

145 GATEWAY BOULEVARD,
EPPING VIC 3076

SUPERCHEAP

AUTO EPPING



FOR SALE BY EXPRESSIONS OF INTEREST CLOSING
THURSDAY 7TH MAY 2026 AT 4:00PM (AEST)

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MAKE IT SUPER EPPING

At Supercheap Auto Epping we have super sales, super buys, a super range, and a super friendly team. Because super is our middle name. Well, technically it's our first.

SUPERCHEAP
AUTO



PREMIUM 1,006 SQM AUTOMOTIVE
RETAIL SHOWROOM, LEASED TO
SUPER RETAIL GROUP (ASX: SUL)



SITUATED ON O'HERNS ROAD
IN THE HEART OF MELBOURNE'S
NORTHERN GROWTH CORRIDOR,
WITHIN A MUNICIPALITY FORECAST
TO GROW 44% BY 2041

SUPERCHEAP
AUTO EPPING



THE OPPORTUNITY

JLL RETAIL INVESTMENTS IS PLEASED TO PRESENT AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A NEAR NEW SUPERCHEAP AUTO INVESTMENT AT 145 GATEWAY BOULEVARD, EPPING.

Supercheap Auto Epping comprises a purpose-built 1,006 sqm showroom leased to Super Cheap Auto Pty Ltd, a wholly-owned subsidiary of Super Retail Group Limited (ASX: SUL), one of Australia's largest retail groups with a market capitalisation exceeding \$3 billion and over 700 stores nationally.

Located within an established retail complex on Gateway Boulevard, the property benefits from strong co-tenancy within the 'The Place Epping' retail development alongside national convenience retailers including KFC, Ampol, and Soul Origin. The investment is situated within the City of Whittlesea one of Victoria's fastest-growing municipalities with a population forecast to grow from approximately 250,000 to over 360,000 by 2041.

Notes

All figures contained herein are in AUD (unless otherwise stated) and approximates only
All references to Net Income or Net Operating Income are on a fully-leased basis
Unless otherwise stated, all financial data and property metrics are current as at April 2026



Supercheap Auto Epping is for sale by Expressions of Interest closing Thursday 7th May 2026 at 4:00pm (AEST).

EXECUTIVE SUMMARY 02

Property	Supercheap Auto Epping Unit 8 & 9 145 Gateway Boulevard, Epping VIC 3076
Description	Near-new retail showroom wholly leased to Australia's leading automotive retailer, Supercheap Auto.
Location	Approximately 19 km north of Melbourne CBD, within the City of Whittlesea, near the corner of the Hume Freeway and O'Herns Road, two major commercial road links servicing 88,400 vehicles passing per day.
Gross Lettable Area (GLA)	1,006 sqm
Car Parking	Direct and convenient access to approximately 72 at-grade car parks
Zoning	Comprehensive Development Zone (CDZ)
Estimated Net Operating Income	\$358,337 p.a. + GST

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INVESTMENT HIGHLIGHTS



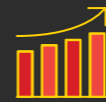
NATIONAL TENANT COVENANT

Leased to Supercheap Auto, backed by Super Retail Group Limited (ASX: SUL) with \$4+ billion in annual group revenue



NEAR-NEW CONSTRUCTION

Purpose-built premises with near-new Supercheap Auto fit-out, providing significant landlord depreciation benefits and minimal ongoing capex



HIGH-GROWTH CATCHMENT

Located within the City of Whittlesea one of Victoria's fastest-growing municipalities with 44% forecast population growth to 2041



GUARANTEED ANNUAL INCOME GROWTH

Fixed 3% annual rent increases throughout the lease term, providing predictable above-inflation income escalation



NET LEASE STRUCTURE

Tenant responsible for all usual outgoings, including Land Tax



STRONG CO-TENANCY

Positioned within 'The Place Epping' retail complex alongside KFC, Soul Origin, Ampol, Plus Fitness, and complementary retailers



THE BEST PERFORMING RETAIL SECTOR

Large Format Retail is currently experiencing the strongest rental growth and lowest vacancy of all retail sub-sectors in Victoria



MAJOR ARTERIAL EXPOSURE

Fronting O'Herns Road at the gateway to the Hume Freeway, with exposure to 88,400 vehicles passing daily across two major commercial arterials



STRATEGIC LOGISTICS HUB

Adjacent to Mainfreight and surrounding logistics precinct with over 11,000 workers, delivering substantial customer traffic



A PRIME LOCATION 04

SUPERCHEAP AUTO EPPING IS LOCATED ON GATEWAY BOULEVARD EPPING, APPROXIMATELY 19 KILOMETRES NORTH OF THE MELBOURNE CBD WITHIN THE ESTABLISHED CITY OF WHITTLESEA.

