

Our Portfolio
2025

Argosy

OUR *quality* PORTFOLIO



NUMBER OF
BUILDINGS

50

NET LETTABLE
AREA (SQM)

549,235

PASSING
YIELD

6.00%

MARKET VALUE
OF BUILDINGS
(\$M)

2,109

OCCUPANCY
BY RENT

96.5%

PORTFOLIO
WALT

5.1yrs

8 Willis Street, Wellington

Industrial

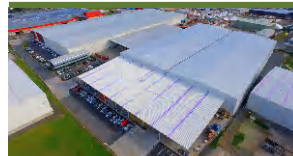
Auckland

19 Nesdale Avenue, Wiri



VALUATION	\$ 74,200
WALT	9.6
NET LETTABLE AREA (SQM)	20,621
VACANT SPACE (SQM)	–
PASSING YIELD	5.69%

240 Puhinui Road, Manukau



VALUATION	\$ 46,700
WALT	9.6
NET LETTABLE AREA (SQM)	13,273
VACANT SPACE (SQM)	–
PASSING YIELD	5.48%

244 Puhinui Road, Manukau



VALUATION	\$ 16,500
WALT	9.6
NET LETTABLE AREA (SQM)	4,353
VACANT SPACE (SQM)	–
PASSING YIELD	5.28%

Highgate Parkway, Silverdale



VALUATION	\$ 38,000
WALT	2.8
NET LETTABLE AREA (SQM)	10,581
VACANT SPACE (SQM)	–
PASSING YIELD	5.03%

32 Bell Avenue, Mt Wellington



VALUATION	\$ 18,700
WALT	2.5
NET LETTABLE AREA (SQM)	8,139
VACANT SPACE (SQM)	–
PASSING YIELD	6.42%

12-16 Bell Avenue, Mt Wellington



VALUATION	\$ 37,450
WALT	7.7
NET LETTABLE AREA (SQM)	14,809
VACANT SPACE (SQM)	–
PASSING YIELD	5.13%

18-20 Bell Avenue, Mt Wellington



VALUATION	\$ 22,600
WALT	7.8
NET LETTABLE AREA (SQM)	5,639
VACANT SPACE (SQM)	–
PASSING YIELD	4.98%

2 Allens Road, East Tamaki



VALUATION	\$ 10,500
WALT	9.5
NET LETTABLE AREA (SQM)	2,920
VACANT SPACE (SQM)	–
PASSING YIELD	6.41%

12 Allens Road, East Tamaki



VALUATION	\$ 9,500
WALT	8.5
NET LETTABLE AREA (SQM)	2,307
VACANT SPACE (SQM)	–
PASSING YIELD	4.42%

106 Springs Road, East Tamaki



VALUATION	\$ 13,800
WALT	7.5
NET LETTABLE AREA (SQM)	3,910
VACANT SPACE (SQM)	–
PASSING YIELD	4.73%

5 Allens Road, East Tamaki



VALUATION	\$ 8,150
WALT	3.6
NET LETTABLE AREA (SQM)	2,572
VACANT SPACE (SQM)	–
PASSING YIELD	4.38%

1 Rothwell Avenue, Albany



VALUATION	\$ 36,700
WALT	5.3
NET LETTABLE AREA (SQM)	12,683
VACANT SPACE (SQM)	–
PASSING YIELD	5.13%

4 Henderson Place, Onehunga



VALUATION	\$ 34,100
WALT	6.3
NET LETTABLE AREA (SQM)	10,841
VACANT SPACE (SQM)	–
PASSING YIELD	5.36%

211 Albany Highway, Albany



VALUATION	\$ 37,900
WALT	2.8
NET LETTABLE AREA (SQM)	14,589
VACANT SPACE (SQM)	–
PASSING YIELD	5.74%

9 Ride Way, Albany



VALUATION	\$ 31,900
WALT	7.5
NET LETTABLE AREA (SQM)	9,178
VACANT SPACE (SQM)	–
PASSING YIELD	5.62%

Industrial

**90-104 Springs Road,
East Tamaki**



VALUATION	\$ 10,200
WALT	1.9
NET LETTABLE AREA (SQM)	3,885
VACANT SPACE (SQM)	–
PASSING YIELD	4.22%

1-3 Unity Drive, Albany



VALUATION	\$ 18,450
WALT	6.2
NET LETTABLE AREA (SQM)	6,116
VACANT SPACE (SQM)	–
PASSING YIELD	4.84%

