

Our Portfolio
2024

Argosy



Building a
better future

NUMBER OF
BUILDINGS

50

NET LETTABLE
AREA (SQM)

624,814

PASSING
YIELD

6.05%

MARKET VALUE
OF BUILDINGS
(\$M)

1,974

OCCUPANCY
BY RENT

96.7%

PORTFOLIO
WALT

5.2yrs

105 Carlton Gore Road, Auckland.

Industrial



19 Nesdale Avenue, Wiri



VALUATION	\$ 68,400
WALT	10.6
NET LETTABLE AREA (SQM)	20,677
VACANT SPACE (SQM)	-
PASSING YIELD	5.88%

240 Puhinui Road, Manukau



VALUATION	\$ 44,050
WALT	10.6
NET LETTABLE AREA (SQM)	17,715
VACANT SPACE (SQM)	-
PASSING YIELD	5.56%

244 Puhinui Road, Manukau



VALUATION	\$ 15,250
WALT	10.6
NET LETTABLE AREA (SQM)	5,504
VACANT SPACE (SQM)	-
PASSING YIELD	5.27%

Highgate Parkway, Silverdale



VALUATION	\$ 36,400
WALT	3.8
NET LETTABLE AREA (SQM)	10,581
VACANT SPACE (SQM)	-
PASSING YIELD	5.14%

32 Bell Avenue, Mt Wellington



VALUATION	\$ 15,800
WALT	0.5
NET LETTABLE AREA (SQM)	8,139
VACANT SPACE (SQM)	-
PASSING YIELD	6.68%

12-16 Bell Avenue, Mt Wellington



VALUATION	\$ 37,400
WALT	8.8
NET LETTABLE AREA (SQM)	14,809
VACANT SPACE (SQM)	-
PASSING YIELD	4.84%

18-20 Bell Avenue, Mt Wellington



VALUATION	\$ 22,000
WALT	8.8
NET LETTABLE AREA (SQM)	8,941
VACANT SPACE (SQM)	-
PASSING YIELD	4.98%

2 Allens Road, East Tamaki



VALUATION	\$ 8,550
WALT	10.5
NET LETTABLE AREA (SQM)	2,920
VACANT SPACE (SQM)	-
PASSING YIELD	4.22%

12 Allens Road, East Tamaki



VALUATION	\$ 8,350
WALT	0.5
NET LETTABLE AREA (SQM)	2,333
VACANT SPACE (SQM)	-
PASSING YIELD	4.22%

106 Springs Road, East Tamaki



VALUATION	\$ 11,000
WALT	8.5
NET LETTABLE AREA (SQM)	3,846
VACANT SPACE (SQM)	-
PASSING YIELD	4.22%

5 Allens Road, East Tamaki



VALUATION	\$ 7,350
WALT	4.6
NET LETTABLE AREA (SQM)	2,572
VACANT SPACE (SQM)	-
PASSING YIELD	4.74%

1 Rothwell Avenue, Albany



VALUATION	\$ 35,900
WALT	6.3
NET LETTABLE AREA (SQM)	12,683
VACANT SPACE (SQM)	-
PASSING YIELD	5.11%

4 Henderson Place, Onehunga



VALUATION	\$ 31,550
WALT	7.3
NET LETTABLE AREA (SQM)	10,841
VACANT SPACE (SQM)	-
PASSING YIELD	5.62%

211 Albany Highway, Albany



VALUATION	\$ 35,100
WALT	3.8
NET LETTABLE AREA (SQM)	15,191
VACANT SPACE (SQM)	-
PASSING YIELD	6.02%

9 Ride Way, Albany



VALUATION	\$ 31,400
WALT	8.5
NET LETTABLE AREA (SQM)	9,178
VACANT SPACE (SQM)	-
PASSING YIELD	5.57%

Industrial

90-104 Springs Road, East Tamaki



VALUATION	\$ 8,900
WALT	2.9
NET LETTABLE AREA (SQM)	3,885
VACANT SPACE (SQM)	–
PASSING YIELD	4.69%

1-3 Unity Drive, Albany