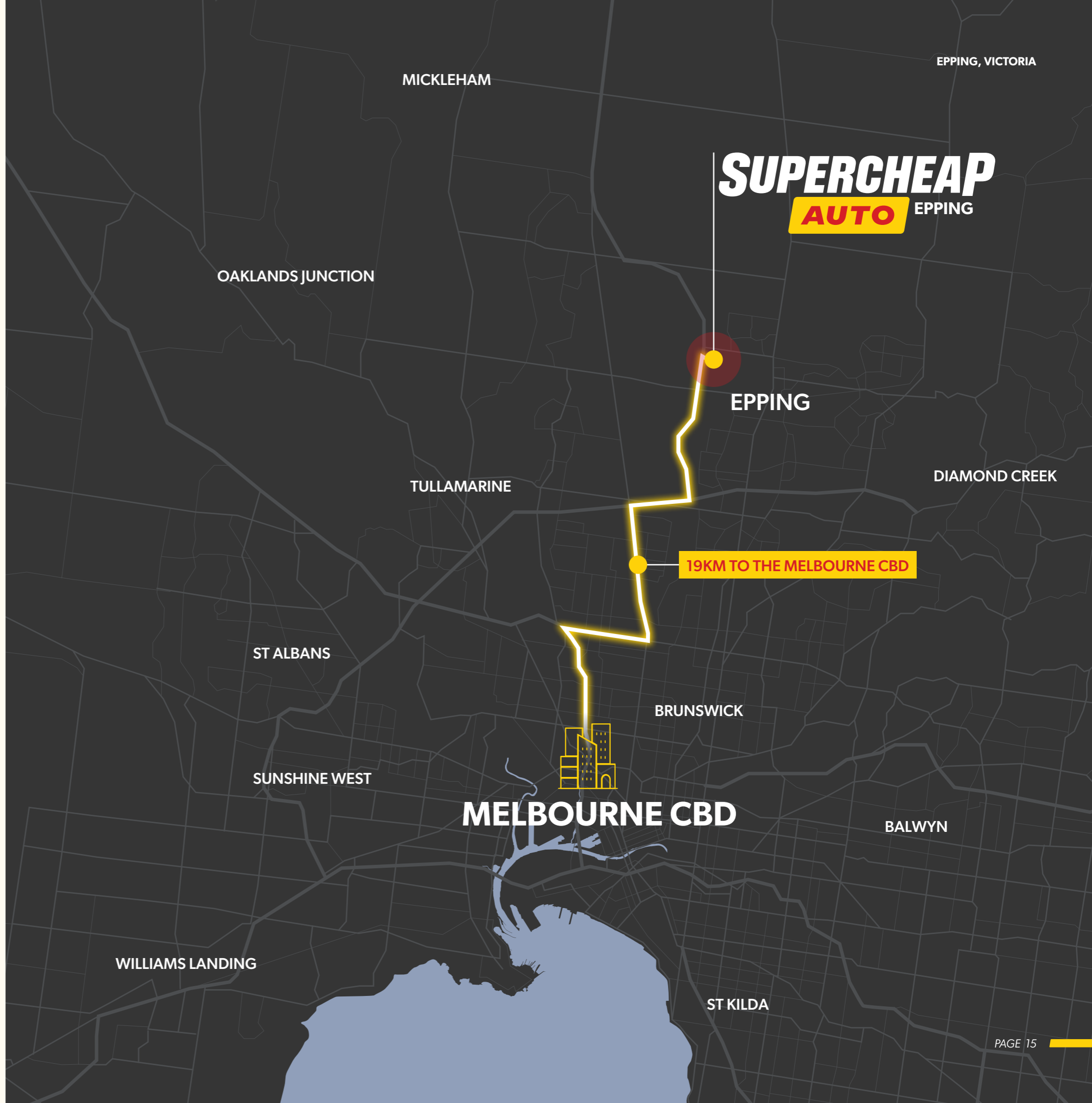
STRATEGIC LOCATION

Epping is a major commercial, retail, and logistics hub for Melbourne's northern growth corridor. The property benefits from excellent connectivity via the Hume Freeway, Metropolitan Ring Road, and Epping railway station on the South Morang / Mernda line.

