

2026 COMPANY OVERVIEW

Building Data, everywhere.

Advanced real estate analytics — sourcing, verifying and maintaining the commercial property data that powers Australia's leasing and investment markets.

The Journey

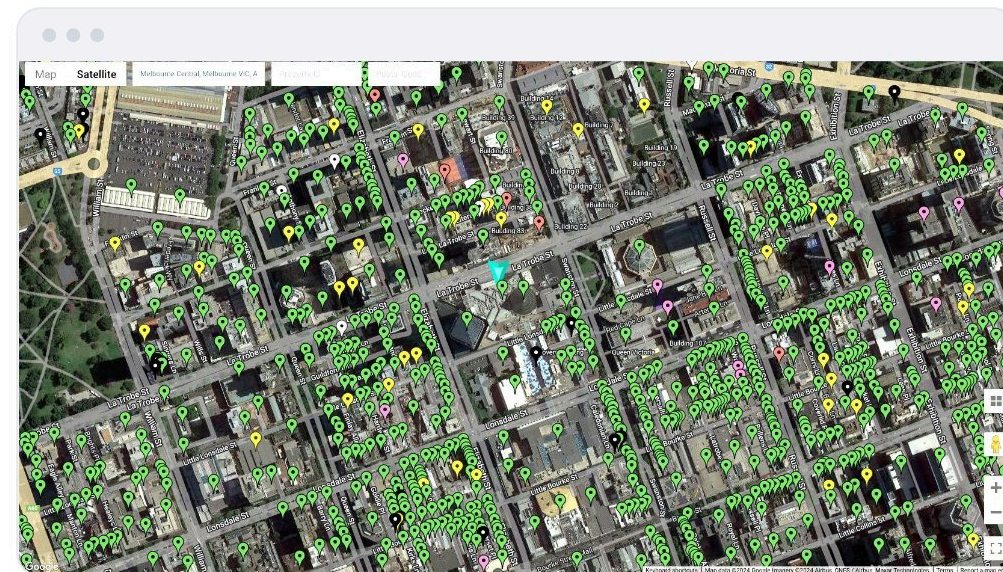
- **2018** **Founded Arealytics**
- **2019** **Launched Sydney**
- **2022** **Launched Melbourne**
- **2023** **REA joins as investor**
- **2024** **Launched Brisbane**
- **2025** **Launched Perth**
- **2026** **Launched Adelaide**



How we build & maintain the **data foundation.**

Creating a Property Universe.

- 📍 **Geocoded properties**
- 🏠 **Gross Building Area (GBA)**
- 📁 **Asset type**
- 📋 **Physical characteristics**
- 📏 **Building size estimates**





On-Site Property Inspections.

- 📷 **Original building photos**
- 👤 **Tenant directories**
- 📋 **Detailed property characteristics**
- 📋 **Signboards**

Listing Research.

- ✓ For Sale & For Lease www.realcommercial.com.au Listing Feed
- ✓ Suite build out
- ✓ Weekly updates

Active Listings

Listing Type

Lease

Listing Use

Office

Available Space (m²)

3,877

Available Range

251 - 3,877

Asking Lease Rate (\$/m²)

\$1,275

Lease Type

Direct

Listing Company

Dexus-australia

Listing Agent

Bill Freeman
Andy Cox

Listing Comments

This Historic And Highly Visible Location Has A Commanding Presence In Circular Quay And Is Just Minutes From The Sydney Opera House, The Rocks And The Museum Of Contemporary Art – Providing Your Team With Easy Access To Sydney's Cultural And Creative Experiences. Circular Quay Also Boasts Unbeatable Transport Connectivity With Trains, Ferries, Buses And The Light Rail Right On Your Doorstep. Gateway, 1 Macquarie Place Is One Of Sydney's Most Prestigious Business Addresses. This Premium Tower Offers 38 Levels Of Office

