Media Release

30 October 2025

Aware Real Estate expands Queensland portfolio into a landmark precinct in Brisbane

Aware Real Estate has exchanged contracts to acquire 100% freehold ownership of the landmark mixed-use precinct, "The Barracks", located at 61 Petrie Terrace, Brisbane QLD 4000. The asset, developed in 2008, comprises five interconnected buildings integrating heritage-listed Barracks with a modern A-grade office tower and a thriving retail precinct anchored by Coles and Palace Cinemas, spanning 19,433 sqm (10,393 sqm office + 9,040 sqm retail) and including 451 car bays.

The acquisition was secured with clear value-creation pathways - key initiatives include retail and F&B leasing activation, upgrades to the office buildings, and improved precinct placemaking.

The Barracks also holds market-leading ESG credentials, with a 6-Star NABERS Energy Base Building rating and a 6-Star NABERS Water rating across both the modern and heritage office buildings, and hosts a ~335 kW rooftop solar installation supporting peak load reduction.

Aware Real Estate's Head of Investments and Capital Transactions Pete Carstairs says,

"The Barracks represents the type of strategic, high-quality urban asset that aligns with our long-term investment strategy. It offers immediate income and a clear opportunity to unlock further value through active asset management."

Aware Real Estate's CEO Tracey Whitby says,

"We're excited by the opportunity to enhance the retail experience, improve the already high quality-office space, and partner with experienced local operators to elevate the asset's performance. This acquisition further diversifies our national portfolio and reinforces our commitment to investing in vibrant, well-connected urban precincts."

Aware Super 's Head of Property, Alek Misev says,

"Our partnership with Aware Real Estate allows us to invest in high-quality assets that align with our long-term strategy to deliver strong, sustainable outcomes for our members.

"With a property portfolio valued at more than $2 billion, we're focused on opportunities like The Barracks that combine resilient income streams with value-creation potential."

Thank you to Tom Phipps and Ken Neufeld from Navigator Property Group who provided strategic advice to Aware Real Estate during the transaction and will continue work with Aware Real Estate to drive long-term performance

The Barracks was offered for sale by Paul Noonan (JLL) and Bruce Baker (CBRE).

– Ends –

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About Aware Real Estate:

Aware Real Estate was launched in 2022 to actively manage Aware Super's directly-owned Australian industrial, office, retail and mixed-use portfolio. Our purpose is to actively invest in, reposition and manage direct real estate in Australia to deliver strong returns to Aware Super Members and positive outcomes for the community. With c.$2 billion Assets Under Management (AUM), Aware Real Estate aims to be a market-leading property platform.

Visit awarerealestate.com.au or follow us on **LinkedIn**.

About Aware Super:

Aware Super is one of Australia's top-performing and largest profit-for-member super funds with a core objective of delivering the strongest risk-adjusted returns for its 1.2 million members. Our Australian and London-based investment teams currently originate and manage A$200 billion AUM on behalf of our members. As one of the top 50 institutional investors globally, we typically take an active management approach across alternative assets, including infrastructure, real estate and private equity, and additionally allocate to liquid markets. Returns for Aware Super's A$12 billion property portfolio are driven by a globally-diversified program which focuses on living, industrial, office upgrades, life sciences and cold storage.