

Portfolio

Information Memorandum

Goodlife Health Club Bardon

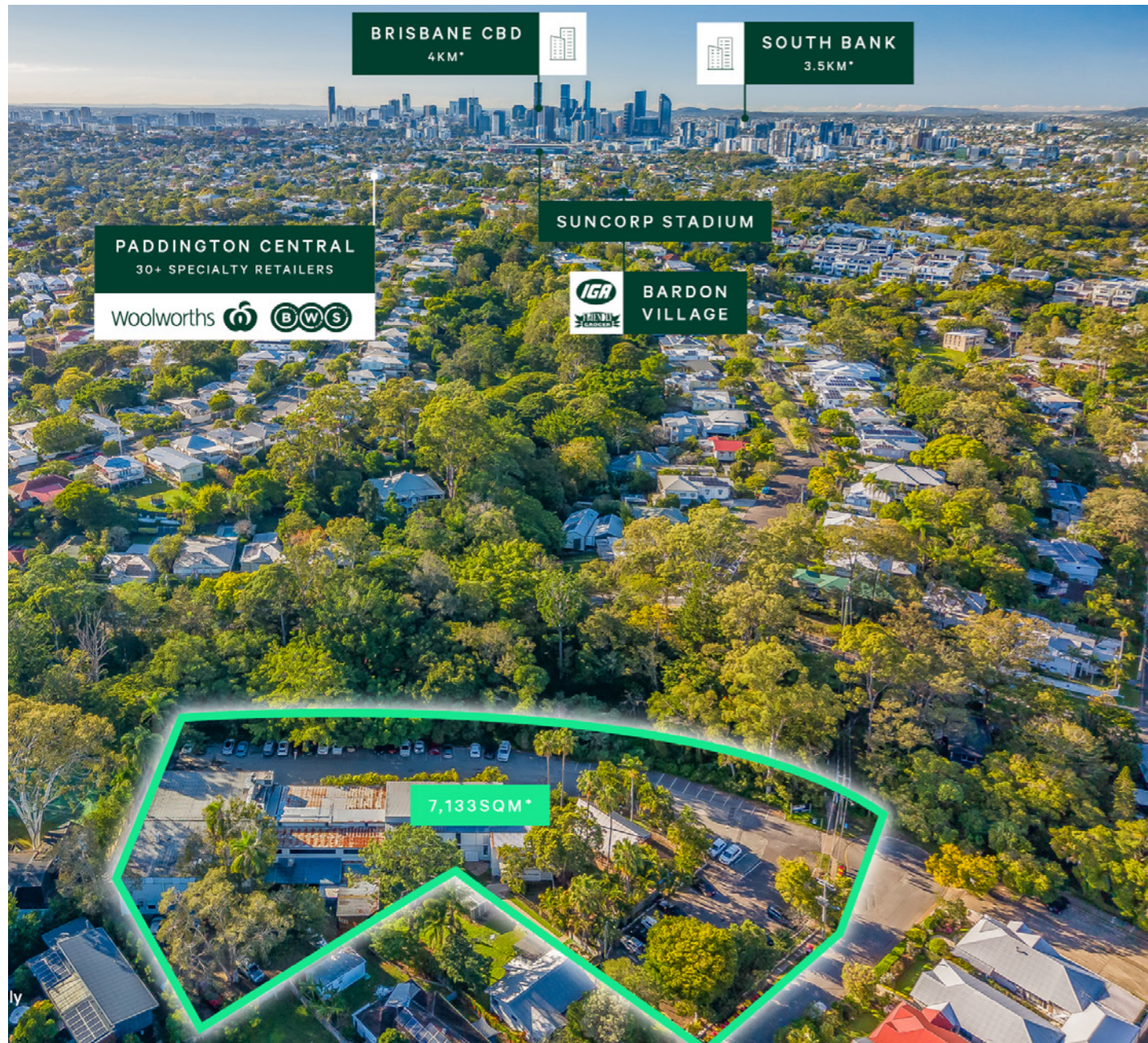
92 Coolibah Street,
Bardon QLD 4065

For Sale via Portfolio Auction 186
10:30am (AEST) Thursday 6 August 2026
Level 3, Waterfront Place, Brisbane City



