

FOUR JULIUS
NORTH RYDE





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SYDNEY CBD

UNPRECEDENTED OWNER OCCUPATION- INVESTMENT OFFERING WITH SIGNIFICANT FUTURE DEVELOPMENT UPSIDE

FOUR JULIUS

EPPING ROAD



INTRODUCTION

JLL is pleased to exclusively present for sale 4 Julius Avenue, North Ryde – a truly rare opportunity to secure a high-quality, versatile commercial asset with significant future value-add fundamentals.

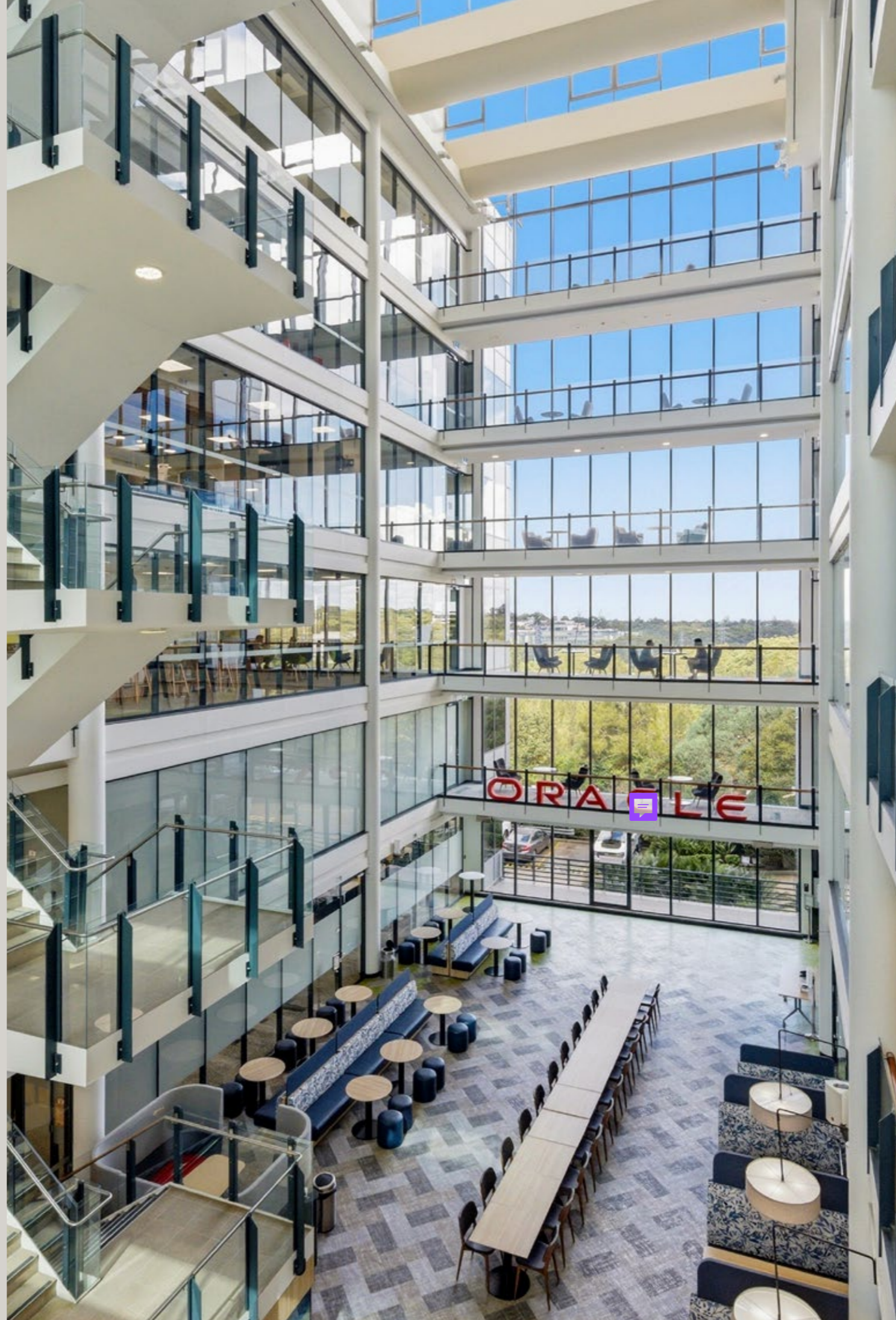
4 Julius Avenue is a high-quality, campus style, office asset purpose built to accommodate leading global technology firm Oracle as a long-term occupier. The asset features 10,369sqm lettable area across 7 levels with 400 basement and external undercover car bays, available with vacant possession¹ offering versatility to partially or fully owner occupy or invest. The asset occupies an expansive 13,808sqm site with significant future value upside given its rare potential as a data centre site.

The property is positioned within the Macquarie Park-North Ryde precinct, Australia's most established suburban commercial precinct underpinned by global technology, life sciences and professional services occupiers. The asset itself is positioned at the east-end of North Ryde and is surrounded by leading life science and innovation occupiers. The large glass façade overlooks the lush Lane Cove National Park, making for excellent occupier experience.

4 Julius Avenue, North Ryde, is for sale via Expressions of Interest (EOI) closing XX.

We invite you to review the enclosed Information Memorandum and the accompanying due diligence materials that can be made available to interested parties by contacting the appointed agents.

¹ Vacant possession targeted for 1 October 2027, with potential for earlier partial occupation subject to negotiation



HARRY BORGER

Head of Middle Markets,
Office NSW
M: +61 437 573 705
E: Harry.Borger@jll.com

THOMAS MADIGAN

Co-Head, Data Centre
Capital Markets, Australia & NZ
M: +61 400 008 783
E: Thomas.Madigan@jll.com

DEAN WEEKS

Senior Associate, Office
Middle Markets, NSW
M: +61 476 190 376
E: Dean.weeks@jll.com

EXECUTIVE SUMMARY



Address	4 Julius Avenue, North Ryde	
Interest for Sale	100% Freehold	
Real Property Description	Office	Lot 6 DP 873559, Lot 7 DP 876736
	Car park	Lot 13 DP 876736
Site Area	13,808 sqm	
Year of Construction Completion	~2000	
Net Lettable Area	10,369 sqm	
Typical Floor Plate	1,700 sqm	
Car Parking	200 secure basement bays	
	250 undercover bays	
	450 total bays (1:xx/sqm)	
Occupancy	Vacant Possession ¹	
Estimated Net Market Income	\$3.6 million	
Zoning	E3 – Productivity Support	
Height/FSR Controls	30m / 1:1.5	
Incentivised Height/FSR Controls	45m / 1:2	
Environmental	xx Star NABERS Energy Rating xx Star NABERS Water Rating	
Sale Method	Expressions of Interest sales process closing XX	

¹ Vacant Possession Date is targeted for 1 October 2027 (subject to change).
All financial information is as at May-26.
All figures in AUD unless otherwise specified.



