INFORMATION MEMORANDUM

THE HARPER STREET PORTFOLIO | PORT HEDLAND, WA

6, 8 & 10 Harper Street, Port Hedland WA 6721

A Premium 2,382 m² Contiguous Development Site Offered Fully Leased "In One Line"

1. EXECUTIVE SUMMARY

Vast Property Group is privileged to present to market 6, 8, and 10 Harper Street, Port Hedland. This offering represents a rare opportunity to acquire a substantial, contiguous land footprint of 2,382 m² in one of the world's most critical economic hubs.

Delivered as a fully leased asset portfolio providing immediate cash flow, the portfolio has been strategically consolidated to offer long-term development scale. It is perfectly positioned to provide strong holding income while a purchaser finalises future designs for corporate workforce accommodation, micro-unit complexes, or high-density residential developments to support the region's expanding tier-one resource operations.

Investment Highlights

- **Substantial Scale**: A combined footprint of 2,382 m² with an expansive, highly efficient street frontage of 55 to 60 lineal metres.
- **Immediate Holding Income & Staggered Risk**: Delivered 100% leased, generating $4,150 per week ($215,800 per annum) to eliminate carrying costs during planning. The staggered lease expiry profile allows unique flexibility to commence development works on early-vacating lots while maintaining income on others.
- **High-Yield Development Potential**: Consolidated configuration allows for optimised design efficiency, minimising wasted common space for future development layouts under R20, R30 or R40 density coding.
- **Unprecedented Market Timing**: Port Hedland residential vacancies sit near historic lows (~0.18%), ensuring strong lease covenant security, high rental leverage, and exceptional long-term tenant retention.
- **Location Advantage**: Harper Street offers a desirable beachside pocket layout while remaining highly accessible to the Port Hedland commercial centre, Wedgefield industrial hub, and major transport arteries.

$4,150 / week Portfolio Gross Holding Income	**$215,800 p.a.** Annualised Gross Income
2,382 m² Total Contiguous Land Area	**100% Leased** Immediate Income — Zero Vacancy

2. PROPERTY OVERVIEW

The portfolio consists of three adjoining freehold allotments, to be sold concurrently to a single purchaser subject to the existing residential tenancies. Each lot is individually titled, with all three comprising a contiguous land parcel offering exceptional development scale along Harper Street.

Property Address	Lot Number	Title Reference	Area (m²)	Current Improvement & Tenancy Status
6 & 6A Harper Street	Lot #1193 Plan 214561	Volume 1641 Folio 548	736 m²	Residential Dwellings (Dual Tenancy Portfolio)
8 Harper Street	Lot #1194 Plan 214561	Volume 1641 Folio 548	736 m²	Residential Dwelling (Leased)
10 Harper Street	Lot #1195 Plan 214561	Volume 1641 Folio 550	910 m²	Residential Dwelling (Leased to June 2027)
PORTFOLIO TOTAL	**—**	**—**	**2,382 m²**	**Total Income-Producing Site Potential**

Tenancy Schedule

Property	Current Weekly Rent	Annualised Gross	Lease Expiry	Tenancy Terms
6 Harper Street	$900 / week	$46,800 p.a.	21 Jan 2027	Standard Residential Lease
6A Harper Street	$450 / week	$23,400 p.a.	14 May 2027	Standard Residential Lease
8 Harper Street	$1,000 / week	$52,000 p.a.	[Insert Expiry]	Owner-Leased Agreement
10 Harper Street	$1,800 / week	$93,600 p.a.	29 June 2027	Corporate / Residential Tenant
PORTFOLIO TOTAL	**$4,150 / week**	**$215,800 p.a.**	**—**	**Premium Consolidated Holding**

Site Characteristics

- **Frontage & Topography**: Combining all three lots yields 55 to 60 lineal metres of direct frontage to Harper Street. The topography is generally level and highly suited for rapid future civil preparation.

- **The Development Impact**: A flat site means an incoming builder faces minimal retaining wall requirements and significantly lower earthmoving or cut-and-fill structural costs once tenancies conclude.
- **Services**: Standard utility connections (deep sewerage, mains water, and underground power) are connected to each individual allotment.

Critical Local Planning Constraint — Flood Overlay

The Constraint: Public geographic data explicitly detects a flood overlay affecting 6, 8, and 10 Harper Street.

How It Affects Development: This does not stop a developer from building, but it does dictate structural design. The Town of Port Hedland Planning Department and regional coastal planning policies require a mandated Finished Floor Level (FFL). A developer will simply need to build unit foundations slightly elevated above the storm-surge/flood benchmark — a standard and cost-effective engineering response in this region.

