

Information Memorandum

Elders Limited

YEA VIC
4 STATION STREET/MELBA HIGHWAY
(CORNER OF PELISSIER STREET)

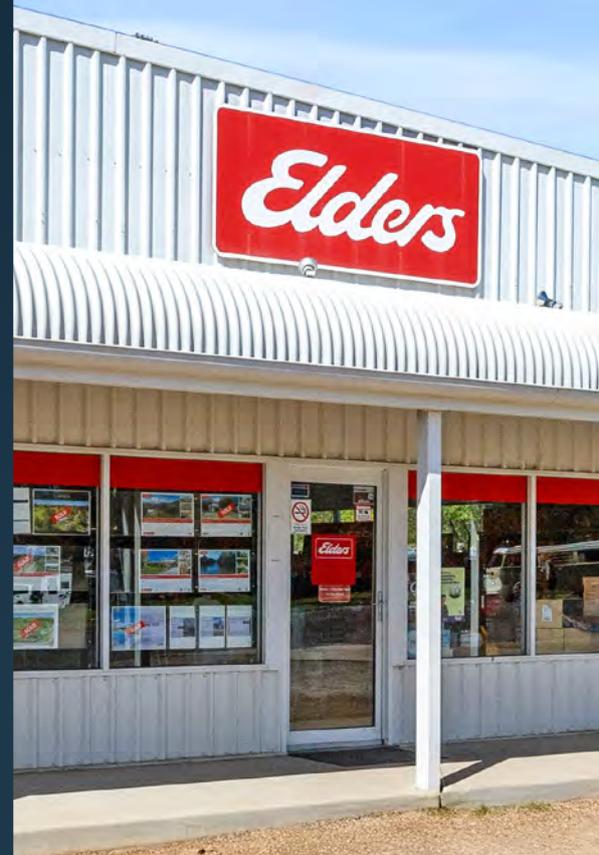
For Sale by Investment Portfolio Auction 180
10:30am AEDT Wednesday 22 October 2025
Garden Room, Crown Casino, Melbourne



STATION ST/MELBA HWY
1,800 VEHICLES PASSING DAILY

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Introduction

Burgess Rawson from CBRE in conjunction with Sutherland Farrelly are delighted to offer 'Elders Limited' at 4 Station Street, Yea VIC for sale by Auction, to be held from 10:30am AEDT Wednesday 22 October 2025 at Crown Casino, Melbourne.



Burgess Rawson from CBRE is a highly motivated commercial agency business providing clients with direct access to key decision makers.

Our emphasis on long-term relationships is particularly important. Since our inception in 1975, we have expanded our operations across Australia's eastern seaboard, with an interstate network of offices.

Our business was recently acquired by CBRE, the world's largest commercial real estate services and investment firm (based on 2024 revenue). This has further enhanced the solutions we can provide for high-net-worth individuals, developers, owner-operators, REITs, syndicators, and family offices.



At Sutherland Farrelly we are totally committed to quality service delivery. Our people know their markets and care about the people with whom they deal and the results they achieve. To ensure that we continue to provide the highest quality service in the industry, we have structured the business to reflect client needs in today's competitive market.

It is in our people, our commitment to personalised service, our guarantee to remain accessible and accountable, our continuing reputation in the market place,

Investment Highlights



New 7 Year Lease To 2031 With ASX Giant Elders | Trading On-Site For 20+ Years

- + Brand new Seven (7) year net lease to 2031 plus Two (2) further Five (5) year options to 2041, on-site for over 20 years.
- + Elders Limited: ASX Listed Tenant (ASX:ELD) with a market cap of \$1.46 billion, established in 1839 and has been an integral part of Australia's rural business landscape¹, supporting nearly 3,000 jobs nationally.²
- + Elders Real Estate: A branch of Elders Limited, with 1,200+ industry specialists operating in 300+ offices across Australia selling a combined \$8.4 billion worth of real estate in FY24.²
- + Elders Agribusiness Services: Largest division of Elders Limited, which incorporates rural products, livestock, wool, feed and advisory services, with the significant acquisition of Delta agribusiness which added \$835 million* in revenue FY24.²
- + Attractive net lease structure – Tenant pays all usual outgoings as per the lease.
- + Large 2,884sqm* corner freehold with 105m* of combined street frontage to Station Street & Pelissier Street.
- + Significant capital works and refurbishments have recently been completed.
- + Annual CPI rent review.
- + Central main thoroughfare position with proximity to FoodWorks, Australia Post, Caltex and Pharmacy as well as national bank branches and more.
- + Yea: strategic and expanding regional hub, underpinned by resilient agriculture, tourism and lifestyle industries. Central in Murrindindi Shire Council with thriving tourism industry that attracts over 1.2 million visitors each year.³
- + Potential 50% stamp duty savings.
- + Net Income: \$122,324 pa* + GST (Jan 2026 based on assumed 2% CPI Increase)