FOUR JULIUS



CHATSWOOD

NORTH SHORE PRIVATE HOSPITAL

SYDNEY CBD

SYDNEY AIRPORT

LANE COVE WEST

HONEYWELL SOFTWARE CENTRE

EPPING ROAD

AUSGRID 132KV LINES

M2 HILLS MOTORWAY

CGO LABORATORIES

DELHI ROAD



INVESTMENT HIGHLIGHTS

TIER-ONE COMMERCIAL ASSET WITH STRONG BUILDING FUNDAMENTALS

- High-quality, institutional-grade office asset ~~that has benefited from substantial works to accommodate~~ Oracle as a long-term occupier, delivering a corporate headquarters-style environment aligned with global workplace standards.
- 10,184 sqm's of commercial accommodation in a mid-rise, campus-style configuration, offering large, flexible floor plates, excellent natural light and landscaped surrounds.
- The existing improvements and building fundamentals offer immediate appeal for re-occupation, with limited immediate capital expenditure required to support corporate or campus-style users.

FLEXIBLE INCOME & OCCUPATION STRATEGIES

- Vacant possession opportunity offering flexibility to pursue multiple occupation outcomes, including re-establishment as a single-occupier headquarters or campus-style facility, or considered subdivision and staged leasing to support tailored income strategies.
- The scale and configuration enable phased occupation and adaptive use, supporting a broad range of occupiers including technology, research, life sciences, education and training (colleges/schools), storage and other institutional or infrastructure-adjacent users (STCA).

COMPELLING FUTURE DATA CENTRE POTENTIAL WITH LONG-TERM OPTIONALITY



- The substantial landholding of 13,808sqm* within a tightly held, infrastructure-rich location offers rare long-term flexibility in the Macquarie Park-North Ryde Innovation Precinct, supporting the potential for future data centre, technology or infrastructure-led redevelopment outcomes, subject to approvals and infrastructure delivery.
- This long-term optionality meaningfully underpins residual land value and enhances the asset's strategic appeal to a broad range of capital sources.

PROMINENT EXPOSURE & PRIME POSITION WITHIN THE INNOVATION PRECINCT

- Highly visible site offering strong signage and branding exposure, presenting an outstanding opportunity for an occupier or investor to establish or re-position a landmark presence.
- Strategically located within one of Australia's largest and most established non-CBD commercial markets, the Macquarie Park-North Ryde Innovation Precinct functions as a unified economic and employment ecosystem, underpinned by global technology, data, life sciences and professional services occupiers.

AUSTRALIA'S MOST TIGHTLY HELD DATA CENTRE PRECINCT

- Situated in Sydney's North Shore, one of Australia's premier data centre precincts, this site represents a rare and increasingly scarce development opportunity.
- Recent implementation of an exclusion zone across the majority of Macquarie Park has severely constrained developable land supply, fundamentally elevating the value of remaining sites in this established hub.
- With proven technical feasibility, established precinct infrastructure, this represents an optimally positioned asset in Australia's most tightly supplied data centre market.

OUTSTANDING TRANSPORT ACCESSIBILITY & CONNECTIVITY

- Approximately 750 metres from North Ryde Metro Station, providing rapid access to Chatswood, North Sydney and the Sydney CBD.
- Strong road connectivity via Lane Cove Road, Epping Road and the M2 Motorway, complemented by 400+ on-site car bays, supporting car-dependent users and flexible commuting patterns.

All figures stated are approximate
1 Vacant possession targeted for 1-October-2027, with potential for earlier partial occupation subject to negotiation

THE BUILDING

Constructed in ~2000, the building features 10,xxx sqm of commercial space across 6 levels with 450 car bays across a 2 level basement and an exterior multi deck car park.

The building is a campus style configuration with ~1,700 sqm floor plates split by a lift services and large central atrium spanning all commercial levels. The building also features a gym, commercial kitchen, rooftop solar and EV charging bays.

Floor Plate Configuration	
Ceiling Height	
Parking Bays	Secure Basement Parking: 200 bays Multi-Deck/At-grade Parking: 250 bays
Year Built / Refurbed	~2000 / 2017

SERVICES

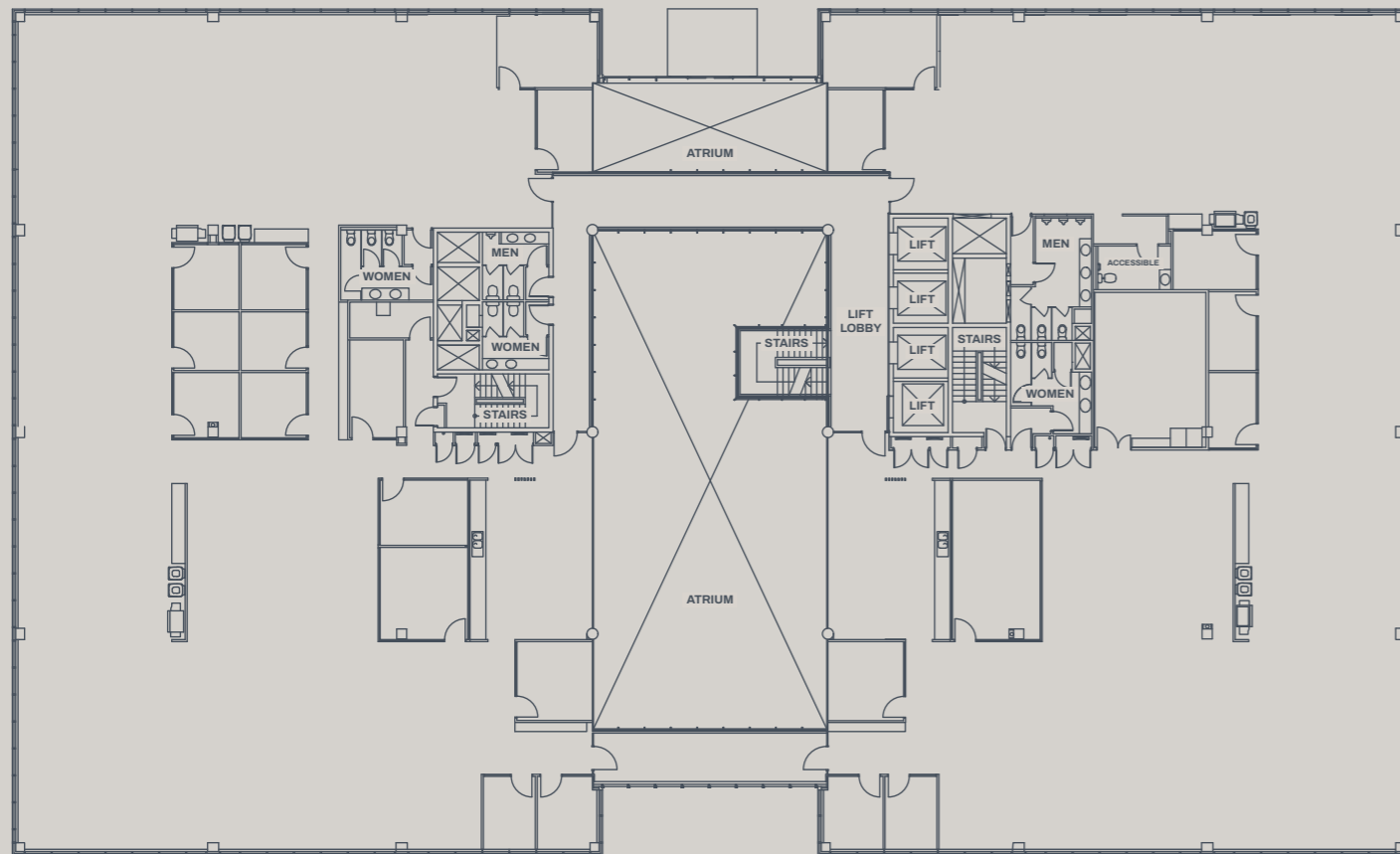
Lifts	3x1,159 kg passenger lifts with 1 x vacant lift shaft
Air conditioning	Central ducted air conditioning and ventilation system
Fire Services	Wet fire protection and electric fire systems integrated with other essential service systems.
Bathrooms	Male, female and accessible amenities on all levels
Emergency Generator	Diesel power generator with automatic transfer switch to power essential services
Solar	400kw system with panels located on building and multi level car park roof



