



# Allendale Square

77 St Georges Terrace, Perth

An icon in the heart of Perth



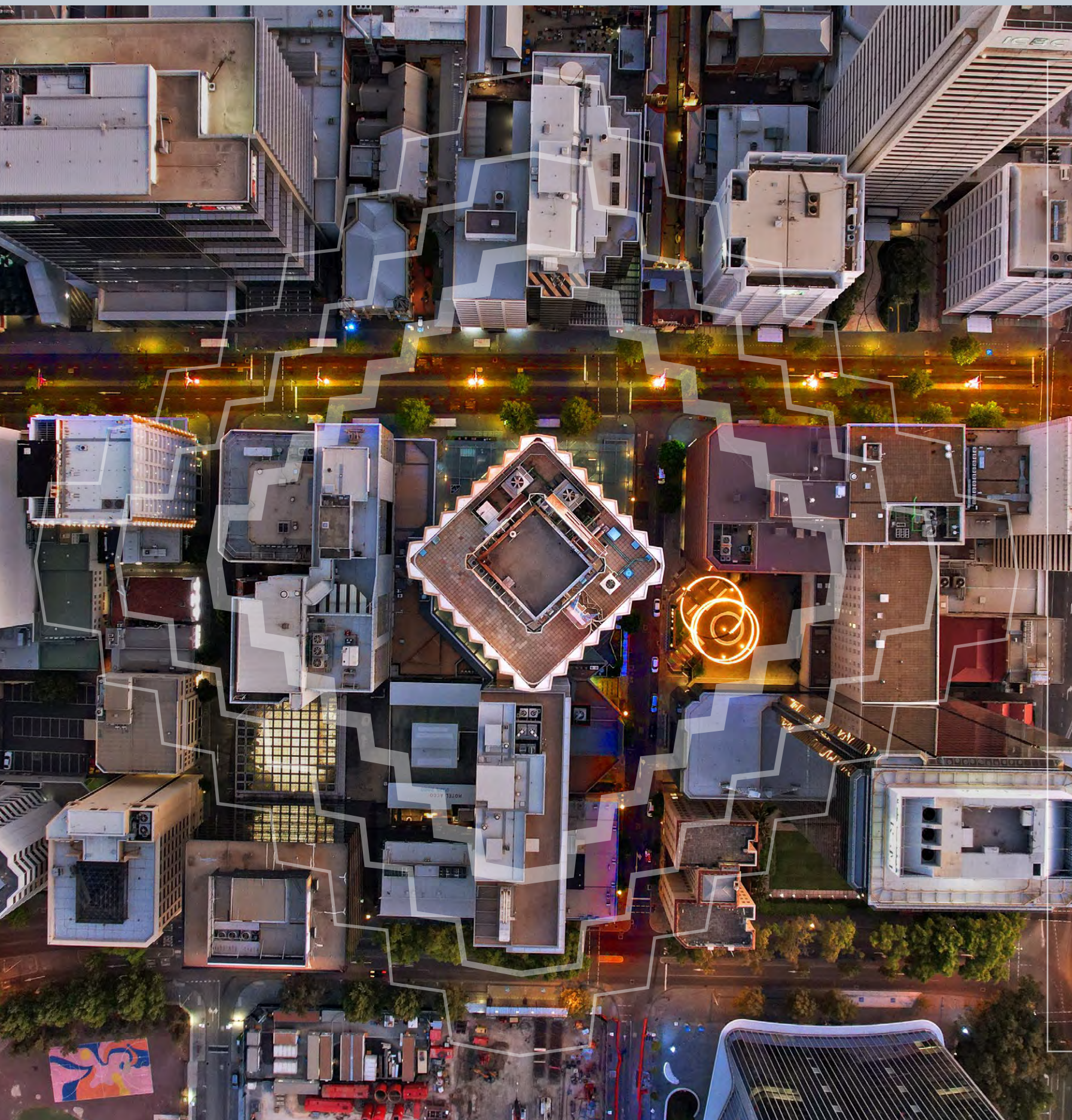


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## Location, community and wellness

Allendale Square is centrally located in the financial core of the Perth CBD and it is home to some of Perth's most prominent businesses. This building identifies with prestige and professionalism. With panoramic views across the Swan River and city skyline, the building is highly sought after by businesses wanting an easily accessible and amenity-rich address.