VALUATION	\$ 17,850
WALT	7.2
NET LETTABLE AREA (SQM)	6,116
VACANT SPACE (SQM)	–
PASSING YIELD	4.87%

5 Unity Drive, Albany



VALUATION	\$ 9,100
WALT	7.2
NET LETTABLE AREA (SQM)	3,196
VACANT SPACE (SQM)	–
PASSING YIELD	4.91%

Cnr William Pickering Drive & Rothwell Avenue, Albany



VALUATION	\$ 22,500
WALT	6.1
NET LETTABLE AREA (SQM)	7,074
VACANT SPACE (SQM)	–
PASSING YIELD	4.51%

17 Mayo Road, Wiri



VALUATION	\$ 36,450
WALT	2.8
NET LETTABLE AREA (SQM)	13,351
VACANT SPACE (SQM)	–
PASSING YIELD	5.19%

320 Ti Rakau Drive, East Tamaki



VALUATION	\$ 75,800
WALT	4.3
NET LETTABLE AREA (SQM)	28,242
VACANT SPACE (SQM)	–
PASSING YIELD	6.04%

80-120 Favona Road, Mangere



VALUATION	\$ 146,000
WALT	4.0
NET LETTABLE AREA (SQM)	59,386
VACANT SPACE (SQM)	–
PASSING YIELD	5.82%

224 Neilson Street, Onehunga [DEVELOPMENT]

VALUATION	\$ 39,100
WALT	0.0
NET LETTABLE AREA (SQM)	–
VACANT SPACE (SQM)	–
PASSING YIELD	0.00%

8-14 Mt Richmond Drive, Mt Wellington



VALUATION	\$ 89,500
WALT	2.6
NET LETTABLE AREA (SQM)	94,219
VACANT SPACE (SQM)	–
PASSING YIELD	5.51%

15 Unity Drive, Albany



VALUATION	\$ 8,500
WALT	4.1
NET LETTABLE AREA (SQM)	7,002
VACANT SPACE (SQM)	–
PASSING YIELD	3.22%

133 Roscommon Road, Wiri



VALUATION	\$ 13,650
WALT	9.5
NET LETTABLE AREA (SQM)	15,862
VACANT SPACE (SQM)	–
PASSING YIELD	3.56%

Wellington

54-56 Jamaica Drive, Wellington



VALUATION	\$ 11,300
WALT	11.5
NET LETTABLE AREA (SQM)	1,825
VACANT SPACE (SQM)	–
PASSING YIELD	6.06%

147 Gracefield Road, Seaview



VALUATION	\$ 19,750
WALT	4.0
NET LETTABLE AREA (SQM)	8,018
VACANT SPACE (SQM)	–
PASSING YIELD	5.58%

19 Barnes Street, Seaview



VALUATION	\$ 17,050
WALT	7.4
NET LETTABLE AREA (SQM)	6,857
VACANT SPACE (SQM)	–
PASSING YIELD	7.07%

39 Randwick Road, Seaview



VALUATION	\$ 23,750
WALT	3.7
NET LETTABLE AREA (SQM)	16,249
VACANT SPACE (SQM)	4,049
PASSING YIELD	5.63%

68 Jamaica Drive, Grenada North



VALUATION	\$ 21,750
WALT	4.3
NET LETTABLE AREA (SQM)	9,417
VACANT SPACE (SQM)	–
PASSING YIELD	5.98%

Other

100 Maui Street, Hamilton



VALUATION	\$ 28,500
WALT	12.5
NET LETTABLE AREA (SQM)	12,341
VACANT SPACE (SQM)	–
PASSING YIELD	5.64%

8 Foundry Drive, Woolston, Christchurch



VALUATION	\$ 16,950
WALT	5.8
NET LETTABLE AREA (SQM)	7,668
VACANT SPACE (SQM)	–
PASSING YIELD	7.52%

Office



99-107 Khyber Pass Road, Grafton



VALUATION	\$ 16,200
WALT	2.6
NET LETTABLE AREA (SQM)	2,509
VACANT SPACE (SQM)	–