5 Unity Drive, Albany



VALUATION	\$ 9,400
WALT	6.2
NET LETTABLE AREA (SQM)	3,046
VACANT SPACE (SQM)	–
PASSING YIELD	4.88%

**Cnr William Pickering Drive &
Rothwell Avenue, Albany**



VALUATION	\$ 23,750
WALT	5.1
NET LETTABLE AREA (SQM)	7,074
VACANT SPACE (SQM)	–
PASSING YIELD	5.75%

17 Mayo Road, Wiri



VALUATION	\$ 37,500
WALT	1.8
NET LETTABLE AREA (SQM)	13,351
VACANT SPACE (SQM)	–
PASSING YIELD	5.16%

320 Ti Rakau Drive, East Tamaki



VALUATION	\$ 78,900
WALT	3.5
NET LETTABLE AREA (SQM)	28,242
VACANT SPACE (SQM)	–
PASSING YIELD	5.92%

80-120 Favona Road, Mangere



VALUATION	\$ 155,250
WALT	3.0
NET LETTABLE AREA (SQM)	59,386
VACANT SPACE (SQM)	–
PASSING YIELD	5.48%

224 Neilson Street, Onehunga



VALUATION	\$ 89,200
WALT	12.0
NET LETTABLE AREA (SQM)	5,414
VACANT SPACE (SQM)	–

**8-14 Mt Richmond Drive,
Mt Wellington**



VALUATION	\$ 103,000
WALT	3.2
NET LETTABLE AREA (SQM)	23,016
VACANT SPACE (SQM)	–

15 Unity Drive, Albany



VALUATION	\$ 8,120
WALT	3.1
NET LETTABLE AREA (SQM)	7,002
VACANT SPACE (SQM)	–
PASSING YIELD	3.82%

133 Roscommon Road, Wiri



VALUATION	\$ 13,950
WALT	8.5
NET LETTABLE AREA (SQM)	15,862
VACANT SPACE (SQM)	–
PASSING YIELD	3.57%

Wellington

54-56 Jamaica Drive, Wellington



VALUATION	\$ 11,400
WALT	10.5
NET LETTABLE AREA (SQM)	1,825
VACANT SPACE (SQM)	–
PASSING YIELD	6.12%

147 Gracefield Road, Seaview



VALUATION	\$ 21,000
WALT	3.0
NET LETTABLE AREA (SQM)	8,018
VACANT SPACE (SQM)	–
PASSING YIELD	5.35%

19 Barnes Street, Seaview



VALUATION	\$ 17,800
WALT	6.4
NET LETTABLE AREA (SQM)	6,857
VACANT SPACE (SQM)	–
PASSING YIELD	7.04%

39 Randwick Road, Seaview



VALUATION	\$ 26,500
WALT	4.2
NET LETTABLE AREA (SQM)	16,249
VACANT SPACE (SQM)	–
PASSING YIELD	6.90%

68 Jamaica Drive, Grenada North



VALUATION	\$ 21,500
WALT	3.3
NET LETTABLE AREA (SQM)	9,417
VACANT SPACE (SQM)	–
PASSING YIELD	6.05%

Other

100 Maui Street, Hamilton



VALUATION	\$ 29,000
WALT	11.5
NET LETTABLE AREA (SQM)	12,236
VACANT SPACE (SQM)	–
PASSING YIELD	5.87%

8 Foundry Drive, Woolston, Christchurch



VALUATION	\$ 17,250
WALT	4.8
NET LETTABLE AREA (SQM)	7,762
VACANT SPACE (SQM)	–
PASSING YIELD	7.61%

Office

Auckland

99-107 Khyber Pass Road, Grafton



VALUATION	\$ 16,200
WALT	2.2
NET LETTABLE AREA (SQM)	2,509
VACANT SPACE (SQM)	–
PASSING YIELD	6.96%

8 Nugent Street, Grafton



VALUATION	\$ 47,600
WALT	3.5
NET LETTABLE AREA (SQM)	8,125
VACANT SPACE (SQM)	–
PASSING YIELD	7.54%

39 Market Place, Viaduct Harbour



VALUATION	\$ 6,100
WALT	3.1
NET LETTABLE AREA (SQM)	10,365
VACANT SPACE (SQM)	8,220
PASSING YIELD	9.0%