Suite Details

Suite # ↑↓

Available Space (m²) ↑↓

Min Div (m²) ↑↓

Asking Lease Rate (\$/m²) ↑↓

Vacant ↑↓

Available Da

1,154

1,154

\$1,375.00 Net/yr

Yes

Now

10.01

410

410

\$1,595.00 Net/yr

Yes

Now

1,154

1,154

\$1,595.00 Net/yr

Yes

Now

19.03

251

251

\$1,495.00 Net/yr

Yes

Now

29.02

388

388

\$2,150.00 Net/yr

Yes

Now

8.01

520

520

\$1,275.00 Net/yr

Yes

Now

Matched Tenants 210

All Tenants 210

View	Tenant Name ↑↓	Floor / Suite ↑↓	Lease Expiry ↑↓	Industry ↑↓	Contact ↑↓
	Janus Cafe	G/Retail 1 - 2	30/06/2027	Cafes And Restaurants	George Michael
	Clayton Utz - Sydney	6 - 15/Levels 6 - 15	09/06/2031	Legal Services	
	Societe Generale	25/25.01	31/03/2028	Financial Asset Broking Services	
	The Bank Of New York Mellon	2/Level 2	30/06/2030	Other Depository Financial Intermediation	
	Trident Debt Capital Advisors	18/5	31/05/2031	Non-depository Financing	

Tenant Research.

 Comprehensive 3rd-party data

 Lease transaction linking

Lease Transactions.

-  **Registered leases**
-  **Exclusive confirmed leases**
-  **Monitoring systems**

Lease Details					
Tenant Name	The Executive Centre		Lease Transaction Type	Renewal	
Leased Size (m²)	1,636		Leased Type	Direct	
Floor/Level	26		Commencement Date	01/10/2022	
Suite			Expiry Date	30/09/2029	
Leased Space Type	Office		Term (Years)	7	
Specific Space Type	Office		Renewal Option (Years)		

Rent Details					
Commencing Rate (\$/m²)	\$1,650	Passing Rate (\$/m²)	\$1,843		
Commencing Rent (p.a.)	\$2,699,400	Passing Rent (p.a.)	\$3,014,613		
Escalation Type	Fixed	Escalation Rate	3.75		
Projected Expiry Rent (p.a.)	\$3,366,634	Projected Expiry Rate (\$/m²)	\$2,058		

Rent Schedule					
Review Date ↑↓	Term ↑↓	Passing Rate (\$/m²) ↑↓	Passing Rent (p.a.) ↑↓	Review Type ↑↓	Adjustment ↑↓
01/10/2023	Initial	\$1,712	\$2,800,628	Fixed	3.75%
01/10/2024	Initial	\$1,776	\$2,905,651	Fixed	3.75%
01/10/2025	Initial	\$1,843	\$3,014,613	Fixed	3.75%
01/10/2026	Initial	\$1,912	\$3,127,661	Fixed	3.75%

1-7 Bligh St , Sydney,NSW 2000



Property Overview

Property Type	Office
Property Size (m²)	45,000
Land Size (m²)	3,244
Floors	30
Structure Type	Freehold
Zoning	Sp5 - Metropolitan Centre
True Owner	Dexus - Australia

Sale Details

Sold Date	22/03/2021	Conveyed	Building And Land
Sold Price	\$374,962,500	Share Sold Percentage	Partial - 37%
Sale Conditions	Tenanted Investment,other	Sold Size (m²)	26,158
Arms Length Transaction	Arm's-length Commercial Sale	Sale Rate (\$/m²)	\$14,334
Portfolio	No	Sold Land Size (m²)	3,244
Strata Sale		Land Rate (\$/m²)	\$113,043
Strata Unit/Lot #			

Sales Transactions & Ownership.

 Valuer General data

 Enrichment process

 True buyer & seller

 Owner portfolio view



Workflow & intelligence tools.