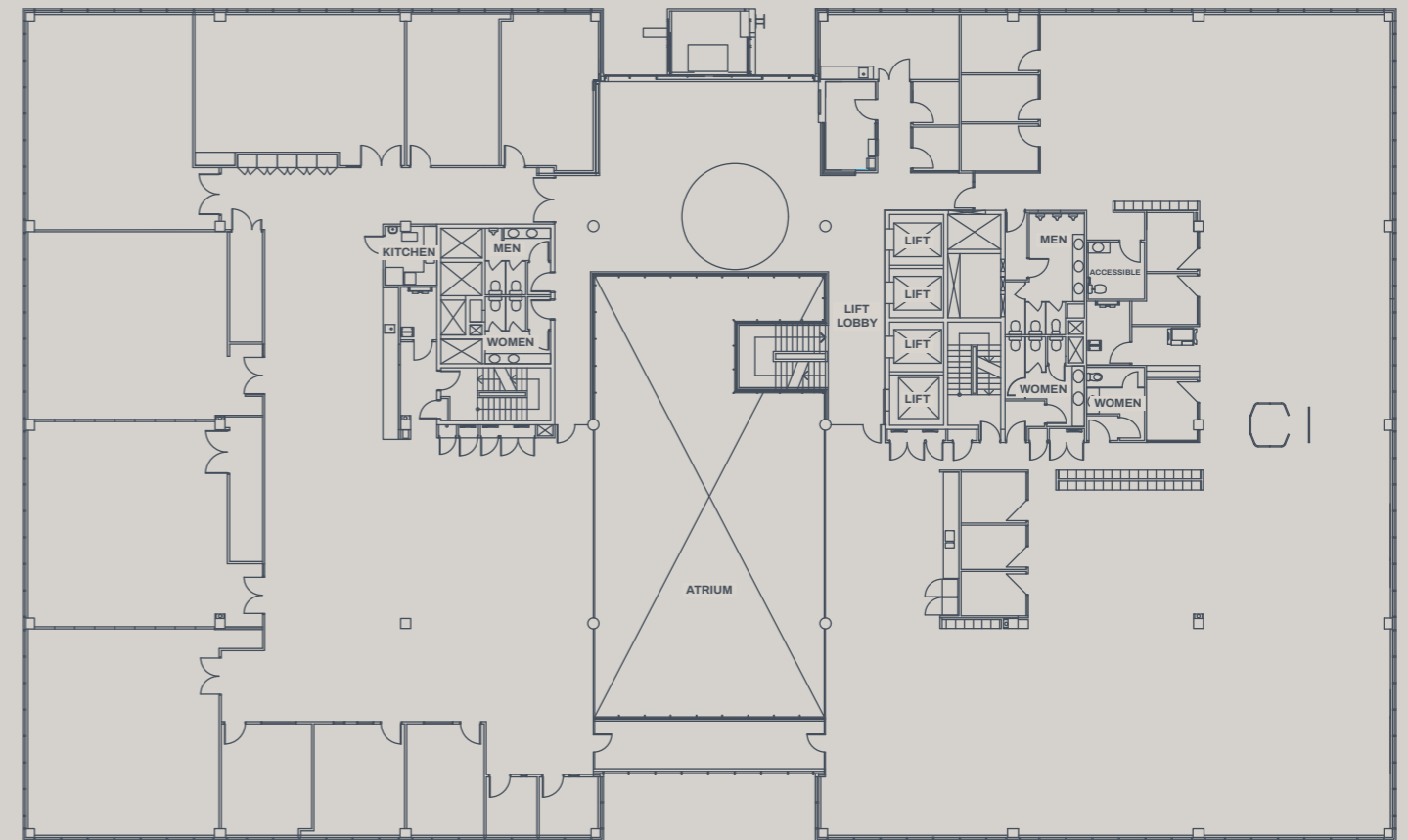
LARGE VERSATILE FLOOR
PLATES WITH EXPANSIVE
CENTRAL ATRIUM OFFERING
EXCELLENT NATURAL LIGHT

FOUR JULIUS

SIXTH FLOOR



FOURTH FLOOR



THE SITE

The property is underpinned by a substantial 13,808sqm landholding, offering meaningful long-term optionality and future development potential.

SITE DETAILS

Frontages	Julius Avenue and Richardson Place
Site Area	13,808 sqm
Zoning	E3 Productivity

DEVELOPMENT POTENTIAL

Title	Site Area (sqm)	GFA Potential (sqm)	Incentivised GFA Potential (sqm)
Lot 6 DP 873559	3,667	5,500.5 (1.5:1)	7,334 (2:1)
Lot 7 DP 876736	7,105	7,105 (1:1)	10,657.5 (1.5:1)
Lot 13 DP 876736	3,036	3,036 (1:1)	4,554 (1.5:1)
Total	13,808	15,641.5	22,545.5



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DATA CENTRE – FUTURE UPSIDE

Situated in one of Australia's most sought-after data centre precincts, the site offers significant development upside optionality with the critical advantage of immediate site access.