Originally designed by Forbes & Fitzhardinge and developed by the AMP Society, the building was constructed during the mineral boom of the 1970s and immediately established a reputation of excellence. Allendale Square has been described as a national example of the blending of speculative urban development, aesthetic ideals, and environmental and civic amenity.

With its iconic and award-winning architecture, this 31 level, A-Grade office tower sits above a retail arcade known as the Underground at Allendale Square. The underground acts as an important pedestrian link to the central Perth shopping malls as well as providing access to public transport networks.

Prime location

High quality amenities

Premium offering

Thriving community



LOBBY





# New high quality fitouts

The new owners of the building, Centuria and MA Financial, are working through an extensive program of speculative fitouts within the tower.



Offices range in size from approximately 131 square metres to full floors of 860 square metres and are designed to the latest workplace trends. With a focus on flexibility, collaboration and employee-experience, these quality fitouts are being delivered to a premium standard with sustainability front of mind.

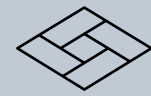








# Building, highlights and upgrades



Central core  
column free floor plates



Excellent natural light  
and 360 degree views



4.5 star  
NABERS Energy rating



Car parking  
secured parking bays



Direct connectivity  
to retail precinct and food court;  
the Underground



Quality EOT facilities  
electric bike and scooter charging  
station, maintenance station, tower  
services, drying cabinets and  
ironing facilities.



New lifts  
with destination control system



Building management  
Dedicated on-site team





COURTYARD





# Location

Being in the core of the Perth CBD, the building is well-connected to major transport hubs at Elizabeth Quay and Perth Underground stations with easy access to the Perth Convention & Exhibition Centre and freeway access ramps.

This ensures easy access and egress to and from the CBD, with multiple public car parking opportunities nearby.

Further, the building is on the doorstep of the rapidly evolving Elizabeth Quay precinct which will continue to become more significant over time.

## Transport



350 metres  
Elizabeth Quay Station

550 metres  
Perth Underground



Bus routes  
on St Georges Terrace (282, 935, 33, 910, 160, 178, 27, 32, 930, 72, 940, 39, 177, 24, 283, 270, 75, 111, 179, 661)