2A. SITE IMAGERY — 6, 8 & 10 HARPER STREET

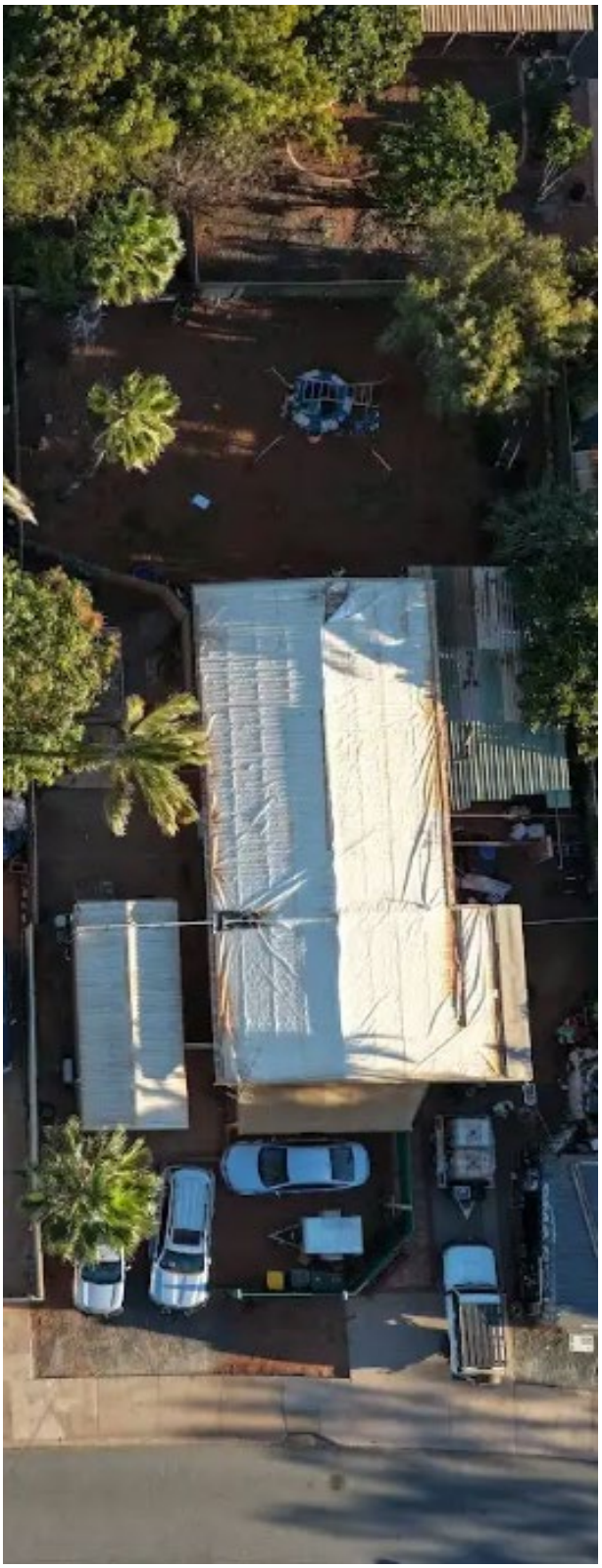
Aerial cadastral extracts for each of the three allotments comprising the portfolio, shown for lot reference and boundary orientation.