North Sydney is renowned as the most coveted data centre hub, a position that has been dramatically reinforced by the implementation of an exclusion zone across the majority of Macquarie Park. This regulatory change has fundamentally constrained the supply of developable land, making available opportunities in this locale increasingly scarce and valuable.

Independent technical analysis conducted by Greenbox has estimated the site's development potential, demonstrating capacity to potentially accommodate up to 90MW of IT load. This makes it one of the largest developable sites remaining in the precinct. The study confirms the land's physical characteristics and technical specifications meet the requirements for large-scale data centre development, giving buyers clear confidence in what can be built here.

The property's future vacant possession status provides a further substantial strategic advantage. Providing the ability to commence site works immediately once receiving development approval, enabling the ability to progress critical early-stage development activities including site preparation, preliminary earthworks, civil infrastructure, and foundational construction phases. This head start is particularly valuable given the extended lead times currently associated with securing power capacity. While power connection timelines remain a constraining factor across the broader market, groups can effectively utilise this waiting period productively by advancing construction to a stage where the facility is ready to energise once power becomes available.

This parallel-path approach significantly compresses the overall project delivery timeline compared to sites where access is delayed. In a market where time-to-market can determine competitive positioning, the ability to immediately mobilise represents tangible value. Combined with the site's established precinct credentials, potential development capacity, and increasingly restricted alternative options within the exclusion zone, the vacant possession element transforms what might otherwise be a power-constrained opportunity into an optimally sequenced development proposition.

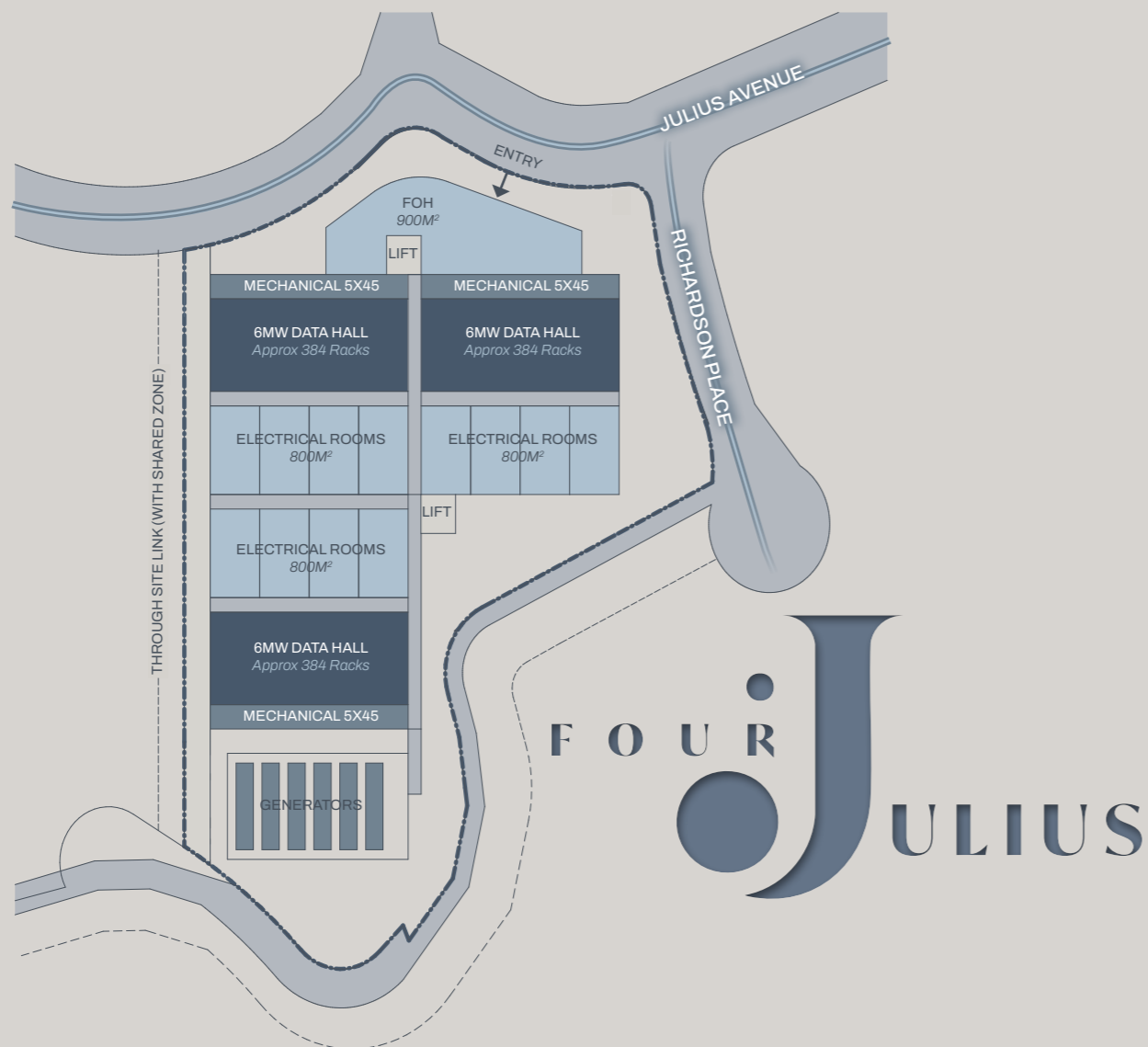
¹ Subject to power availability. Interested groups are required to undertake their own power applications to further investigate.

DATA CENTRE- INDICATIVE DEVELOPMENT OVERVIEW

Best-in-class massing schemes completed by Greenbox provide two potential development scenarios: a 72MW IT load configuration and a 90MW IT load configuration.

These detailed design studies demonstrate the site's flexibility to accommodate different operator requirements and investment strategies, while maximising the development potential within the site's physical and regulatory constraints.

The dual-scenario approach provides build-out options to accommodate deployment timelines, power availability, and market absorption strategies. Critically, having these engineered designs already completed removes significant early-stage uncertainty and de-risks the development timeline.