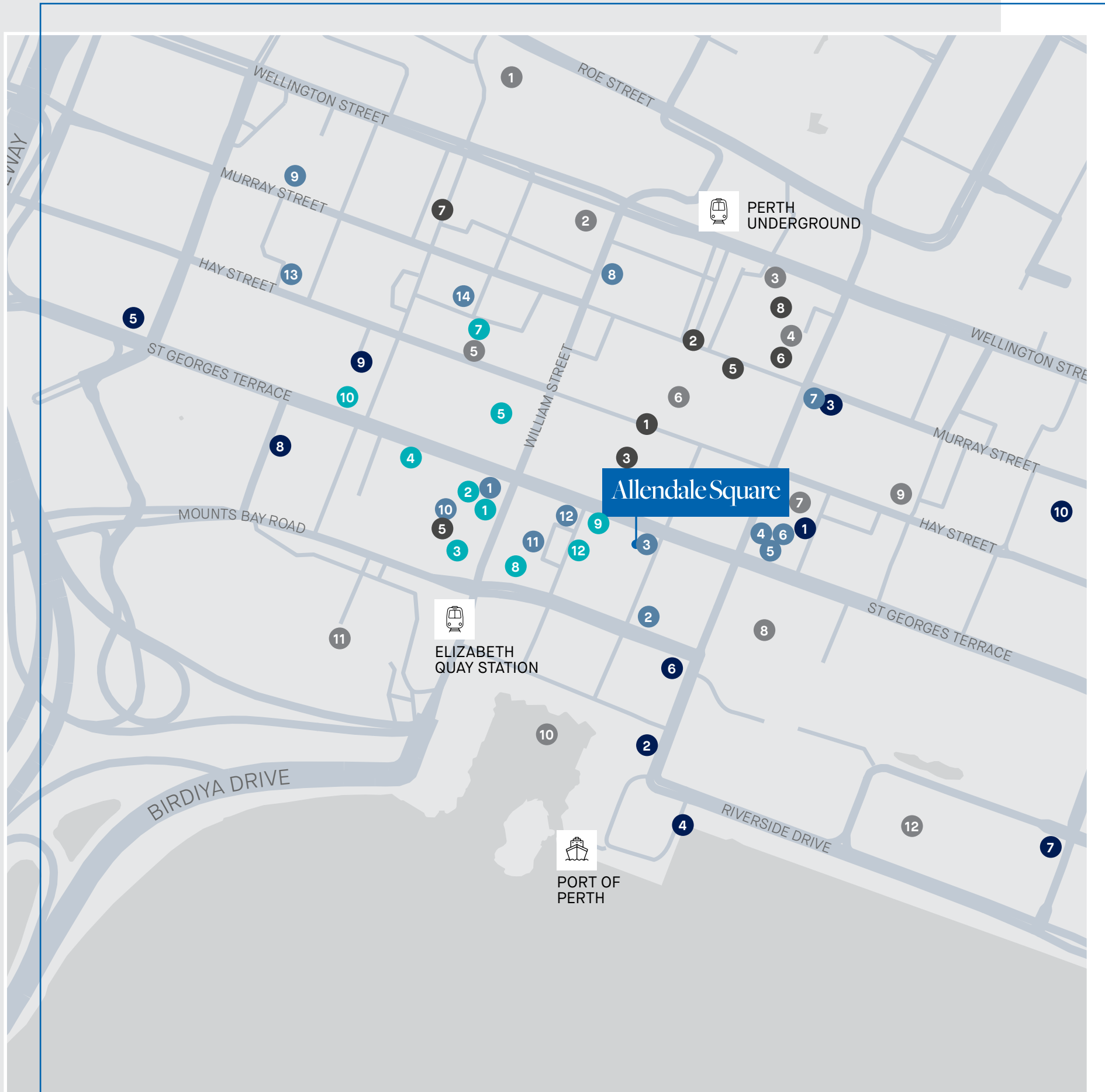
Public parking  
CPP Convention Centre, CPP Council House, Wilson Parking (1 William, Westralia Square, 40 The Esplanade, Central Park), EQ Parking.











# Cafes and amenities

## Cafes

1. Playa
2. Swish
3. Callover
4. Arlo
5. Hemingway
6. Nitro
7. The Wolf
8. Boom
9. Rosso
10. Little Soho
11. Community
12. Howard's Groove

## Bars and restaurants

1. Sentinel
2. Balthazar
3. Lalla Rookh
4. Petition
5. Wildflower
6. Post
7. Santini
8. The Aviary
9. Pirate Life
10. Brookfield Place
  - Print Hall
  - Bobeche
  - Heritage
  - Bar Lafayette
  - W Churchill.
11. Helvetica
12. Terrarium
13. The Stables
14. Wolf Lane

## Retail

1. Murray Street Mall
2. Enex100
3. Brookfield Place
4. Uniqlo
5. Zara
6. King Street
7. Raine Square

## Accommodation

1. Como The Treasury
2. Ritz Carlton
3. QT
4. Double Tree by Hilton
5. Melbourne Hotel
6. Duxton
7. Hyatt Regency
8. Parmelia Hilton
9. The Adnate
10. The Westin

## Amenities

1. Edith Cowan University
2. Raine Square
3. Forest Chase
4. Murray Street Mall
5. Apple Store
6. Hay Street Mall
7. Supreme Courts
8. Supreme Court Gardens
9. District Courts
10. Elizabeth Quay
11. Convention Centre
12. Langley Park



