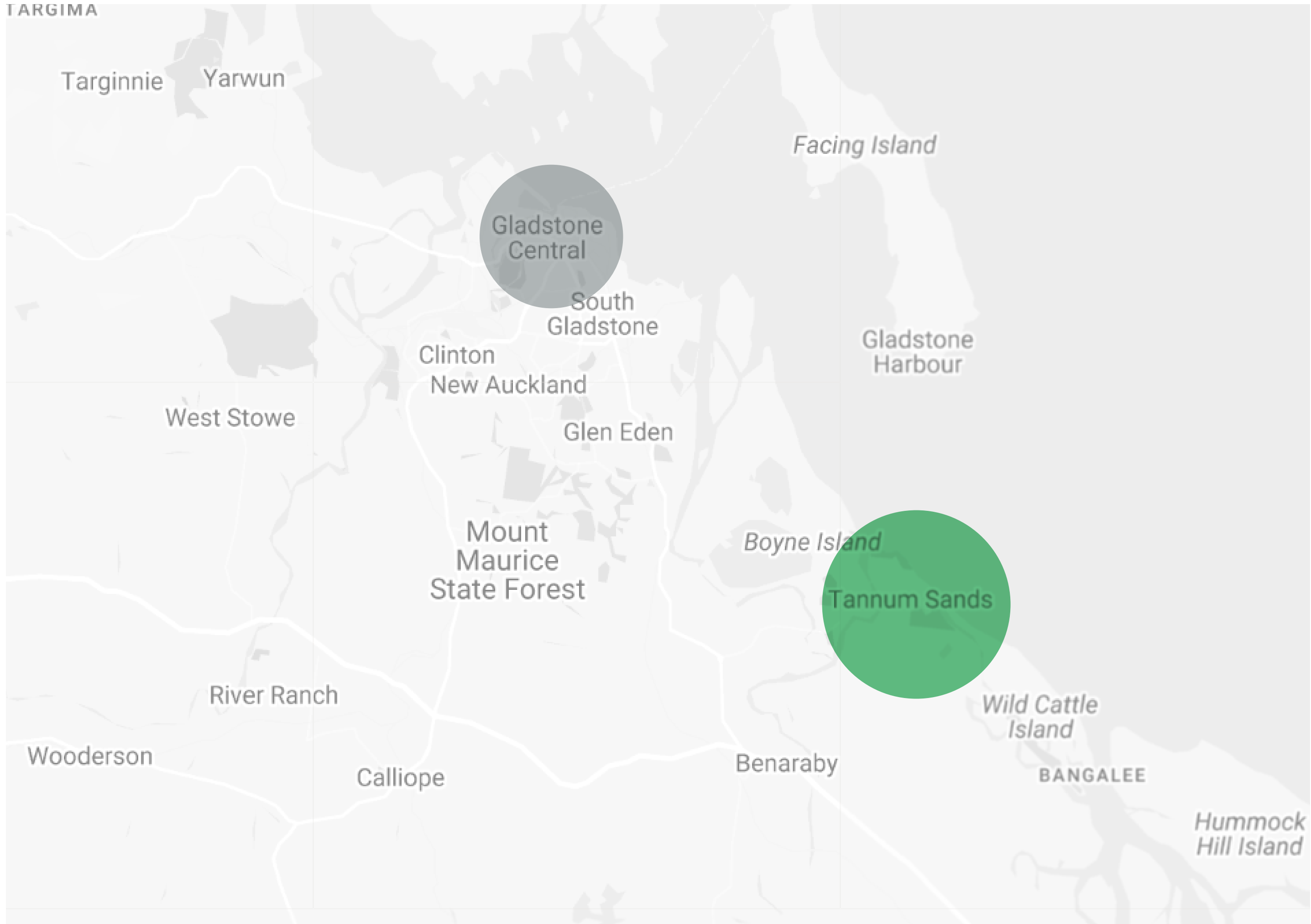
4 schools*
Within 3km radius

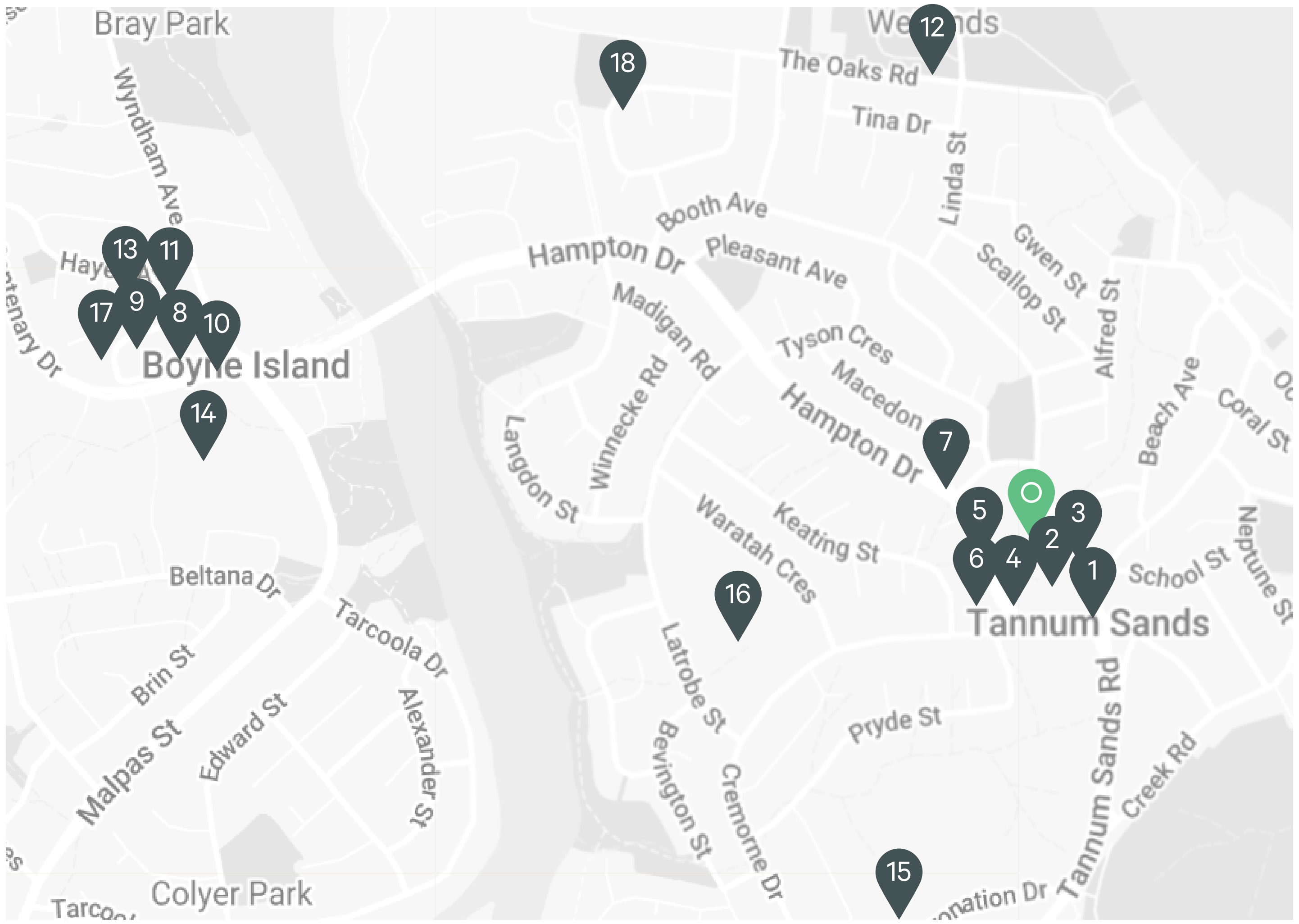
Manufacturing
Largest industry

Key Locations

1. Tannum Central
2. Subway
3. Coles
4. Australia Post
5. KFC
6. Sullivan Nicolaides
7. Domino's
8. Boyne Plaza
9. Woolworths
10. McDonald's
11. BWS
12. Clearview College
13. Snap Fitness
14. Boyne Island Primary
15. Tannum Sands State High
16. Tannum Sands State School
17. 4Cyte Pathology
18. St Francis College

Viva Energy Tannum Sands





*Approx Source: Landchecker, Google Maps, GapMaps, Realestate.com, Gladstone Reginal Council

Gladstone Regional Council

The Gladstone regional council, a key regional hub in Central Queensland, is located approximately 440km* North of Brisbane. The Gladstone Region contributes an estimated Gross Regional Product (GRP) of A$6.74 billion*, underpinned by its world-class port and strong industrial base.