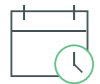
7,133sqm* Metro Brisbane Site 4km* from CBD Brand New 10-Year Net Lease to National Operator

Bardon is home to a population of 11,300+ residents with an average household income of \$144,442*, reflecting its status as one of Brisbane's most affluent and sought-after inner-west suburbs

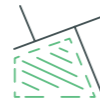


*Approx

Investment Highlights



Brand new 10-year net lease to Goodlife to 2036, plus one (1) further five (5) year option to 2041



Ultra-rare inner city landholding with substantial underlying land value underpinned by a significant scarcity of inner-city sites of size and scale



Goodlife Health Clubs: Part of Fitness & Lifestyle Group (FLG), Goodlife is a corporately operated gym network with 90+ locations nationwide, servicing over 270,000* members and generating \$500M+* in annual revenue



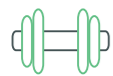
Strategically located in a premium retail catchment, 500m* from Bardon Village 1.5km* from Ashgrove Shopping Village and 1.6km* from Paddington Central Shopping Mall, two major shopping centres anchored by Woolworths, Coles, Aldi and supported by 50+ specialty retailers



Landmark 7,133sqm* metro Brisbane landholding 4km* from the CBD with 60,000+ residents and 22,000+ dwellings within a 3km* radius, supporting the strong trade of the tenant



Bardon is home to a population of 11,300+ residents with an average household income of \$144,442*, reflecting its status as one of Brisbane's most affluent and sought-after inner-west suburbs



Well-presented two-story large format gym with 78+ on-site car parks allowing for ease of access for members



Bardon: Highly affluent Brisbane Suburb with a median housing price of \$2,015,000, 120% above the Australian average



Proven gym location with 23+ years of continuous operation and the very first Goodlife Health Club established nationally in Australia



Brisbane: home of the 2032 Olympics & third largest city in Australia, with a population forecast to grow by 28% to 3.288 million residents by 2035**



Annual CPI reviews with Landlord favourable net lease terms, with the tenant responsible for 100% of outgoings (including land tax)



Net Income: \$455,423 pa* + GST



Investment Snapshot



Brand New Lease Term

Brand new ten (10) year net lease to Goodlife to 2036, plus one (1) further five (5) year options to 2041



Landlord Favourable Net Lease

Landlord favourable net lease structure, with tenant responsible for 100% of outgoings including land tax



Strong Underlying Land Value

Ultra-rare inner-city landholding with substantial underlying land value, underpinned by the significant scarcity of inner-city sites of comparable size and scale, firmly positioning the asset as a tightly held and highly sought-after opportunity



National Tenant Covenant

Goodlife Health Clubs is a prominent national fitness brand with a network of 90+ locations, servicing in excess of 270,000* members and producing annual revenues exceeding \$500M+.



Backed by Private Equity Giant

Goodlife Health Clubs forms part of Fitness & Lifestyle Group (FLG) with 330+ locations in their global network, servicing over 585k members and generating an estimated \$670M+* in annual revenue



Net Income

\$455,423 pa* + GST



Property Details

Location

The property is strategically positioned within Brisbane's tightly held inner-west, 4km* from the CBD, and represents a landmark 7,133sqm* metro landholding. The asset is supported by a dense and affluent catchment, with over 60,000+ residents and 22,000+ dwellings within a 3km* radius, underpinning the strong ongoing trade of the tenant. The site benefits from proximity to major retail precincts, located just 500m* from Bardon Village, 1.5km* from Ashgrove Shopping Village and 1.6km* from Paddington Central Shopping Mall, both anchored by national retailers including Woolworths, Coles and Aldi, alongside 50+ specialty stores.