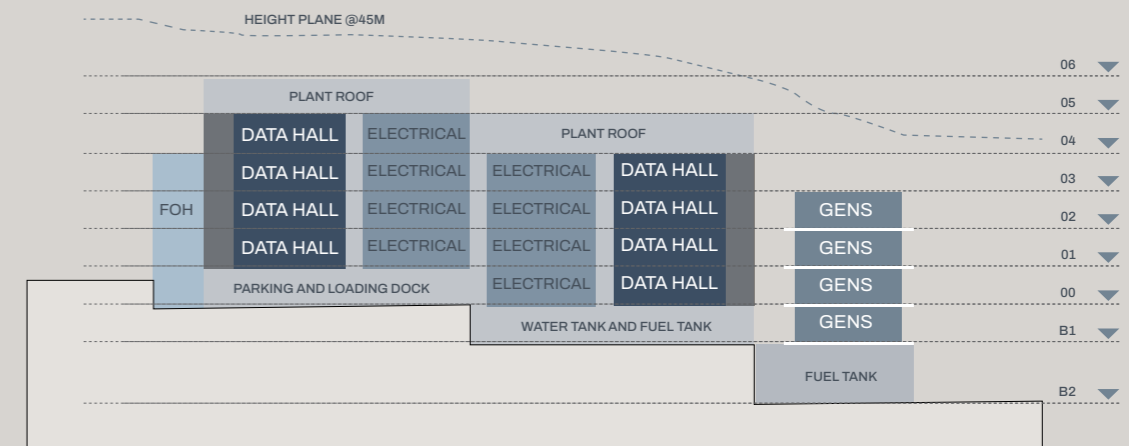
*Approximately
Source: Greenbox.
Designs are indicative only and subject to power availability and council approval.

DEVELOPMENT SUMMARY

Site Area	13,808 sqm
FOH Area	3,600sqm*
Building Height Limit	45m
New Road	A through site link and improvement to Richardson Place per MacquariePark design guide
No. of Racks per Data Hall	384*
	5,760* Total
IT Load	Option 1: 4 Levels with 3 data halls per level at 6MW per hall = 72MW
	Option 2: 5 Levels with 3 data halls per level at 6MW per hall = 90MW

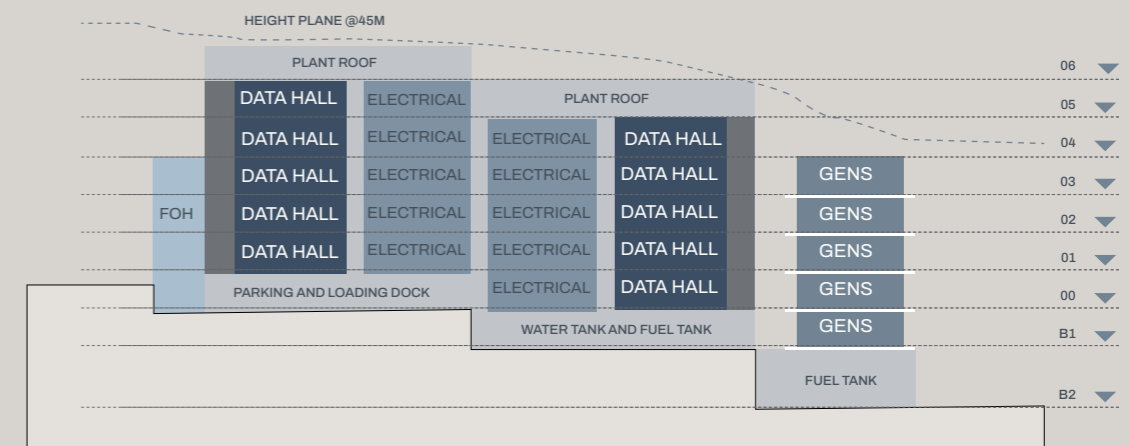
Option 1

4 LEVELS WITH 3 DATA HALLS PER LEVEL AT 6MW PER HALL = 72MW



Option 2

5 LEVELS WITH 3 DATA HALLS PER LEVEL AT 6MW PER HALL = 90MW

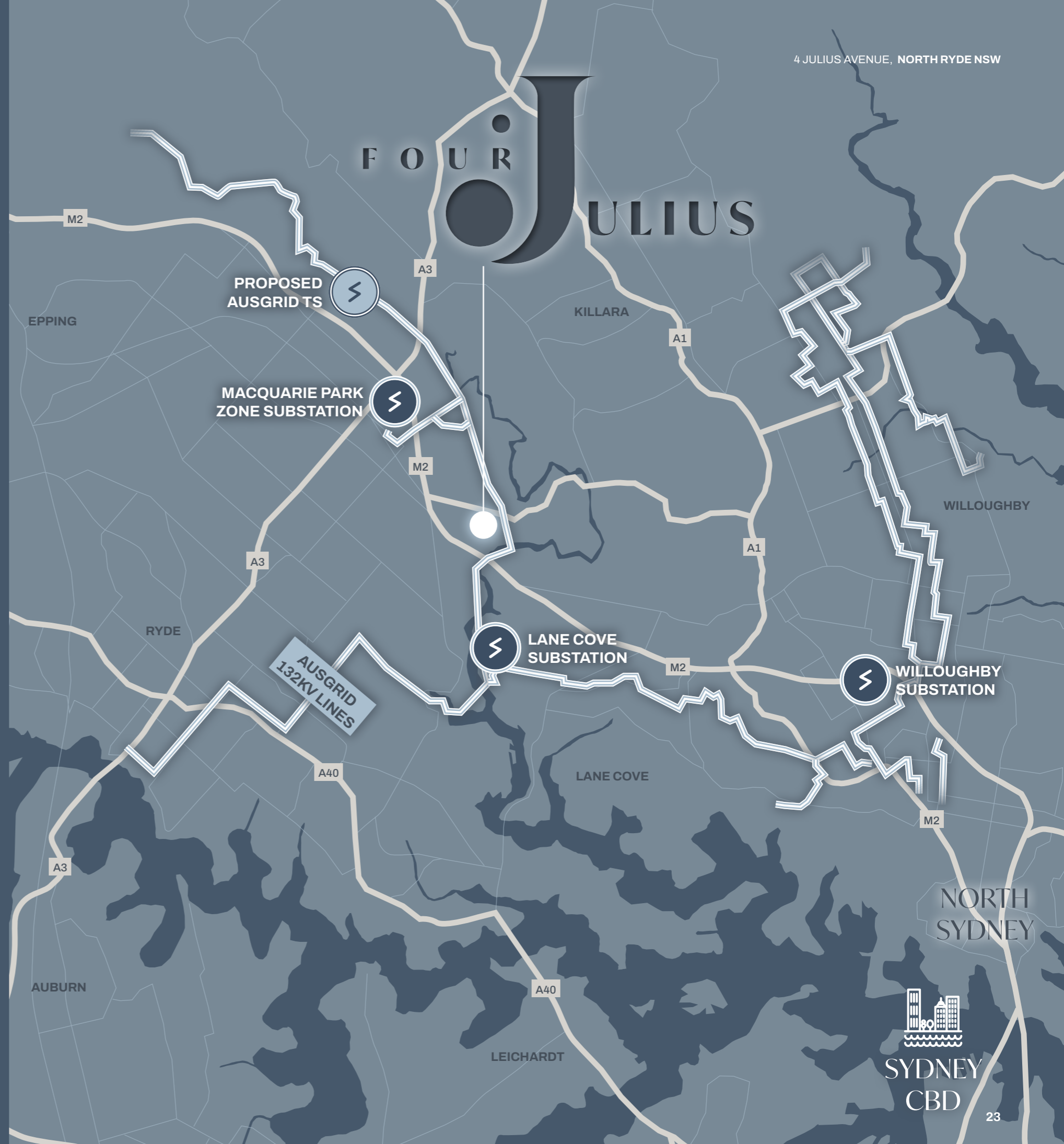


DATA CENTRE— THE FUTURE

Power supply is the paramount factor in determining data centre viability, often constituting the primary barrier to development in constrained urban markets. The site's established pathway to power infrastructure provides a substantial competitive advantage, effectively overcoming one of the most significant and costly hurdles in data centre development.