## Upgraded End of Trip facilities including an all-gender facility





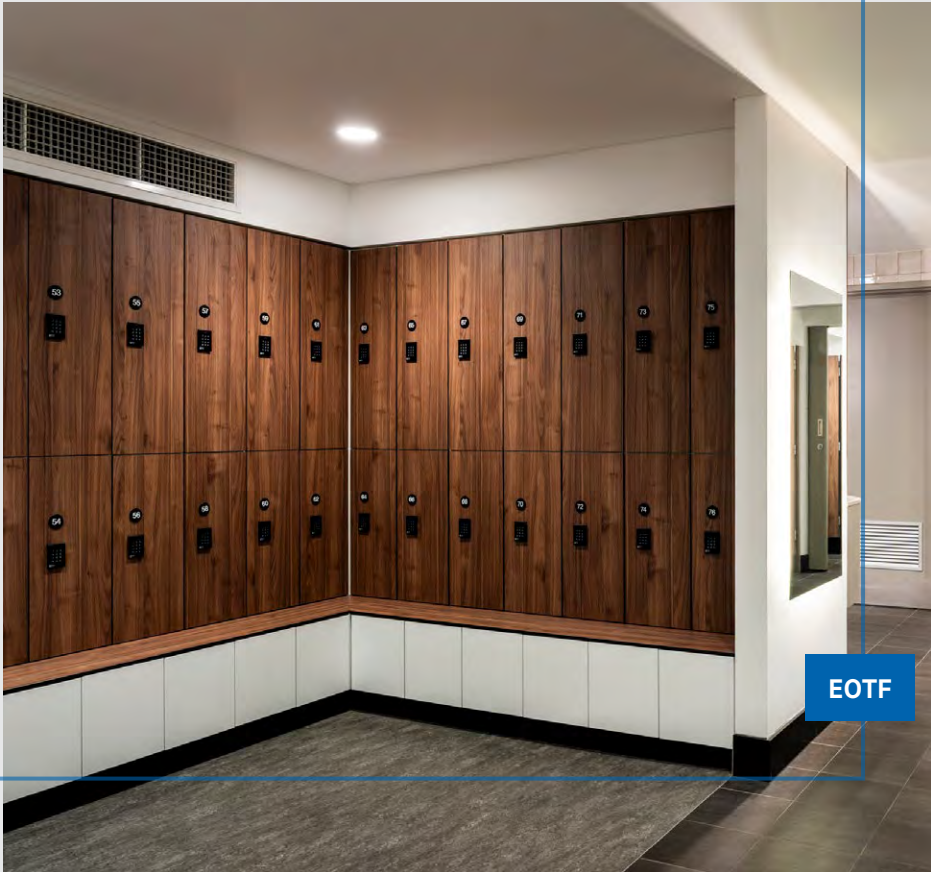
NEW GYM FOR FREE AND  
EXCLUSIVE USE BY TENANTS





# Building profile

Construction	Central service core
Levels	31
Typical floor plate	Approx. 860 sqm
Total NLA	28,904 sqm
Ownership	Centuria and MA Financial Group
End of trip facilities	<ul style="list-style-type: none"><li>Secure bike storage for up to 87 bikes, including 1 charging stations for ebikes/scooters, Maintenance station and vending machine (equipment/hygiene products, food, and drinks)</li><li>Lockers: 94 Unisex, 80 Male and 44 Female</li><li>Showers: 10 Male and 5 Female</li><li>Shoe storage</li><li>Towel services</li><li>Drying cabinets</li><li>Ironing facilities</li><li>Hairdryers and straighteners</li></ul>
Building hours	Public: 8:00 am to 6:00 pm Monday to Friday (excl. Public Holidays)
After hours aircon	24/7 tenant access
Passenger lifts	<ul style="list-style-type: none"><li>Destination control system</li><li>3 x Kone lifts to the low rise (levels 1 through to 13)</li><li>1 x Kone goods lifts to the low rise (Basement through to level13)</li><li>4 x Kone lifts to the high rise (levels 13 through to 31)</li><li>1 x Kone goods lifts to the high rise (Basement through to level 31)</li><li>1 x Carpark shuttle lift</li></ul>