The surrounding area features a strong family-oriented demographic, enhanced by a prime schooling catchment with fifteen (15) schools within 3km*, supporting approximately 8,193* full-time students. Bardon is regarded as one of Brisbane's most affluent suburbs, with a median house price of \$2,015,000, approximately 120% above the national average. Brisbane, Australia's third-largest city and host of the 2032 Olympic Games, is forecast to grow by 28% to 3.29 million residents by 2035, supporting long-term demand.

Title

Lot 2 SP226332

Zoning

'Low Density Residential' under the Brisbane City Council Planning Scheme

Car Parks

78+ on-site car spaces

Parent Site Description

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

Southern Boundary (Coolibah Street)	68.1m*
Western Boundary	84.2m*
Northern Boundary	89.1m*
Eastern Boundary	129.6m*
Total Area	7,133sqm*



Strong Underlying Land Value

Landmark Inner-City Landholding

The property presents a rare opportunity to secure a substantial 7,133sqm* inner-city landholding, underpinned by the strong land value fundamentals of Brisbane's affluent inner-west. Bardon's median house price of \$2,015,000, 120% above the Australian average, highlights the depth of demand and affluence within the surrounding market, reinforcing the intrinsic value of well-located land in this tightly held suburb.

A site of this scale is increasingly uncommon and provides significant flexibility for future outcomes, including subdivision (STCA), staged development, or long-term land banking. Its considerable size unlocks a range of potential strategies to capitalise on continued price growth and sustained buyer demand, positioning the asset as a highly versatile and future-proof investment within a supply-constrained inner-city market.

Bardon's enduring appeal is further supported by its leafy, elevated streetscapes, proximity to premier schools, and excellent connectivity to the Brisbane CBD via Latrobe Terrace and the Inner City Bypass, attributes that continue to drive owner-occupier competition and underpin long-term capital growth. For astute purchasers, the opportunity to secure a holding of this scale in a suburb defined by scarcity and sustained demand represents a genuinely rare entry point into one of Brisbane's premier residential markets.



Outline/Boundaries Indicative Only

Tenant Profile (1 of 2)



Goodlife Health Clubs is a leading national fitness operator and forms part of the Fitness & Lifestyle Group (FLG), one of Australia's largest and most established health club owners. The brand operates more than 90 locations across the country, servicing over 270,000* members through a corporately managed platform that delivers consistent service standards and operating performance. Facilities typically provide 24/7 access, offering members flexible usage supported by secure entry systems, modern fitouts and comprehensive amenity.

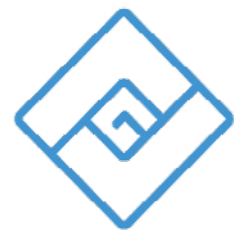
Goodlife clubs are positioned at the premium end of the commercial gym market, featuring an extensive range of high-quality cardio equipment, free weights, functional training zones and group fitness offerings. The brand maintains strong member retention through a focus on customer experience, supported by qualified personal trainers and a broad suite of membership options tailored to a wide demographic base.

Backed by the scale and operational expertise of FLG, which generates in excess of \$670M+ in annual revenue, Goodlife benefits from significant brand recognition and a well-established national footprint.

For more information, visit: <https://www.goodlife.com.au>



Tenant Profile (2 of 2)



FITNESS & LIFESTYLE GROUP



Fitness & Lifestyle Group (FLG) is Asia Pacific's largest corporately owned health and wellness operator, with a diversified portfolio of leading fitness brands across Australia, New Zealand and Southeast Asia. Established in 2016, the group was formed through the consolidation of Goodlife Health Clubs, Fitness First and Jetts under Quadrant Private Equity.

FLG operates 330+ locations servicing an estimated 585,000+ members, generating an estimated \$670 Million+ in annual revenue and supported by a workforce of over 5,000* employees.