The future power infrastructure in the area presents a clear pathway to development. While the nearby Macquarie Park substation has reached maximum capacity, Ausgrid is actively progressing a Regulatory Investment Test (RIT) to deliver a new substation in Macquarie Park, reflecting the strong institutional demand from established developers and REITs seeking over 200MW of additional capacity in the precinct.

Ausgrid's commitment to this infrastructure investment, with an estimated completion by 2030, demonstrates the strategic importance of the Macquarie Park corridor and provides development certainty for well-positioned sites. This proactive network expansion creates a defined timeline for capitalising on the site's data centre development potential, aligning with the broader market trajectory as institutional capital continues to target this premier location. The formalised approval process and committed infrastructure investment de-risks the development pathway compared to locations without established utility expansion plans.





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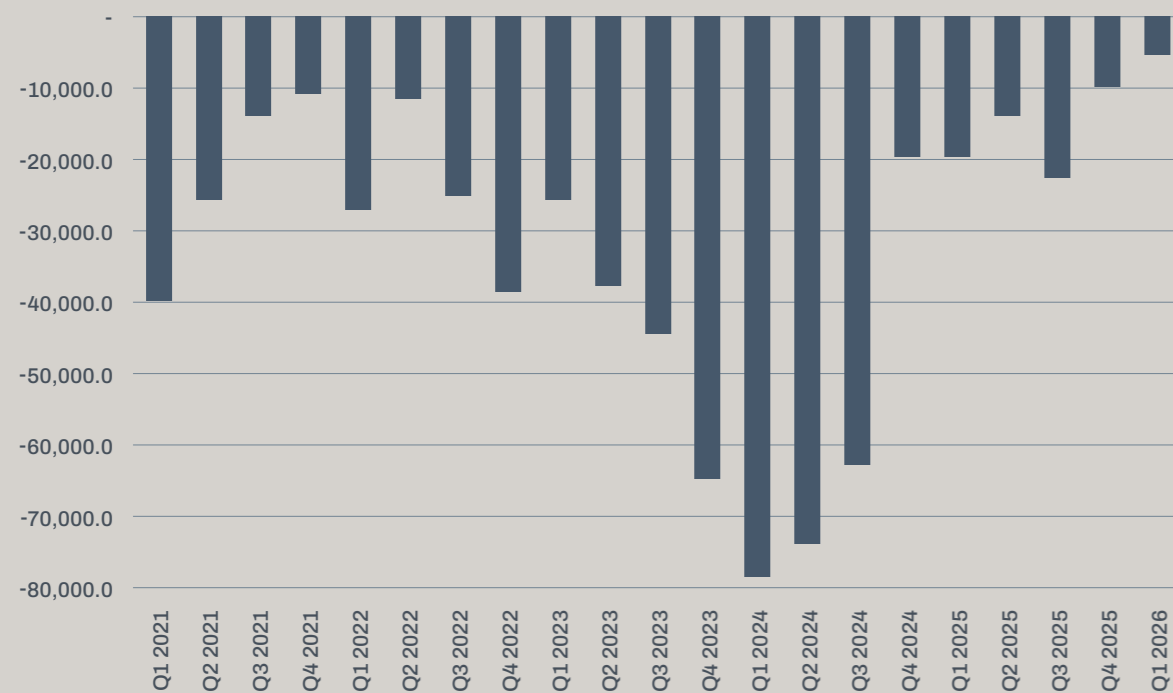


OFFICE RESEARCH

SYDNEY'S NORTH SHORE OFFICE MARKET HAS STABILIZED

The North Shore* office market has progressed past the 2022 to 2024 period of correction with net absorption at the early stages of stabilizing. From its peak in Q1 2024 the negative net absorption figures have reduced substantially by 93.4% today.

NORTH SHORE OFFICE NET ABSORPTION

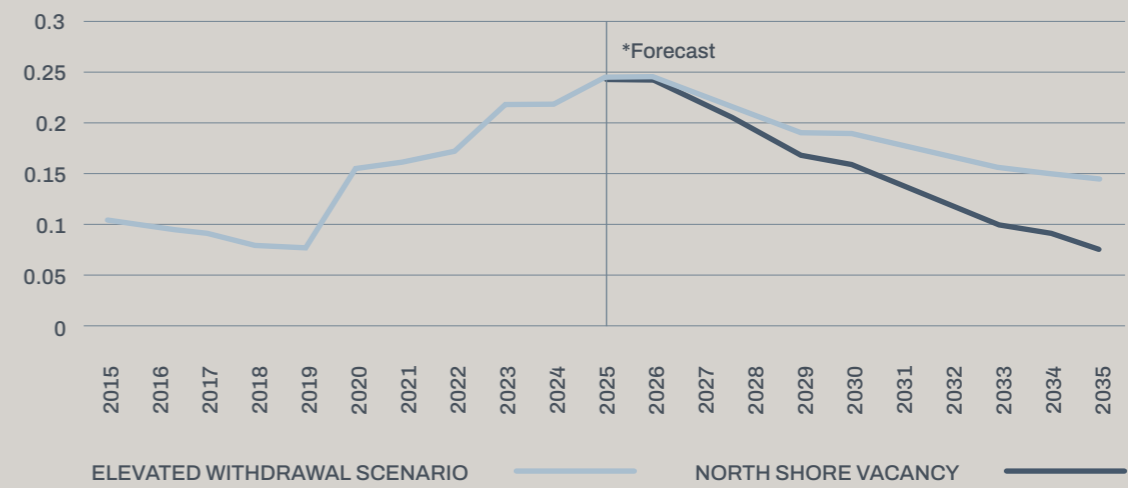


WITHDRAWAL ACTIVITY SUPPORTING FORECASTED SHARP VACANCY RECOVERY

Historically, periods of weak demand have accelerated the withdrawal of assets. During the early 1990s recession, Sydney CBD withdrawals jumped from 2.2% to 3.2%. during the Asian Financial Crisis (1.1% to 3.2%) and GFC (0.6% to 1.5%).