The city's economy is driven by resources, manufacturing, transport and logistics, construction, and healthcare, with the mining sector alone generating over A$1.4 billion in GRP. This industrial strength supports employment resilience and positions Gladstone as a critical link in Queensland's supply chain.

Gladstone's residential property market has shown strong performance, with the median house price reaching A$550,000, reflecting sustained demand from population growth, resource sector investment, and infrastructure development. Rental yields remain attractive, averaging 6–7%, reinforcing the city's appeal to investors.

As major projects in energy, renewables, and port expansion progress, the Gladstone region continues to evolve as a strategic growth centre. Its combination of economic diversity, rising property values, and long-term infrastructure investment makes it one of Queensland's most compelling regional markets for both commercial and residential investment.

Key Infrastructure Projects

H2-Hub Gladstone
($4.7 billion)

The H2-Hub™ Gladstone project is a $4.7 billion green hydrogen and ammonia production complex located in the Yarwun area of the Gladstone State Development Area. Led by The Hydrogen Utility (H2U), the project is designed to be built in stages, aiming for a total electrolysis capacity of up to 3 gigawatts and a production output of up to 5,000 tonnes of green ammonia per day using 100% renewable energy from solar and wind. While it is a separate venture from the government-led CQ-H2 project (which recently faced state funding shifts), H2-Hub remains a "coordinated project" in Queensland, expected to generate over 550 construction jobs and establish the region as a global leader in the emerging green fuels market.

Fitzroy to Gladstone Pipeline
($983 million)

The Fitzroy to Gladstone Pipeline (FGP) is a $983 million underground water infrastructure project connecting the Lower Fitzroy River to the Gladstone Area Water Board's network at Yarwun. Its primary purpose is to provide a reliable second water source for the region, ensuring drought resilience and a consistent 30-gigalitre annual capacity for both residents and major industrial users. The project significantly benefits Gladstone by creating over 400 construction jobs and investing more than $150 million into local businesses, providing the essential water security needed to support the city's multi-billion dollar emerging green hydrogen and critical minerals industries..

Gladstone Grid Reinforcement
($1.8 billion)

The Gladstone Grid Reinforcement project is a $1.8 billion project led by Powerlink to upgrade and increase the efficiency of the grid ahead of the Gladstone Power Station's retirement. The development includes the construction of new substations and transmission lines, with work extending through to 2030. The project will meet electrical load standards, support decarbonisation, and compensate for loss of essential services. The project will create 300+ new construction jobs, support 100+ ongoing jobs, and upskill 500+ energy workers annually.

*Approx Source: GapMaps, Gladstone Regional Council, .id, ABS.Gov

*Approx Source: Gladstone Regional Council, .id, ABS.Gov, Hutchinson Builders, Department of Transport and Main Roads

Investing in Queensland

Queensland's $510 billion economy is supported by rapid population growth and significant infrastructure strategies. This places the state in a position to continue to exceed growth expectations.

Infrastructure

The 25-26 Queensland Budget allocates $116.8 billion towards infrastructure over the next four years, 47% of Australia's total infrastructure spend. This represents a significant, sustained commitment to capital works, with 69% of expenditure allocated towards regional areas.

Population

The current population of Queensland is 5.73 million, following the second-highest population growth rate in Australia of 1.8% in 2025. This surpassed the national average of 1.5% demonstrating Queensland's strong growth. This is expected to continue, with forecasts projecting population to reach 8.33 million by 2046.

Employment

Queensland experienced positive employment growth of 1.16%, resulting in an increase of 34,000+ workers in 2025. This trend is expected to continue into the foreseeable future, with forecasts anticipating over 185,000 new jobs by 2029, with total employment growing by 6.2%.

*Approx Source: QLD Treasury, Population Growth, Queensland, June Quarter 2023, Retail Trade, Labour Force, May 2023

Comparable Sales Evidence

To assist with the evaluation and understanding of the property value, we have provided various Queensland sales, with similar fundamentals to the property.