The retail landscape is anchored by Pacific Epping Shopping Centre, a major regional centre less than 2.2 km away featuring Coles, Woolworths, Aldi, Kmart, Target, and a cinema complex. The broader Gateway Boulevard precinct accommodates a range of complementary retail and convenience uses, and is situated within Epping's established commercial and logistics precinct, home to major national occupiers including Mainfreight, Mazda Australia, CTI Logistics, and Kitchen Warehouse.

POPULATION & CATCHMENT

The City of Whittlesea is one of Victoria's fastest-growing municipalities, with a current population of approximately 250,000 forecast to grow to over 360,000 by 2041, an increase of 44%. Epping itself has a population of approximately 33,500 and serves as heart of Melbourne's northern growth corridor, with a diverse and growing consumer base. The surrounding growth areas of Epping North, Wollert, and Donnybrook are delivering thousands of new homes annually, directly expanding the Supercheap Auto customer catchment.



BOX HILL

SUPERCHEAP **AUTO** EPPING

MELBOURNE CBD

MAINFREIGHT
(11,000+ EMPLOYEES)

soul origin



PLUS
FITNESS

GATEWAY BOULEVARD

O'HERNS ROAD

WHAT'S DRIVING EPPING?

01 "NEW EPPING" — \$2 BILLION URBAN RENEWAL PRECINCT



Riverlee is delivering one of Australia's most ambitious urban renewal projects, a \$2 billion masterplanned community spanning 51 hectares of regenerated land in the heart of Epping. With \$1.2 billion of committed private capital, Stage 1 is already underway and includes the new Northern Private Hospital, 151 affordable homes, retail and commercial space, and 100 Punthill serviced apartments opening mid-2026. On completion, the precinct will deliver over 2,000 homes, 200 childcare places, 200 retirement living units, and 110,000 sqm of commercial space fundamentally transforming the demographic and economic profile of Epping.

02 NORTHERN PRIVATE HOSPITAL & HEALTH PRECINCT



The \$133 million Northern Private Hospital (Ramsay Health Care) opened in 2024 as a 127-bed private facility, forming part of a broader 20-hectare health ecosystem alongside the existing Northern Hospital Epping (public). The precinct also includes a seven-hectare health, wellness, and knowledge hub incorporating 200 aged care beds and up to 10,000 sqm of allied health facilities. Icon Cancer Centre has also joined the precinct, bringing world-leading cancer care to Melbourne's north. This health infrastructure is driving significant employment growth and an expanding worker catchment for surrounding retailers.

03 COOPER STREET EMPLOYMENT PRECINCT — 25,000+ JOBS

The Cooper Street Employment Precinct is a state-significant employment area expected to generate over 25,000 jobs. Frasers Property Industrial's 4Ten Epping, a 62-hectare masterplanned logistics estate at 410 Cooper Street, is home to major national occupiers including Mazda Australia, CTI Logistics, and Crusader Caravans, with an end value of approximately \$305 million and completion expected by 2027. This precinct delivers substantial weekday worker traffic to surrounding retail and convenience offerings.

04 UNPRECEDENTED POPULATION GROWTH

The City of Whittlesea's population is forecast to grow from approximately 250,000 today to over 360,000 by 2041, an increase of 44% or approximately 110,000 new residents. Growth is concentrated in the northern suburbs of Epping North, Wollert, Donnybrook, and Mickleham, where major residential estates are delivering thousands of new dwellings annually. The Epping Central Structure Plan sets out a 20-year vision to transform Epping into a thriving regional centre with enhanced services, facilities, and infrastructure to support this growth.



O'HEARNS LOGISTICS PARK
(259 H.A GREEFIELD LOGISTICS
& INDUSTRIAL DEVELOPMENT)

KOUKOURA BUSINESS PARK
(10-HECTARE, MASTERPLANNED
BUSINESS PRECINCT)



88,400 DAILY PASSING VEHICLES

HUME FREEWAY

O'HERNS ROAD

GATEWAY BOULEVARD



06

SITE DETAILS

Property	Supercheap Auto — 145 Gateway Boulevard
Address	Unit 8 & 9, 145 GATEWAY BOULEVARD, EPPING VIC 3076
Title Particulars	Volume 12547 Folio 663 Volume 12547 Folio 654 Lot 6 & Lot 7 on Plan of Subdivision 833804M
No. of Car Spaces	Direct and convenient access to approximately 72 at-grade car parks

TOWN PLANNING

Zoning	Comprehensive Development Zone
LGA	City of Whittlesea
Planning Scheme	Whittlesea Planning Scheme



07 SUPERCHEAP AUTO



Supercheap Auto is Australia's leading automotive aftermarket retailer, specialising in automotive parts, accessories, tools, paints, and outdoor and camping equipment. Founded in 1972, the brand has grown from a single store in Brisbane to a network of over 330 stores across every state and territory in Australia, serving millions of customers annually through both its physical store network and a market-leading digital platform.