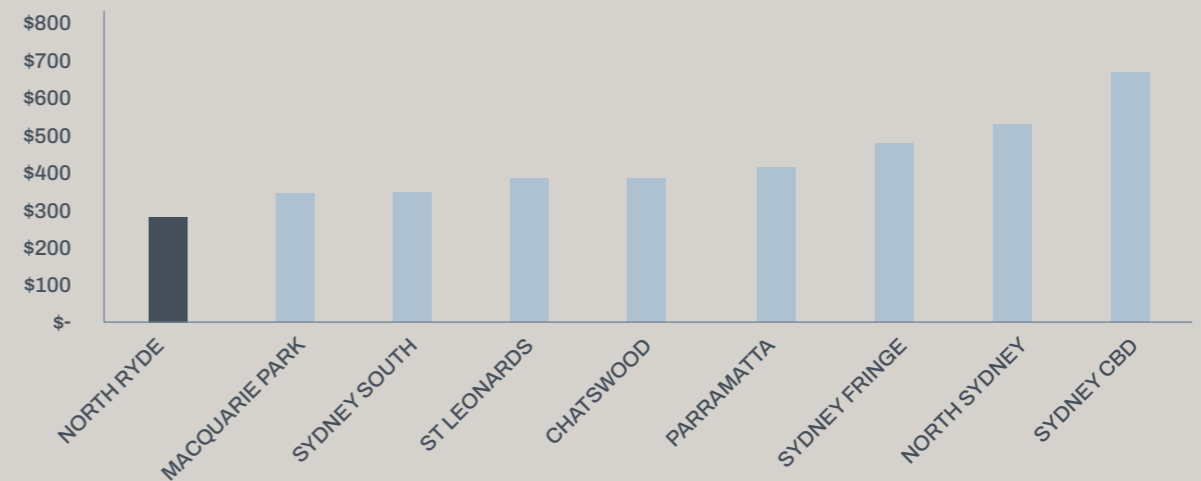
JLL's North Shore withdrawal forecast assumes the withdrawal of 1.0% of total stock, supporting a reduction in vacancy from 24.7% (2025) to 14.5% (2035). However, if we assume an increase in withdrawals to 1.8% of total stock p.a., as owners look to reposition underperforming assets for data center or residential use, vacancy could potentially decline to 7.5% by 2035.

NORTH SHORE OFFICE VACANT RATE - WITHDRAWAL SCENARIOS

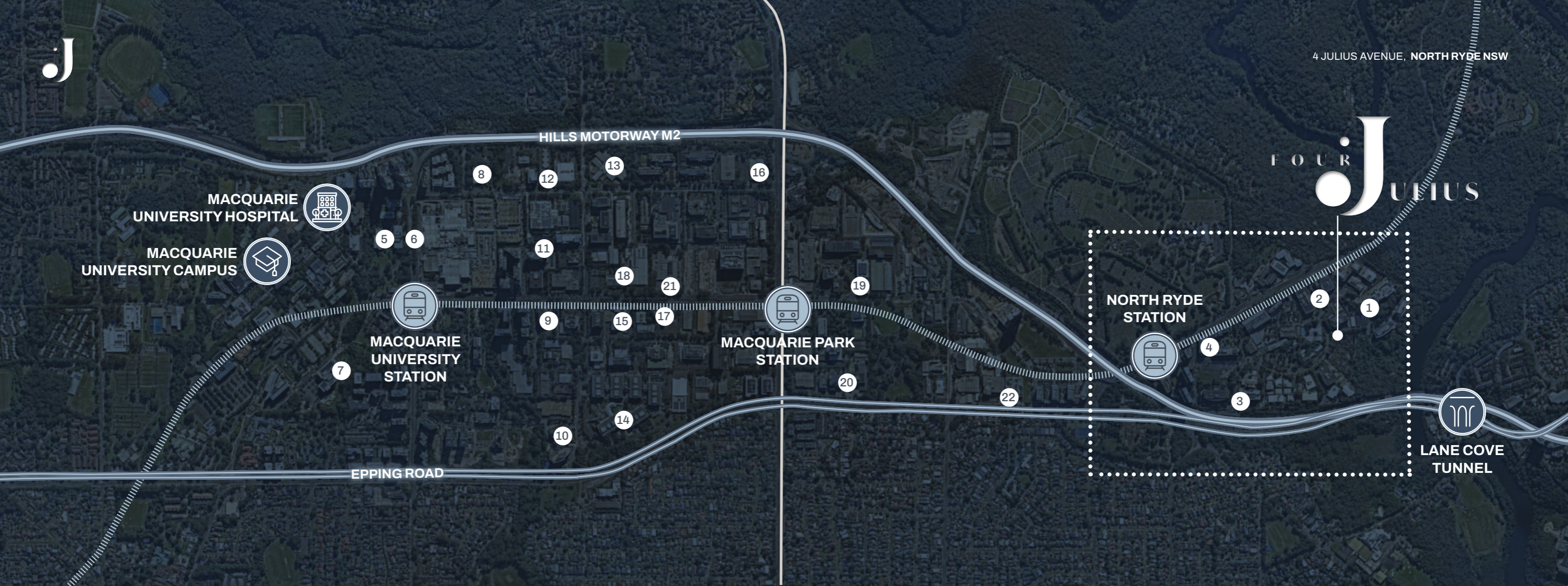


NORTH RYDE HOLDS A SIGNIFICANT GROSS OCCUPANCY COST ADVANTAGE AGAINST ITS COMPETITOR OFFICE MARKETS

With gross effective rents in North Ryde sitting at \$270/sqm, occupancy costs are 23% lower than its closest competitor (Macquarie Park) and 30-90% lower than other North Shore office markets (St Leonards, Chatswood and North Sydney), giving North Ryde the greatest occupancy cost advantage of all established North Shore office markets.



Source: JLL Research
Sydney's North Shore office market includes North Sydney, Chatswood, St Leonards and Macquarie Park



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LEADING LIFE SCIENCE & INNOVATION PRECINCT

North Ryde has developed into one of the premier Life Sciences and Healthcare hubs in Australia.

Given the market's transport connectivity, proximity to world class post-secondary educational institutions, and dedication to innovation, the submarket has been well placed to attract some of the country's leading Life Science, Healthcare, and Technology firms.