Setting a new standard

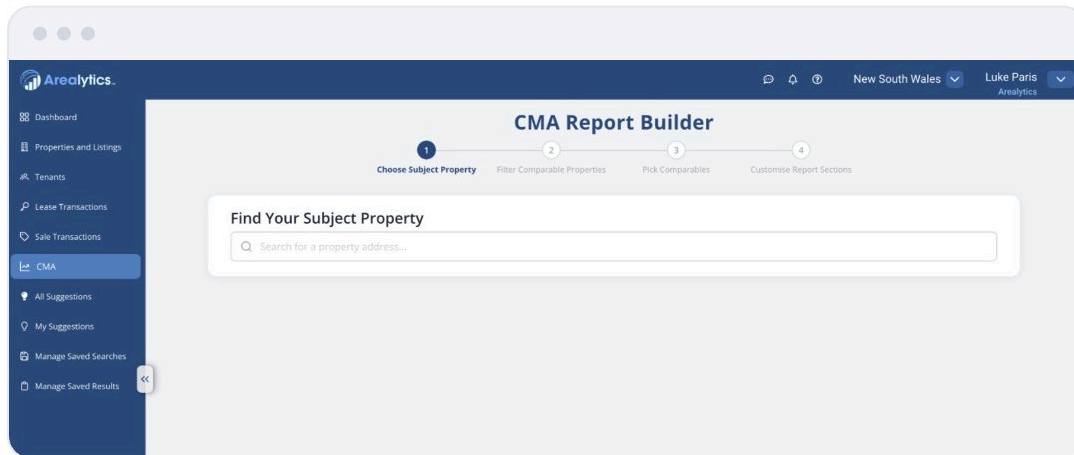


- 1 Real-time analytics** — dashboards on field-verified data
- 2 Interactive mapping** — leases, sales & ownership together
- 3 Unified prospecting** — tenant & business detail in one view
- 4 Custom feeds** — market updates as they happen

"The competitive edge isn't just having data — it's the speed at which you can interpret it."

— David O'Rell, Chief Product Officer

An industry-first CMA workflow



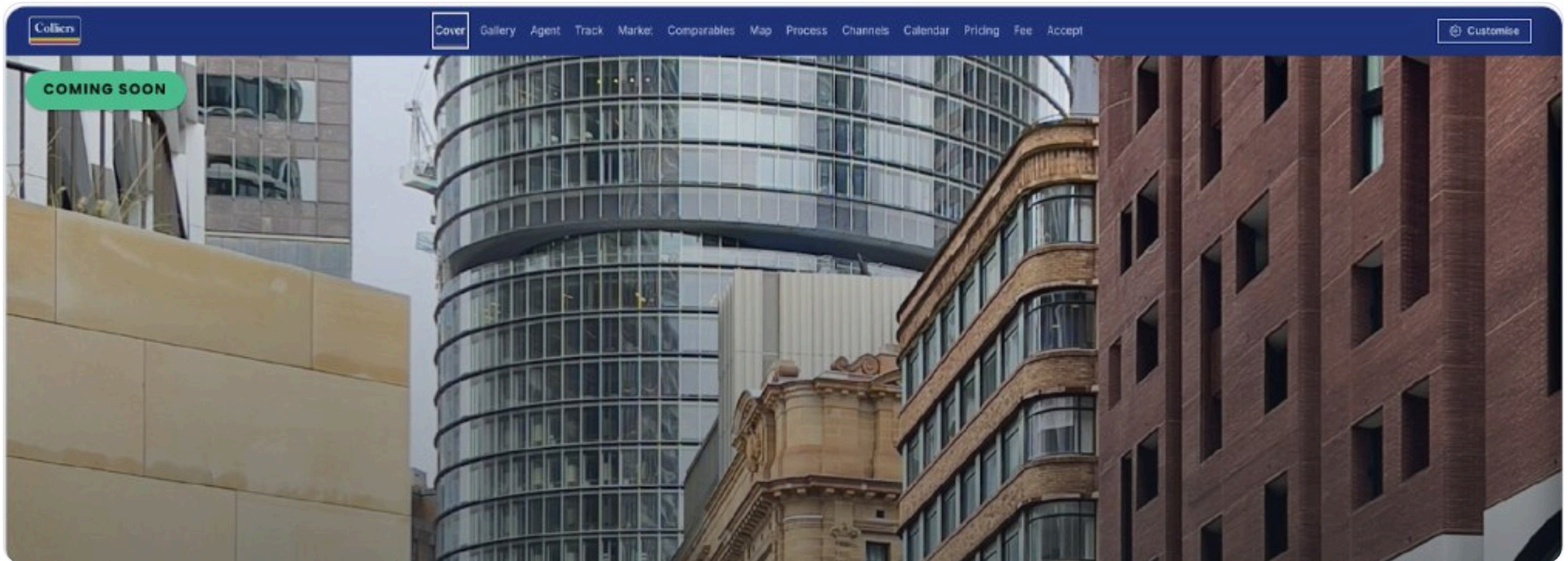
- 1 Automated aggregation** — sales, leases & listings centralised
- 2 Configurable output** — built specifically for CRE
- 3 Real-time analysis** — visualise the market as it moves
- 4 Decision engine** — from data repository to decisions

"A fundamental shift in our product philosophy — helping clients win business and serve their clients more effectively."