The group's portfolio spans multiple segments and includes:

- Goodlife Health Clubs (premium full-service)
- Fitness First Australia (flagship metropolitan gyms)
- Zap Fitness 24/7 (low-cost convenience)
- Jetts Fitness (24/7 network across ANZ & Asia)
- Barry's Bootcamp (APAC) and other boutique wellness concepts.

This multi-brand platform enables FLG to capture broad market demand, underpinned by recurring membership revenue, strong brand recognition and centralised operational systems, positioning the group as a dominant player in the Australasian fitness sector.

For more information, visit: <https://www.fitlg.com>





Lease Summary



Lessee	Goodlife Operations Pty Ltd
Commencement	1 July 2026
Lease Term	Ten (10) years
Expiry	30 June 2036
Options	One (1) further five (5) year option
Annual Reviews	Annual CPI Reviews
Market Reviews	At the commencement of each further term (with ratchet provisions ensuring the rent cannot go down)
Outgoings	Landlord favourable net lease terms with tenant responsible for 100% of outgoings (including land tax)
Net Income	\$455,423 pa* + GST

Financial Summary

Base Rent

Goodlife Health Club	\$455,423 pa* + GST
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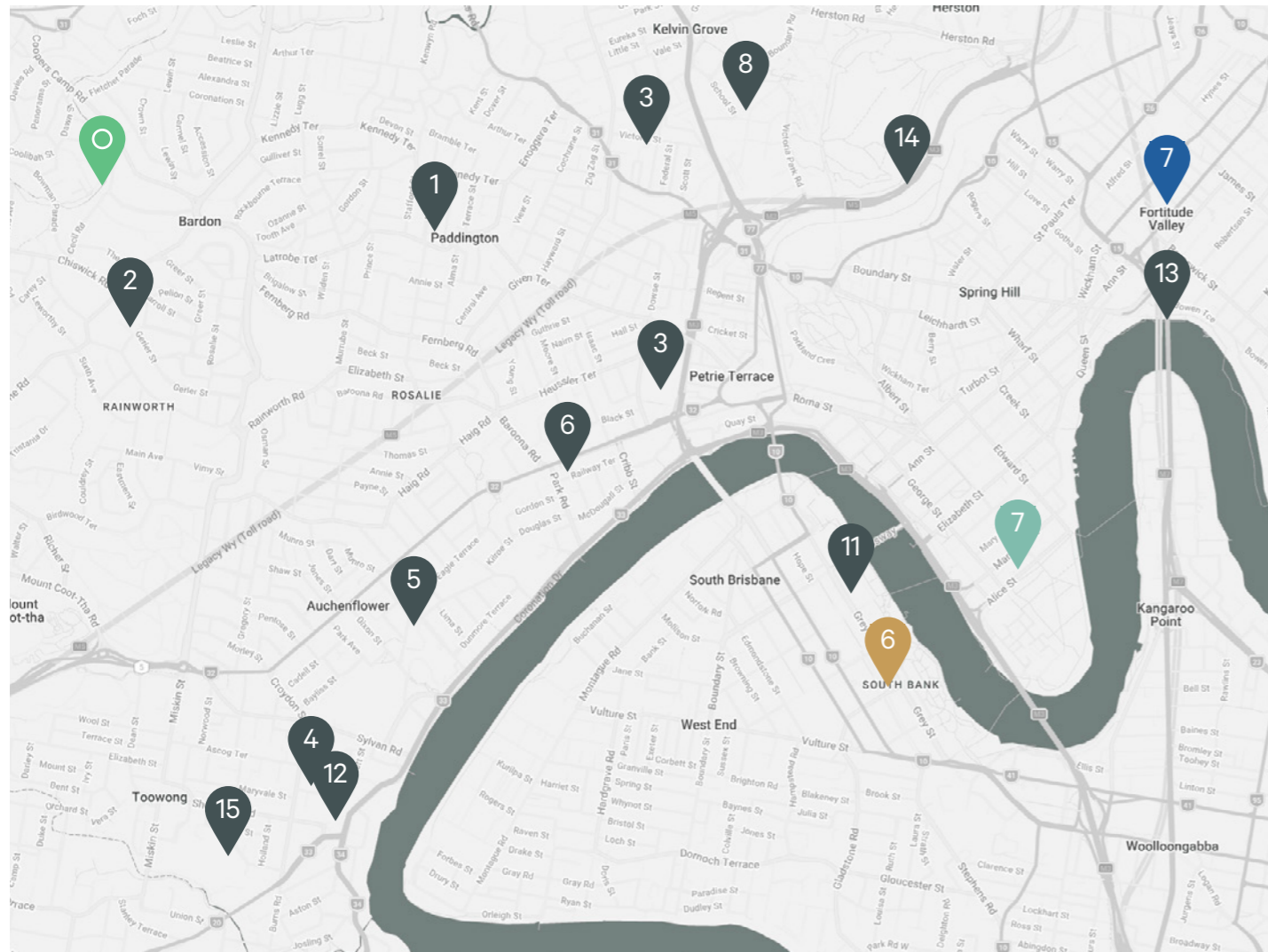
<i>Recoverable Outgoings</i>	100%
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Net Income	\$455,423 pa* + GST
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Key Metro Locations