Lifts dimensions/ capacity	Low Rise Lifts (Lift A, B and D) 1,700mm (W) x 1,500mm (D) x 2,500mm (H) - 1160kg load capacity
	High Rise Lifts (Lift F, G, H, and I) 1,700mm (W) x 1,500mm (D) x 2,500mm (H) - 1160kg load capacity
	Low Rise Good Lift (Lift C) 1440mm (W) x 2000mm (D) x 2,500mm (H) – 1350kg load capacity
	High Rise Good Lift (Lift E) 1460mm (W) x 1880mm (D) x 2,500mm (H) – 1300kg load capacity
	Carpark Shuttle Lift 200mm (W) x 1,550mm (D) x 2,300mm (H) – 900kg load capacity
Security	Concierge, CCTV, access control system, mobile patrols
Design	Population: 1 person per 10 sqm Lighting: 30W / m <sup>2</sup> Equipment: 30W / m <sup>2</sup>
Standby power	495kW diesel generator located on the roof providing power to essential services only (excludes tenant light & power)
Loading bay	Yes, clearance 2.1m
Ceiling height	Average of 2,740mm
Slab to slab height	3,660mm
Tenant ceiling zone	150mm
Parking	83 bays, 1 ACROD bay and 6 motor bike bays
Sustainability	4.5 Star NABERS Energy rating and 3 Star NABERS Water rating



# UNDERGROUND

*at Allendale Square*



Sitting directly below the main office tower lies an energetic community of retail services and food vendors. Whether tenants are looking for an espresso from Mo, sizzling Korean BBQ at Arirang, sushi from Zensaki or a bowl of pasta at cult CBD favourite Lalla Rookh, all bases are covered.

The Underground is also complimented by premium dry-cleaning services at Fabric Spa Wet & Dry Cleaners.

The arcade is accessible via the main tower lifts or escalators from St Georges Terrace, with additional pedestrian connections to adjoining arcades and thoroughfares.







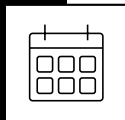
Allendale Square  
77 St Georges Terrace



# About the Owners

## Centuria

Established  
**1998**



**\$21.2bn**  
Group AUM



**460+**  
assets across  
Australia and  
New Zealand<sup>3</sup>



**~2,480**  
tenants across  
Australia and New  
Zealand<sup>3</sup>



Centuria is an ASX-listed specialist funds manager, for more than 20 years we have been helping investors grow their wealth through property investment and investment bonds.

Centuria has expanded considerably throughout the past two years, partially due to the corporate acquisitions of Augusta Capital (Centuria NZ), Bass Capital (Centuria Bass Credit) and Primewest, and partially due to organic expansion with personnel supporting our \$21.2billion platform

Centuria Property Funds offers investments in listed and unlisted property across 460+ high quality office, industrial and healthcare buildings around Australia and New Zealand. We are a relationship business, forging close connections with investors and actively managing properties to improve usability and attract and retain good tenants. We see this as our competitive advantage, which helped us achieve a strong record of competitive income returns and capital growth.

We work relentlessly to understand opportunities in the market, and our 20+ years of experience and depth of industry contacts allows us to discover market value where others don't. We hold ourselves to the highest standards to ensure our investors' best interests are served.

1. AUM as at 31 December 2022 and includes assets exchanged to be settled, cash and other assets.
2. As at 31 December 2022.
3. Includes asset exchanged to be settled and real estate finance loans by property.



MA Financial Group is an ASX-listed financial services firm specialising in managing alternative assets, lending, corporate advisory and equities.

Established in 2009 as a joint venture with NYSE-listed Moelis & Company – a leading global independent investment bank – the firm has grown to become a team of more than 600 across locations in Australia, China, Hong Kong, Singapore and the United States.

Our asset management division oversees institutional, wholesale and retail investments across real estate, credit, hospitality, private equity and venture capital, as well as traditional asset classes such as cash, bonds and listed equities.

Our Lending & Technology division comprises a technology-enabled Residential Lending Marketplace and differentiated Lending Platforms. We can originate credit assets on a proprietary basis with tailored underwriting standards and utilise our in-house expertise to manage the loan portfolios.

Our Corporate Advisory and Equities division, MA Moelis Australia, provides strategic and financial advice for mergers and acquisitions, equity capital markets, debt capital markets, research and restructuring as well as securities research, and sales and trading execution services.

We are entrepreneurial and think and act like business owners. This allows us to uncover opportunities others may miss and transform them into actionable and meaningful outcomes for our clients.



Established  
**2009**



**\$8.4bn**  
AUM



**100**  
commercial real estate  
assets across Australia



**600+**  
employees across  
Australia, China, Hong  
Kong, and the United  
Kingdom



# Allendale Square

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**Centuria**

**MA** Financial  
Group