Investment Snapshot



New Lease Term:

7 Years to Dec 2031

plus Two (2) further Five (5) Year options to 2041



Long Term Occupation:

Trading On-Site 20+ Years



Landlord Favourable Lease Terms:

Tenant Pays All Outgoings

excluding land tax as per the lease



Site Area:

2,884 sqm*

with 105m* of combined street frontage to Station Street & Pelissier Street



Net Income:

\$122,324 pa* + GST

(As at Jan 2026 based on assumed 2% CPI Increase)

Property Details



Title Details

Volume 12350
Folio 839 & 840



Land Description

Lots 1 & 2 Plan of
Subdivision 718590X



Land Area

2,884 sqm*



Building Area

545 sqm*



Frontage

105 metres*



Zoning

Mixed Use Zone under
the Murindindi Planning
Scheme



Approx Outline/Boundaries Indicative Only

**Elders Limited: ASX
Listed (ASX:ELD)
Business, operating from
this site for over 20 years.**



Building Details

Improvements

The property is developed with two separate primary improvements, being the Elders produce store and a corrugated galvanised iron storage shed.

Elders Produce Store – Lot 1 on Plan of Subdivision 718590X

The Elders produce store is situated on the corner of the intersection of Station and Pelissier Streets and has an overall area of approximately 300 square metres.

The building comprises a steel deck showroom/warehouse with construction features including concrete flooring, plaster internal linings, suspended tile ceiling, fluorescent lighting, aluminium framed windows and steel deck roof cladding.

Accommodation comprises entry into an open plan retail area, three offices, a kitchen and a warehouse area with a steel frame, steel roof frame, steel deck roof cladding, sisalation underlay and mercury vapour lighting. Accommodation within this area is of an open plan nature with steel roller shutter door. Renovated toilets adjoin the rear of the building.

Adjoining the building is a steel deck clad canopy with a steel frame which has an area of approximately 110 square metres.

Boundary fencing is of steel post and wire mesh construction and the property is provided with an extensive yard area for product storage, with three separate vehicle accesses.

Former Fertiliser Shed – Lot 2 on Plan of Subdivision 718590X

The adjoining site includes a steel deck clad shed and construction features include concrete flooring and the building has an overall area of approximately 135 square metres.

The yard is provided with steel post and wire mesh fencing, with the area being gravel sealed.



Lease Summary

Lessee	Elders Rural Services Australia Limited
Lease Term	Seven (7) year lease from 1 January 2025 to 31 December 2031
Options	Two (2) further Five (5) year options to 2041
Annual Reviews	Annual CPI review
Market Review	At the commencement of each further term
Outgoings	Tenant responsible for all usual outgoings (excluding land tax) as per the lease
Rent	\$124,694 pa* + GST (Jan 2026 based on assumed 2% CPI Increase)



*Approx

Financial Summary

Rent	\$ 124,694 pa* + GST ^^
Less Non-Recoverable Outgoings	
Land Tax (single holding)	\$ 2,370 pa*
Net Income	\$ 122,324 pa + GST ^^

^^ (Jan 2026 based on assumed 2% CPI Increase)



Yea Saleyards

The Yea Saleyards is the premier livestock sales complex in North Central Victoria with an outstanding reputation for its throughput of high quality store cattle. The ease of use and efficiency of the yards and ramps are first class.

Sales are held monthly with feature weaner sales held in January, May and December. The yards hold 4,000 head of weaner cattle or 3,000 head of grown cattle assuring buyers of larger runs of cattle.