1. Paddington Shopping Centre
2. St Josephs College
3. Suncorp Stadium
4. Toowong Village
5. Auchenflower Station
6. Milton Station
7. Brisbane CBD
8. QUT Kelvin Grove
9. Fortitude Valley
10. South Bank
11. South Brisbane Station
12. Toowong Station
13. Howard Smith Wharves
14. Inner-City Bypass
15. Brisbane Boys College



Bardon Queensland



11,300+

Current population



\$2,015,000

Median house price up 4.1% in 2026



4km*

West of Brisbane CBD

Bardon, a highly sought-after and affluent inner-west suburb of Brisbane, is strategically positioned approximately 4km* from the Brisbane CBD, offering excellent connectivity and immediate access to key lifestyle, retail and schooling amenity



15 schools

Within 3km* radius



Health Care

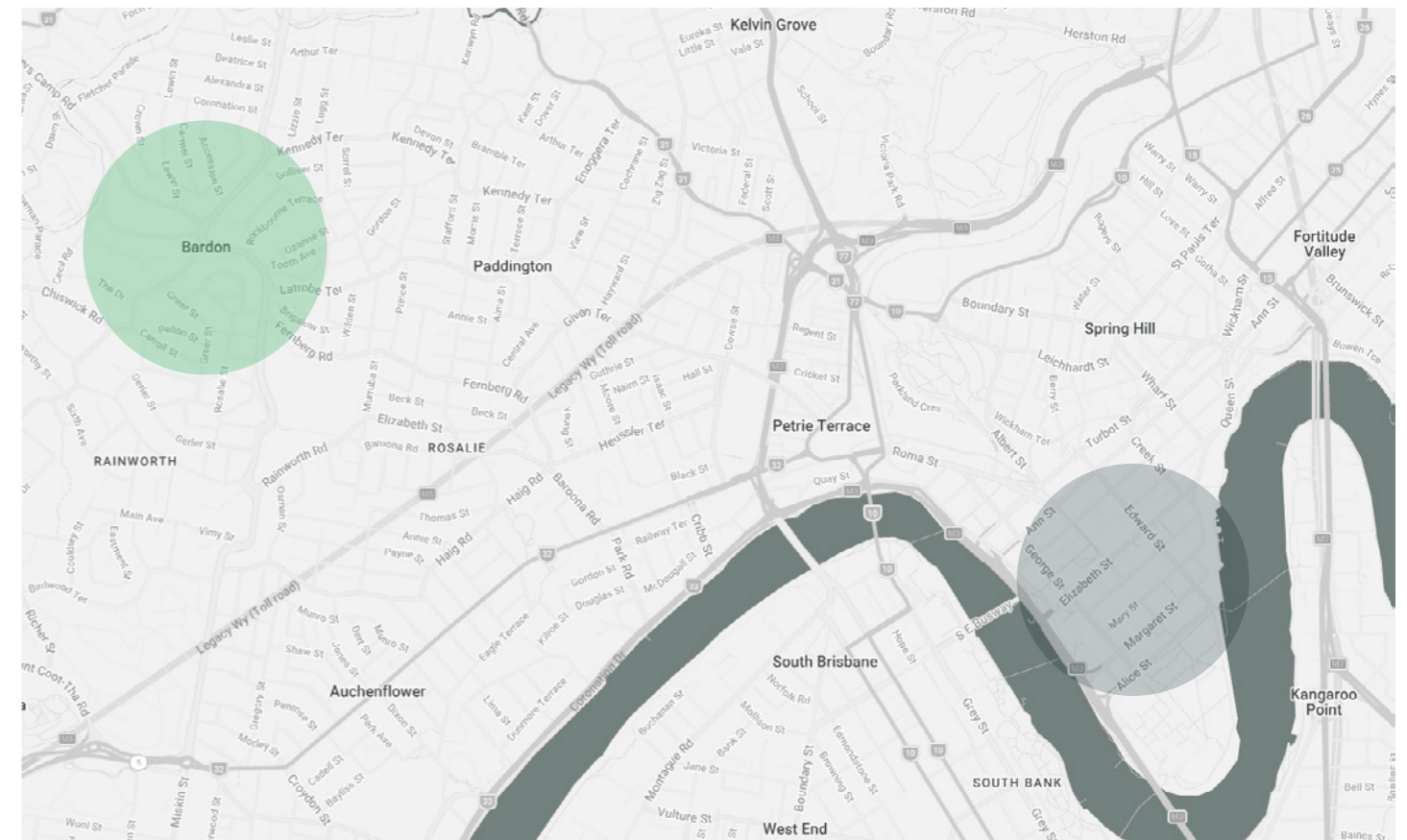
Largest industry

Located within Brisbane's highly desirable inner-west corridor, Bardon benefits from exceptional proximity to the Brisbane CBD (approximately 4km*) and strong connectivity to key lifestyle, education and retail precincts. The suburb is serviced by established transport infrastructure and is in close proximity to major retail destinations including Ashgrove Shopping Village and Paddington Central, supported by national retailers and a broad mix of specialty offerings.

With a median house price of approximately \$2,015,000, around 120% above the Australian average, Bardon represents one of Brisbane's most affluent residential markets. The suburb's sustained capital growth and premium pricing profile reflect its strong appeal to high-income owner-occupiers, underpinned by character housing, proximity to the CBD and access to leading educational facilities.

The area is further supported by a tightly held residential environment, high-quality schooling catchments and limited future land supply, all of which continue to drive underlying demand. Bardon's established amenity, combined with its proximity to Brisbane's key employment hubs and lifestyle precincts, reinforces its position as a blue-chip residential location.

These fundamentals, alongside Brisbane's projected population growth and significant infrastructure investment leading into the 2032 Olympic Games, continue to underpin long-term demand and strengthen Bardon's status as a premier inner-west investment market.



Brisbane Queensland

The City of Brisbane is Australia’s most populous LGA with 2.8 million* residents in 2026, accounting for 47% of Queensland’s total population, driven by high overseas and internal migration.

Brisbane’s population growth continues to accelerate, with 44,300 overseas migrants and 15,600 interstate migrants in 2025. The population of the LGA is expected to exceed 3.2 million, with population forecasts indicating a 28% increase by 2035.