PASSING YIELD	6.87%

8 Nugent Street, Grafton



VALUATION	\$ 47,500
WALT	3.1
NET LETTABLE AREA (SQM)	8,125
VACANT SPACE (SQM)	–
PASSING YIELD	7.34%

39 Market Place, Viaduct Harbour



VALUATION	\$ 6,000
WALT	2.2
NET LETTABLE AREA (SQM)	10,365
VACANT SPACE (SQM)	4,461
PASSING YIELD	23.1%

82 Wyndham Street



VALUATION	\$ 49,300
WALT	7.8
NET LETTABLE AREA (SQM)	6,012
VACANT SPACE (SQM)	–
PASSING YIELD	6.20%

101 Carlton Gore Road, Newmarket



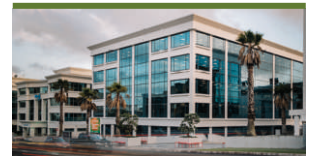
VALUATION	\$ 26,500
WALT	2.6
NET LETTABLE AREA (SQM)	4,486
VACANT SPACE (SQM)	–
PASSING YIELD	3.27%

105 Carlton Gore Road, Newmarket



VALUATION	\$ 49,100
WALT	7.9
NET LETTABLE AREA (SQM)	5,191
VACANT SPACE (SQM)	1,102
PASSING YIELD	5.36%

107 Carlton Gore Road, Newmarket



VALUATION	\$ 42,000
WALT	7.9
NET LETTABLE AREA (SQM)	6,093
VACANT SPACE (SQM)	–
PASSING YIELD	6.58%

Citibank Centre, 23 Customs Street East



VALUATION	\$ 72,300
WALT	3.6
NET LETTABLE AREA (SQM)	9,629
VACANT SPACE (SQM)	258
PASSING YIELD	6.61%

Wellington

7-27 Waterloo Quay



VALUATION	\$ 126,300
WALT	4.9
NET LETTABLE AREA (SQM)	23,080
VACANT SPACE (SQM)	-
PASSING YIELD	7.05%

15-21 Stout Street



VALUATION	\$ 134,000
WALT	2.3
NET LETTABLE AREA (SQM)	20,709
VACANT SPACE (SQM)	-
PASSING YIELD	6.96%

143 Lambton Quay



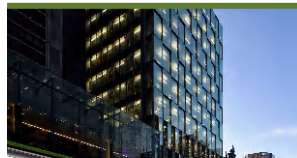
VALUATION	\$ 9,000
WALT	1.2
NET LETTABLE AREA (SQM)	6,216
VACANT SPACE (SQM)	-
PASSING YIELD	23.82%

147 Lambton Quay



VALUATION	\$ 42,250
WALT	1.4
NET LETTABLE AREA (SQM)	8,781
VACANT SPACE (SQM)	3,198
PASSING YIELD	5.07%

8-14 Willis Street/ 360 Lambton Quay



VALUATION	\$ 143,000
WALT	10.9
NET LETTABLE AREA (SQM)	16,776
VACANT SPACE (SQM)	-
PASSING YIELD	4.97%

Large Format Retail

Auckland

Albany Mega Centre and 11 Coliseum Drive, Albany



VALUATION	\$ 144,000
WALT	2.6
NET LETTABLE AREA (SQM)	33,792
VACANT SPACE (SQM)	–
PASSING YIELD	6.96%

50 & 54-62 Cavendish Drive, Manukau



VALUATION	\$ 30,700
WALT	1.6
NET LETTABLE AREA (SQM)	9,939
VACANT SPACE (SQM)	–
PASSING YIELD	6.57%

252 Dairy Flat Highway, Albany



VALUATION	\$ 10,250
WALT	5.8
NET LETTABLE AREA (SQM)	2,262
VACANT SPACE (SQM)	–
PASSING YIELD	5.43%

Other

Cnr Taniwha & Paora Hapi Streets, Taupo



VALUATION	\$ 10,500
WALT	1.50
NET LETTABLE AREA (SQM)	4,212
VACANT SPACE (SQM)	–
PASSING YIELD	7.59%



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Argosy

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