Tenant Profile



Elders is an established 180-year-old agribusiness success story, with a market cap of \$1.42 billion. As one of Australia's leading agribusinesses, Elders provide various services to producers including finance, banking and real estate services as well as wool, grain and livestock trading.

Elders Limited: ASX Listed Tenant (ASX:ELD) with a market cap of \$1.46 billion, established in 1839 and has been an integral part of Australia's rural business landscape¹, supporting nearly 3,000 jobs nationally.²

Elders Real Estate: A branch of Elders Limited, with 1,200+ industry specialists operating in 300+ offices across Australia selling a combined \$8.4 billion worth of real estate in FY24.²

Elders Agribusiness Services: Largest division of Elders Limited, which incorporates rural products, livestock, wool, feed and advisory services, with the significant acquisition of Delta agribusiness which added \$835 million* in revenue FY24.²

Elders Farm Supplies

Elders expert knowledge of rural Australia and its extensive and highly involved supply chains allows them to offer competitive pricing for a wide range of farm supply products.

Elders provides knowledge and experience covering the following areas of real estate: Residential Sales, Property Management, Commercial – sales & leasing, Rural Property / Commercial Farms, Small and Hobby Farms, Lifestyle properties, Clearing sales, Water Trading and Holiday rentals.

Elders also offer a full range of insurance and financial planning services to both rural, regional and metropolitan clients via Elders Insurance and Elders Financial Planning. Their wide network of offices in regional centres and capital cities allows access to the expertise of an Elders Insurance Agent or Financial Planner.

For more information, visit www.elders.com.au.

Yea, Victoria

Location & Background

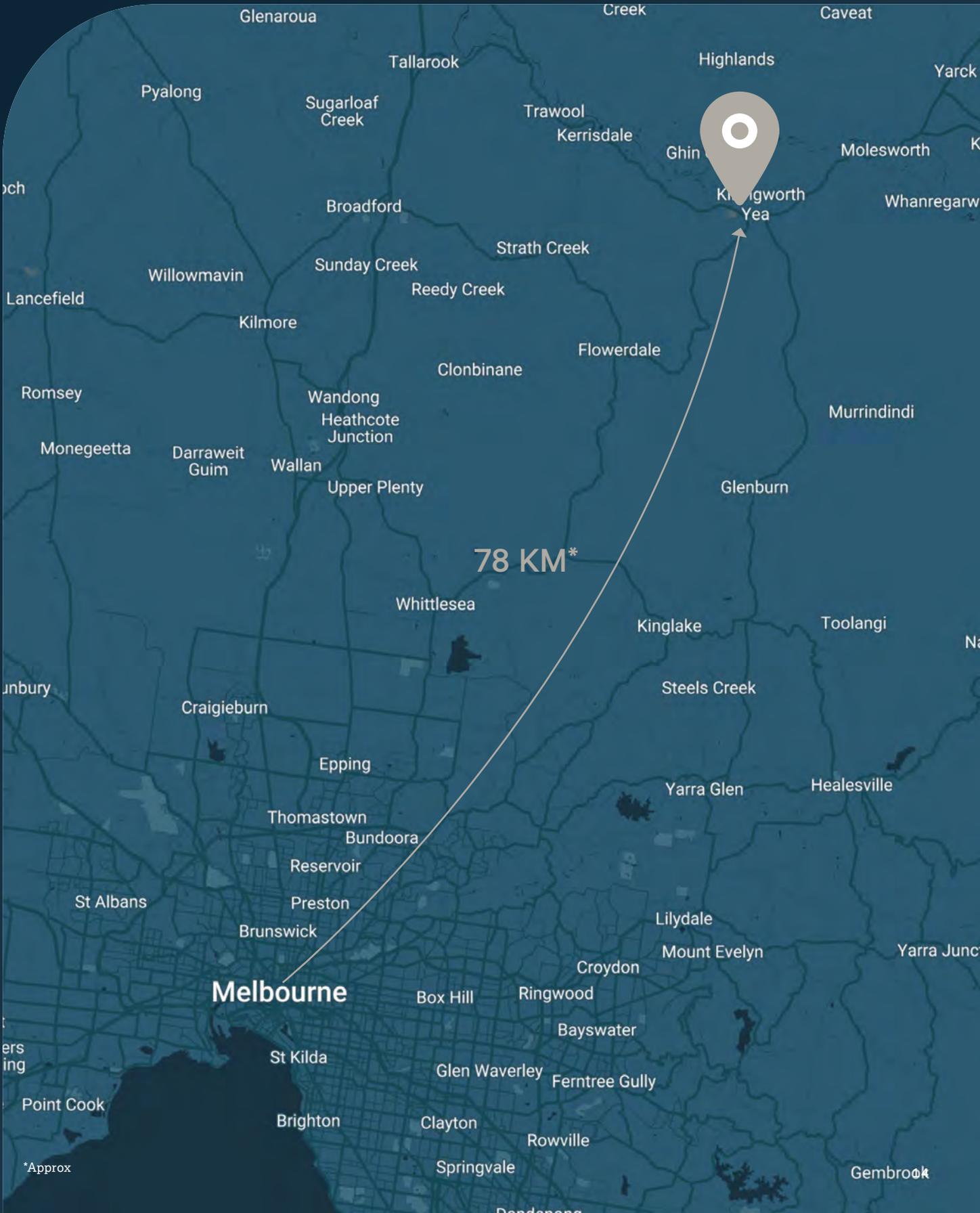
Yea is a rural town in Victoria located at the junction of the Goulburn Valley Highway and the Melba Highway, roughly 110–112 km north-east of Melbourne, in the Shire of Murrindindi. It functions as a service centre for the surrounding agricultural and lifestyle regions, with a history rooted in grazing, timber, and gold mining.