82 Wyndham Street



VALUATION	\$ 49,750
WALT	6.7
NET LETTABLE AREA (SQM)	6,012
VACANT SPACE (SQM)	–
PASSING YIELD	6.20%

101 Carlton Gore Road, Newmarket



VALUATION	\$ 29,000
WALT	3.3
NET LETTABLE AREA (SQM)	4,206
VACANT SPACE (SQM)	987
PASSING YIELD	5.77%

105 Carlton Gore Road, Newmarket



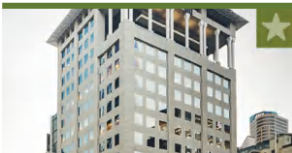
VALUATION	\$ 49,500
WALT	6.9
NET LETTABLE AREA (SQM)	5,196
VACANT SPACE (SQM)	570
PASSING YIELD	6.44%

107 Carlton Gore Road, Newmarket



VALUATION	\$ 43,750
WALT	6.9
NET LETTABLE AREA (SQM)	6,093
VACANT SPACE (SQM)	–
PASSING YIELD	6.44%

Citibank Centre, 23 Customs Street East



VALUATION	\$ 74,000
WALT	4.0
NET LETTABLE AREA (SQM)	9,629
VACANT SPACE (SQM)	–
PASSING YIELD	7.22%

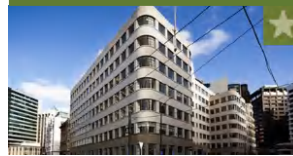
Wellington

7-27 Waterloo Quay



VALUATION	\$ 128,100
WALT	3.9
NET LETTABLE AREA (SQM)	23,080
VACANT SPACE (SQM)	–
PASSING YIELD	6.54%

15-21 Stout Street



VALUATION	\$ 135,000
WALT	1.3
NET LETTABLE AREA (SQM)	20,709
VACANT SPACE (SQM)	–
PASSING YIELD	6.53%

143 Lambton Quay



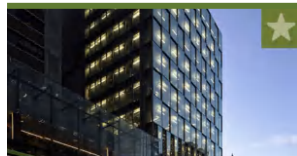
VALUATION	\$ 7,500
WALT	0.2
NET LETTABLE AREA (SQM)	6,216
VACANT SPACE (SQM)	–
PASSING YIELD	28.58%

147 Lambton Quay



VALUATION	\$ 41,000
WALT	2.2
NET LETTABLE AREA (SQM)	8,949
VACANT SPACE (SQM)	5,213
PASSING YIELD	4.48%

8-14 Willis Street/ 360 Lambton Quay



VALUATION	\$ 148,000
WALT	9.9
NET LETTABLE AREA (SQM)	16,767
VACANT SPACE (SQM)	–
PASSING YIELD	4.37%

Large Format Retail

Auckland

Albany Mega Centre and 11 Coliseum Drive, Albany



VALUATION	\$ 151,500
WALT	5.1
NET LETTABLE AREA (SQM)	33,792
VACANT SPACE (SQM)	–
PASSING YIELD	7.07%

50 & 54-62 Cavendish Drive, Manukau



VALUATION	\$ 31,100
WALT	6.2
NET LETTABLE AREA (SQM)	9,939
VACANT SPACE (SQM)	–
PASSING YIELD	6.49%

252 Dairy Flat Highway, Albany



VALUATION	\$ 11,200
WALT	4.8
NET LETTABLE AREA (SQM)	2,262
VACANT SPACE (SQM)	–
PASSING YIELD	4.97%

Other

Cnr Taniwha & Paora Hapi Streets, Taupo



VALUATION	\$ 10,900
WALT	1.50
NET LETTABLE AREA (SQM)	4,212
VACANT SPACE (SQM)	–
PASSING YIELD	7.46%



In accordance with Argosy's Green Bond Framework, "Green Buildings" are existing and/or planned Office, Industrial and Large Format Retail buildings, including upgrades, that are either targeting or have been certified as obtaining either a minimum 4 Star NZGBC Green Star Built rating or a minimum 4 Star NABERSNZ Energy Base Build Rating or Energy Whole Building Rating.

Our Portfolio



224b Neilson Street, Onehunga, Auckland

Argosy

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