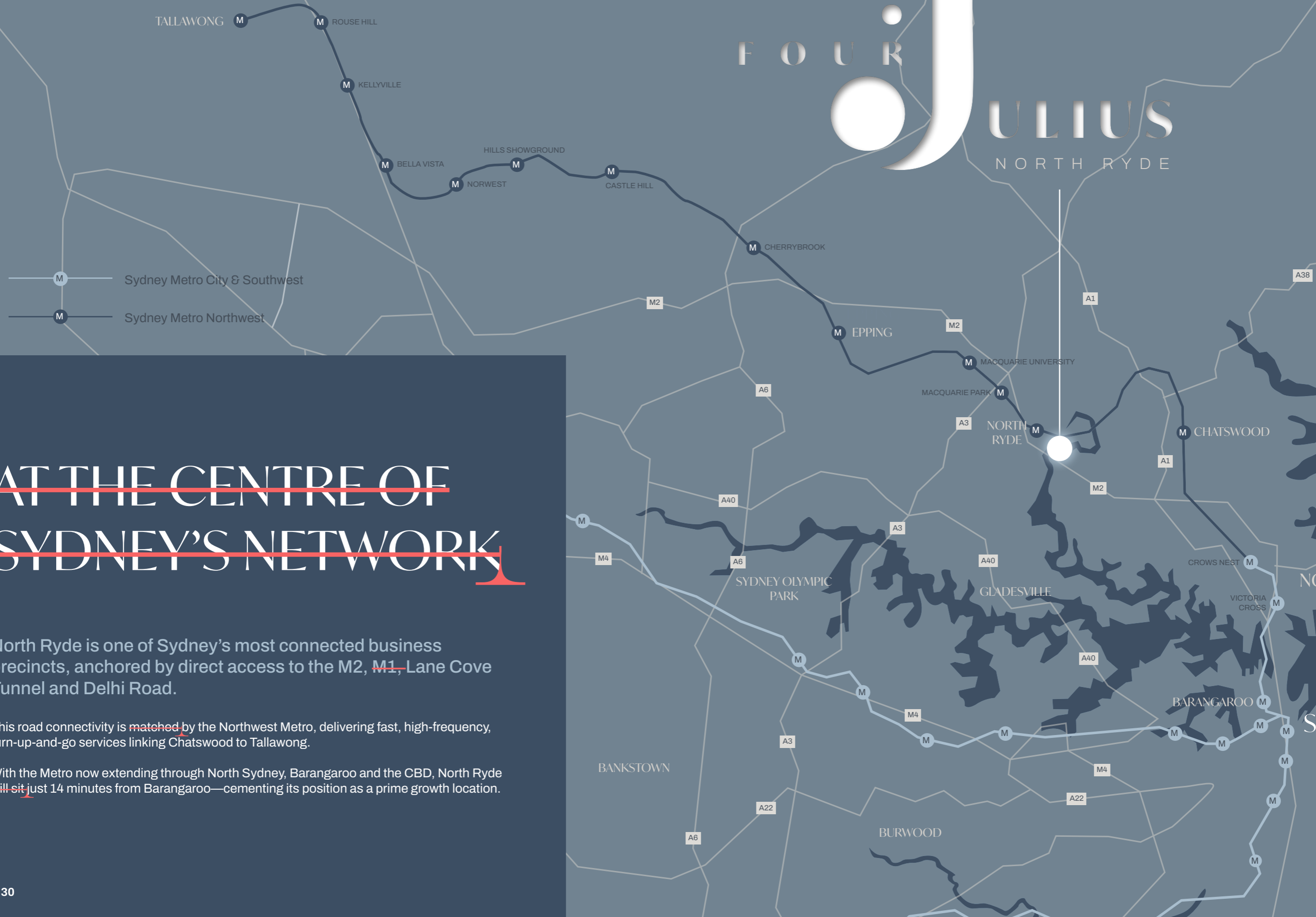
This immediate precinct is anchored by the new Sydney Water facility, which is located directly opposite these assets on the former CSIRO site.

Sydney Water will be a key tenant in driving the Life Sciences repositioning of the assets. In offering excellent building access, high car parking ratio and loading docks this positions the asset in a compelling position for Life Science use.

SURROUNDING OCCUPIERS

1	Honeywell	8	Panasonic	15	Johnson & Johnson
2	Sharp	8	Medtronic	16	Laverty Pathology
3	3M	9	Microbiogen	16	ThermoFisher Scientific
4	CSR	10	Biotron	17	Merck
5	Downer Engineering	10	Syngenta	18	Abbott
5	Boral	11	Biogen	19	Cytivia
5	Glytherix	12	AstraZeneca	20	Phillips
6	Minomic International	13	Edwards	21	Teva Pharma
6	Cochlear	14	Bae Systems	22	Siemens
7	P&G	14	Optus		

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AT THE CENTRE OF SYDNEY'S NETWORK

North Ryde is one of Sydney's most connected business precincts, anchored by direct access to the M2, ~~M1~~, Lane Cove Tunnel and Delhi Road.

This road connectivity is ~~matched~~ by the Northwest Metro, delivering fast, high-frequency, turn-up-and-go services linking Chatswood to Tallawong.

With the Metro now extending through North Sydney, Barangaroo and the CBD, North Ryde ~~will sit~~ just 14 minutes from Barangaroo—cementing its position as a prime growth location.



MARKET FINANCIALS



Income	NLA (m ²) Car Bays	Passing	
		\$ pa.	\$/m ² \$pbpm
Office	609	430,030	706
Car Parking	10	34,620	288
Outgoings Recoveries			
Gross Income (occupied areas)	609	464,650	763
Less Outgoings		(1,240,565)	(120)



Net Passing Income		(775,915)	
Add:			
Vacant Office Allowance (Gross)	9,760	3,415,930	350
Vacant Car Park Allowance (Gross)	440	1,056,000	200
Net Income (Fully Leased)	10,369	3,696,015	356

All figures stated are approximate only

SALE PROCESS

A 100% freehold interest in 4 Julius Avenue, North Ryde, is being offered for sale via an on-market process, closing ~~XXX~~, at 3.00 pm (AEST)

EXPRESSIONS OF INTEREST

Must be submitted directly to the exclusive marketing agents and must clearly address the following matters (at a minimum):

- Nominated purchaser or entity
- Purchase price
- Funding requirements
- Processes, completed due diligence and required due diligence
- Capacity to compete
- Any other conditions and approvals
- Timing of payment of deposit and balance of purchase price

DUE DILIGENCE

Comprehensive due diligence information is available following satisfactory execution of a Confidentiality Agreement. Please contact one of the exclusive agents to arrange access.

INSPECTIONS

All inspections by potential purchasers and / or their consultants are to be arranged by prior appointment with at least 24 hours' notice via the exclusive agents.



For more information or to arrange an inspection, please contact the exclusive marketing agents listed below:



HARRY BORGER

Head of Middle Markets,
Office NSW
M: +61 437 573 705
E: Harry.Borger@jll.com

THOMAS MADIGAN

Co-Head, Data Centre
Capital Markets, Australia & NZ
M: +61 400 008 783
E: Thomas.Madigan@jll.com

DEAN WEEKS

Senior Associate, Office
Middle Markets, NSW
M: +61 476 190 376
E: Dean.weeks@jll.com

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