The Brisbane City Council has a Gross Regional Product of \$171.84 billion*, entailing 146,000* registered businesses with a labour force in of 840,000* workers.

Major infrastructure development is expected to boost tourism leading into the 2032 Olympics. The \$7.1 billion Olympic and Paralympic games development is set to provide greater Brisbane with multiple entertainment venues, additional housing supply, and significant job creation. This will strengthen economic activity, enhancing the city’s long term liveability and global profile.

To accommodate Brisbane’s growing presence as an international landmark, the Brisbane Airport is undergoing a \$5 billion transformation. Upgrades to both international and domestic terminals, will increase overall capacity, improve efficiency, and advance security, preparing the city for the 2032 Games.



Brisbane 2032 Olympics

The 2032 Olympics is set to catapult South-East Queensland onto the world stage, with Commonwealth and Queensland governments pouring billions into major resources and infrastructure developments over the next ten years.



"The 2032 Olympics will generate an estimated \$18 billion* in economic and social value for South-East Queensland."

Key Olympic Projects

Brisbane Live \$2.5 Billion



This \$2 billion+ redevelopment will revitalise this part of the city with the arena and retail shops and "unlock under-utilised land in the heart of the city".

The multi-purpose arena complex with proposed 17,000-18,000 seat capacity has been designed in the New York Madison Square Garden style and will allow greater accessibility to big sporting, music and arts events in Brisbane. The works are due to start in 2027, with completion of the project estimated by 2030.

Cross River Rail Circa \$19 Billion



Cross River Rail is a new 10.2km rail line from Dutton Park to Bowen Hills, which includes 5.9km of twin tunnels under the Brisbane River and CBD. The \$6.3 billion project will unlock a bottleneck at the core of our transport network, and it will transform the way we travel across the whole of South-East Queensland.

Cross River Rail is one of Queensland's most important job generating projects, supporting economic growth and employment for Queenslanders for years to come.

Brisbane Metro \$1.7 Billion



The first stage of Brisbane Metro is underway and will provide two new Brisbane Metro lines connecting 18 stations along dedicated busways between Eight Mile Plains and Roma Street, and Royal Brisbane and Women's Hospital and The University of Queensland.

All of Brisbane will benefit from a greater transport network, with easy links between Brisbane Metro, bus and train services.

Investing in Queensland

Queensland's \$500 billion economy has been supported by continued, strong population growth and a resource boom over the past two decades, exceeding the national average. This places the state in a strong position to continue to exceed growth expectations.



Retail Trade

During the 12 months leading up to November 2025, Queensland was among the fastest-growing states in retail trade turnover, with national turnover rising by 7.0%, resulting in an increase of \$2.5 billion.



Population

Queensland achieved an annual population growth rate of 1.8% during the 12 months leading up to March 2025. This rate surpassed the national average of 1.6%, demonstrating Queensland's strong growth compared to other regions in Australia.



Employment

During the year ending in January 2026, employment in Queensland experienced a positive growth rate of 1.0%, resulting in an increase of 25,500+ individuals*



Method of Sale

**For Sale via Portfolio Auction 186
10:30am (AEST) Thursday 6 August 2026
Level 3, Waterfront Place, Brisbane City**

Due Diligence

Please contact the exclusive agents to arrange access to the due diligence data room.

Inspections

Via appointment only through the exclusive selling agents.

Bidder Registration

To bid at auction you must pre-register. Please contact the exclusive selling agents.

Terms of Sale

Deposit of 10% payable upon exchange and the balance upon settlement. It is proposed the property will be offered as a 'going concern' and if the purchaser meets the provisions of the GST legislation the sale will not incur GST.

Exclusive Selling Agents

CBRE

CBRE Brisbane
Waterfront Place, Level 3/1 Eagle Street,
Brisbane City QLD 4000



Josh Scapolan

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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

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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

Goodlife Health Club Bardon

92 Coolibah Street,
Bardon QLD 4065

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