West Gladstone QLD
Shell Viva Energy
$5,940,000
6.54% Yield

Gin Gin QLD
Caltex
$5,600,000
6.58% Yield

Yamanto QLD
Ampol
$6,920,000
6.10% Yield

Mundingburra QLD
7-Eleven
$5,750,000
6.36% Yield

Park Avenue QLD
7-Eleven
$5,900,000
6.49% Yield

Wilsonton QLD
7-Eleven
$5,135,000
6.00% Yield

Comparable Sales Evidence

To assist with the evaluation and understanding of the fuel and convenience market, we have provided below the most comparable national sales.

Tenant	Location	Sale Price	Yield	Sale Date
Ampol	Yamanto	$6,920,000	6.10%	25 Jun 2026
7-Eleven	Wagga Wagga NSW	$5,920,000	6.25%	19 Jun 2026
Chevron Caltex	Gwelup WA	$4,550,000	7.44%	18 May 2026
7-Eleven	Waurn Ponds VIC	$7,000,000	6.41%	8 Apr 2026
Caltex	Gin Gin QLD	$5,600,000	6.58%	2 Apr 2026
Shell Viva Energy	West Gladstone QLD	$5,940,000	6.45%	2 Apr 2026
7-Eleven	Croydon VIC	$6,425,000	6.50%	4 Dec 2025
7-Eleven	Park Avenue QLD	$5,900,000	6.49%	19 Nov 2025
7-Eleven	Mundingburra QLD	$5,750,000	6.36%	23 Oct 2025
7-Eleven	Wyong NSW	$4,900,000	6.91%	21 Oct 2025
7-Eleven	Golden Bay WA	$8,750,000	6.93%	5 May 2025
United Petroleum	Mount Louisa QLD	$7,800,000	7.33%	6 Sep 2024
United Petroleum	Nanango QLD	$5,555,000	6.75%	12 Apr 2024
Caltex	Pimpama QLD	$7,225,000	7.15%	1 Feb 2024

Method of Sale

For Sale via Expressions of Interest
Closing 3:00pm (AEST) Thursday 13 August 2026

How to Submit Your Offer

There are two ways interested buyers can submit offers for the property:

1. Completed, Unconditional Contract of Sale

Full contract of sale documentation is available upon request.

2. EOI Form

Please fill out the form via the following options: online or paper available upon request.

Priority of Offers

Offers submitted in the form of Completed, Unconditional Contracts will be prioritised over offers submitted by way of EOI Forms.

To Avoid Disappointment

For the best chance of a successful acquisition, buyers are encouraged to put their best foot forward from the outset, with an executed Unconditional Contract

Due Diligence

The following documents are available upon request to qualified parties:

- Lease
- Outgoings
- Baseline Report
- Title Plan
- Contract of Sale
- Invoices

Inspections

Please contact the exclusive selling agents for further information.

Exclusive Selling Agents

CBRE

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With an Australia wide management portfolio of over $11 billion, we are capable of managing property for both private and institutional clients.

Property Management Specialists

With local Asset Managers in each state we adopt a national management approach across all segments of the market including Childcare, Fast Food, Retail, Service Stations, Supermarkets and Shopping Centres.

National Tenants Under Management

G8 Education, Goodstart, SuperCheap, Dan Murphys, McDonald's, KFC, 7-Eleven, EG Fuel, Woolworths and Sonic Healthcare.

More Than Rental Collection

With decades of experience, we're able to anticipate your needs and requirements to ensure a stress free investment, while our financial reporting systems and continually updated skill base ensure we remain at the forefront of the industry's ever-changing requirements.

Problem Solvers

We anticipate and prevent problems and are fully conversant with Retail Tenancies Act, Owners Corporation Act, Occupational Health and Safety Act, COVID Regulations and Building Leases Regulations.

Achieve Savings

Through our buying power we have access to the best providers including insurance brokers and maintenance contractors. We have the contacts and long-standing relationships at your disposal.

Experience

Our experienced and qualified team offer a wide range of expertise. We build long term relationships with our clients and tenants, some properties we have managed for the same clients for over 15 years.

To discuss your property management needs, please contact our Asset Manager Donna Alexander.

0488 552 611
Donna.Alexander@cbre.com

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