— Doug Curry, CEO

Introducing **Digital Proposals**

- ✓ Branded, interactive cover
- ✓ Live market data & pricing
- ✓ Client view tracking
- ✓ Built-in e-signature



Introducing the Lease Insights Tool

- 1 **Title page** — property address, agency branding, date prepared
- 2 **Cover letter** — auto-drafted from the property and market data
- 3 **Recent lease evidence** — selected comparables with rate and size detail
- 4 **Target tenants** — expiring tenants grouped by reversion classification
- 5 **Competitive listings** — active listings with asking rate and rate position
- 6 **Map** — the subject property and surrounding evidence
- 7 **Conclusion** — market observations and recommended rent range

Target Tenants				
Achievable Rent Range \$1,000 – \$1,940 /m² Net		Below Achievable 1	Above Achievable 1	Total Leased Area 17,045 m²
Current Rate Below Achievable Rate				
Tenant	Size	Expiry	Projected Exp Rate	Projected vs Achievable Rate
Cliftons - Sydney - Margaret Street 265 - 273 George St - 11.01 - 11.02	1,459 m ²	31/12/2026	\$972/m ²	\$28/m ² below
Current Rate Within Achievable Rate				
Tenant	Size	Expiry	Projected Exp Rate	Projected vs Achievable Rate
Australian Commission on Safety and Quality in Health Care 255 Elizabeth St - Level 5	1,740 m ²	31/12/2026	\$1,148/m ²	16 Percentile
Investa Office Management - Sydney 416-420 George St - 30.01 / Level 31	1,740 m ²	31/03/2028	\$1,706/m ²	75 Percentile
eToro Australia 60 Castlereagh St - Level 3	1,670 m ²	31/07/2027	\$1,188/m ²	20 Percentile
Arab Bank Australia - Sydney CBD Exchange Centre - Level 7	1,532 m ²	31/10/2027	\$1,048/m ²	5 Percentile
Australian Health Practitioner Regulation Agency - NSW 680 George St - Level S1	1,495 m ²	31/07/2027	\$1,066/m ²	7 Percentile



Data volumes.

Total property universe

TOTAL ASSETS TRACKED

481,948

Commercial assets across Office, Industrial, Retail & Other — freehold and strata, five markets.



81,993

Office
17.0%

180,933

Industrial
37.5%

109,344

Retail
22.7%

109,678

Other
22.8%

ASSETS BY CITY



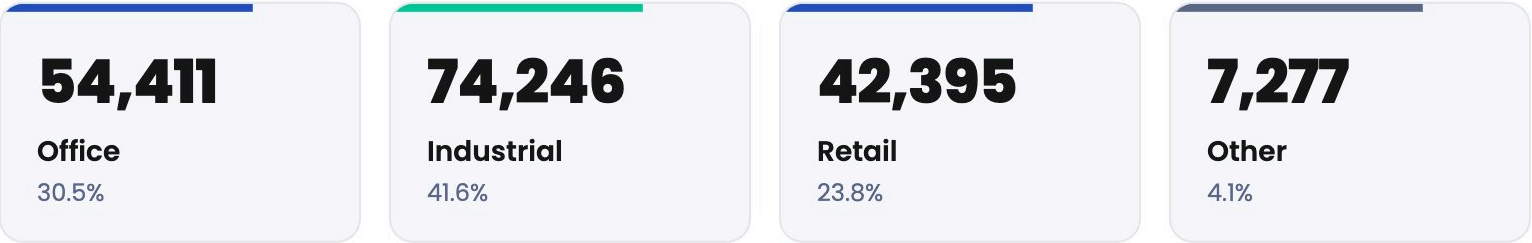
Total lease universe

TOTAL LEASES TRACKED

178,329

Active and historic lease transactions across Office, Industrial, Retail & Other, five markets.

70,145 Active · 39.3% 108,184 Historic · 60.7%



Total sales universe

TOTAL SALES TRACKED

683,210

Sale transactions across Office, Industrial, Retail & Other — Sydney, Melbourne, SE Queensland, Perth & Adelaide.

SALES BY PROPERTY TYPE



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