Supercheap Auto's product range spans over 10,000 items across automotive maintenance, car care, performance parts, tools and equipment, paints, and camping gear. The brand holds a dominant market position in the automotive aftermarket retail sector, a category underpinned by the essential nature of vehicle maintenance and the growing Australian car fleet (currently exceeding 20 million registered vehicles). Supercheap Auto generated approximately \$1.5 billion in revenue in FY2025, an increase of 2%.

Supercheap Auto is a wholly-owned subsidiary of Super Retail Group Limited (ASX: SUL), one of Australia's largest and most successful specialty retail companies. The group operates over 700 stores across four market-leading brands, Supercheap Auto, Rebel, BCF (Boating Camping Fishing), and Macpac, with combined group revenue of approximately \$4.07 billion in FY2025 (up 4.5%) and a market capitalisation exceeding \$3 billion. In FY2025, the group opened 31 new stores across its brand portfolio, reflecting ongoing confidence in the physical retail channel.

KEY FINANCIAL METRICS — SUPER RETAIL GROUP FY2025

ASX Code	SUL
Market Capitalisation	Approximately \$3+ billion
Group Revenue	\$4.07 billion (up 4.5%)
Supercheap Auto Revenue	\$1.5 billion (up 2%)
Rebel Revenue	\$1.4 billion (up 4.8%)
BCF Revenue	\$951 million (up 7.9%)
Group Store Network	700+ stores (Australia & New Zealand)
Supercheap Auto Stores	330+ stores nationally
Employees (Group)	14,000+
Headquarters	Strathpine, Queensland
Founded	1972

LEASE SUMMARY

Tenant	Super Cheap Auto Pty Ltd (ACN 085 395 124) t/a Supercheap Auto
Term	3-years
Lease Commencement Date	7 January 2025
Lease Expiry Date	6 January 2028
Further Terms	2 (two) further terms of 3 (three) years each
Current Base Rent	\$358,337 p.a. + GST
Rent Review Structure	Fixed 3% annual rental increases Market rent review at commencement of each option
Outgoings	Net Lease with the tenant responsible for all outgoings including land tax
Permitted Use	Supercheap Auto retail shop — automotive accessories, spare parts, tools, paints, petroleum products, camping equipment



SALE PROCESS

THE PROPERTY IS BEING OFFERED FOR SALE BY AN EXPRESSIONS OF INTEREST PROCESS CLOSING AT THURSDAY 7TH MAY 2026 AT 4:00PM (AEST).

Expressions of Interest are not required to be lodged in any prescribed form, however at a minimum must include the following and be submitted to the exclusive selling agents before or on the close of the Expressions of Interest process:

- Name of the interested party, together with the principals supporting the interested party and any details of the holding company entity if the interested party is a subsidiary or part of a group of companies.
- The purchase price. All considerations must be stated in Australian Dollars and exclusive of GST.
- Completed and/or required due diligence, timing of payment of deposit and balance of purchase price.
- A list of transaction consultants, including the prospective purchaser's solicitor.
- The proposed settlement date and any conditions of purchase, including internal and external approval processes (including Foreign Investment Review Board requirements).
- Full detail of the interested party's capacity to complete the transaction in a timely manner.

The Vendor reserves the right, in its sole discretion, to postpone or cancel the proposed sale and to modify or add any terms and conditions to the proposed contract or other materials associated with the proposed sale which may be made available to a potential purchaser.

DUE DILIGENCE

To assist in the assessment of this offering, Due Diligence information is available via an Electronic Data Room (EDR). To obtain access, please contact the exclusive selling agents.

Interested parties should seek independent financial, taxation, accounting, legal and other advice when reviewing this information memorandum and the material provided in the EDR.

INSPECTION

An inspection of the property is highly recommended and can be arranged by appointment with the exclusive selling agents.

ENQUIRIES

All enquiries regarding the information provided herein or any additional queries should be directed to the exclusive selling agents.



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