Economic Drivers & Growth Factors

- + **Agriculture & Livestock:** Yea remains an important hub for livestock sales and supports surrounding farming activity. The saleyards are a regular economic contributor.
- + **Tourism & Lifestyle Migration:** With its scenic surroundings, proximity to Melbourne (approximately 110-km), and amenity for regional lifestyles, Yea is attracting people seeking a tree-change or weekend/live-away lifestyle.
- + **Residential & Real Estate Trends:** The median house price in Yea is relatively moderate compared to metropolitan areas. In recent years there has been upward movement in property values, with demand driven by both locals and non-locals seeking rural/residential living.



Location



*Approx

Method of Sale

For Sale by Investment Portfolio Auction 180
10:30am (AEDT) Wednesday 22 October 2025
Garden Room, Crown Casino, Melbourne

Bidder Registration

To bid at auction you must pre-register. Please contact the exclusive selling agents for further information.

Inspections

Inspections can be arranged by prior appointment, click [here](#) to book.

Due Diligence

Due Diligence material will be provided upon [request](#)

Contact

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Disclaimer

The information contained in the report/information memorandum has been prepared in good faith and due care by the Vendor and Burgess Rawson from CBRE and Sutherland Farrelly Any projections contained in the report therefore, represent best estimates only and may be based on assumptions.

The information contained herein is supplied without any representation as to its truth or accuracy. All interested parties should make their own enquiries to satisfy themselves in all aspects and obtain their own independent advice in order to verify any of the information. All stated dimensions and areas are approximate.

The vendor does not represent or warrant the accuracy of any information contained in this document. Subject to any statutory limitation on its ability to do so, the vendor disclaims all liability under any cause of action, including negligence, for any loss arising from reliance on this document.

Specifically, we make the following disclosures:

- + All areas, measurements, boundaries, car space numbers, rents are approximate only and subject to final confirmation;
- + The indicative depreciation schedule has been provided by J Mathew Advisory and is an estimate only and cannot be used for tax purposes.

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GST Disclaimer

Burgess Rawson from CBRE and Sutherland Farrelly advises that the financial information in this report relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

With offices across Australia,
Burgess Rawson from CBRE
has a truly national understanding
and unparalleled collective expertise.



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Melbourne, VIC 3000

Mildura

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Sydney, NSW 2000

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A Level 3, Waterfront Place
1 Eagle Street, Brisbane, QLD 4000

Townsville

T 07 3184 0139
A Ground Floor, 61-73 Sturt Street
Townsville, QLD 4810

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