Aerial cadastral extract — lot boundary reference, not to scale

Aerial cadastral extract — lot boundary reference, not to scale

6 Harper Street









Aerial cadastral extract — lot boundary reference. Not to scale

8 Harper Street



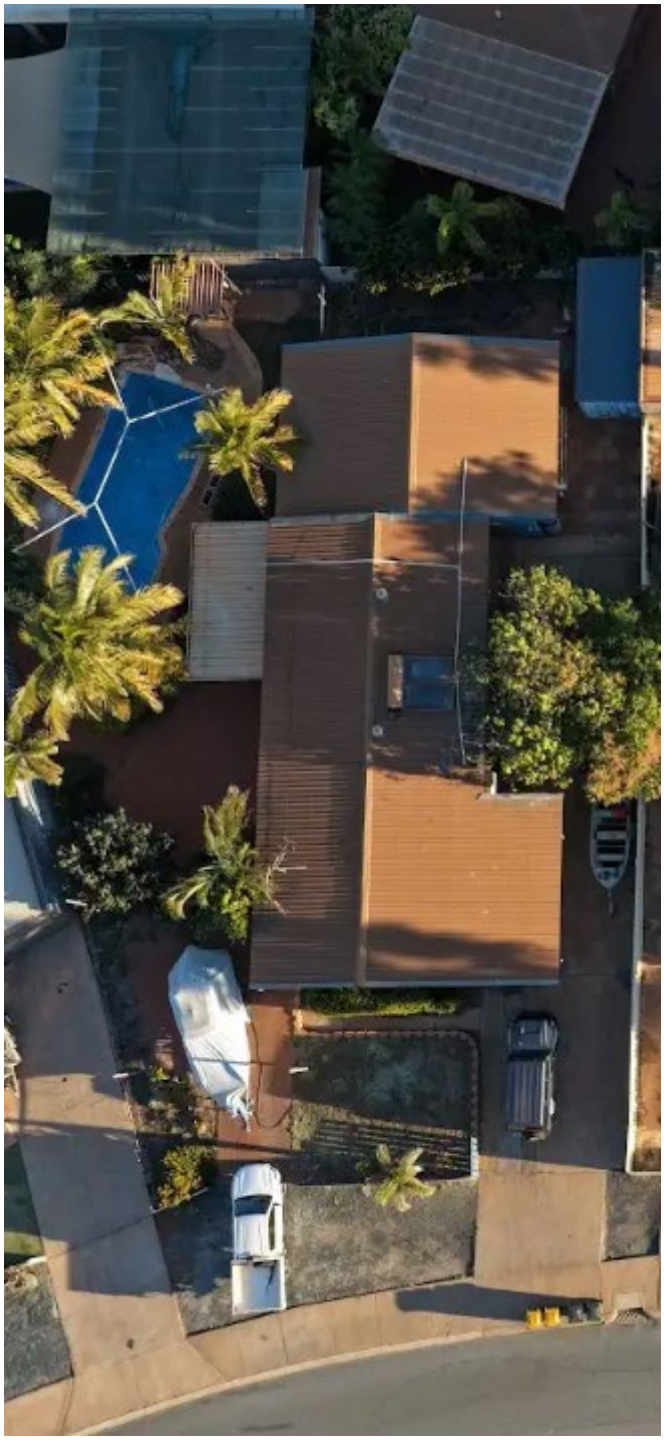






Aerial cadastral extract — lot boundary reference. Not to scale.

10 Harper Street









Aerial cadastral extract — lot boundary reference. Not to scale.

3. ZONING & THEORETICAL DEVELOPMENT YIELD

The site falls under the jurisdiction of the Town of Port Hedland Local Planning Scheme No. 7 (LPS7). Based on standard Western Australian Residential Design Codes (R-Codes), the combined 2,382 m² land footprint yields the following theoretical development capacities upon the expiration of current lease terms, subject to final council approval.

Scenario A — R20 Density Coding (Low-Medium Infill)

Framework: 450 m² average site area per dwelling

Theoretical Yield: 5 Premium Detached Dwellings / Large Staff Houses

Target Buyer: Corporate owner-occupiers seeking premium executive houses with substantial yard space

Scenario B — R30 Density Coding (Medium Density Infill)

Framework: 300 m² average site area per dwelling

Theoretical Yield: 7 to 8 Grouped Townhouses / Villas. Note: At 2,382 m², the site sits at 7.94 mathematical capacity, making an 8-unit layout highly viable via R-Code averaging provisions

Target Buyer: Workforce accommodation providers looking to maximise rental yield via premium townhouses

Scenario C — R40 Density Coding (High Density Infill / Strategic Overlays)

Framework: 220 m² average site area per dwelling

Theoretical Yield: 10 Multiple Dwellings / Micro-Apartments

Target Buyer: Institutional developers looking to maximise key count for high-density, multi-tenant workforce solutions

Density Scenario	Min. Site Area	Theoretical Yield	Target Buyer Profile
R20 (Low-Medium)	450 m² / dwelling	5 dwellings	Corporate owner-occupier
R30 (Medium Density)	300 m² / dwelling	7–8 townhouses / villas	Workforce accommodation provider
R40 (High Density)	220 m² / dwelling	10 dwellings / micro-apts	Institutional / multi-tenant developer

4. LOCATION & MARKET DYNAMICS

The Pilbara Economic Engine

Port Hedland remains the highest-tonnage bulk export port in the world, backed by multi-billion dollar capital expansions from BHP, Fortescue, Hancock Prospecting, and Mineral Resources. The region is the economic backbone of Australia's resource sector and continues to attract significant domestic and international investment.

Local Housing Crisis

The region is facing a critical structural shortage of high-quality workforce accommodation, directly protecting the rental yield of this portfolio.

- **Low Supply**: Existing residential housing stock is heavily restricted, with market vacancy rates effectively at zero (~0.18%). This creates exceptional rental leverage for income-producing landholders.
- **Infrastructure Pipeline**: Upcoming green energy, port expansion, and rail infrastructure projects are projected to bring thousands of additional personnel to the region, placing immense upward pressure on land values and rental rates.
- **Location Advantage**: Harper Street offers a desirable beachside pocket layout while remaining highly accessible to the Port Hedland commercial centre, Wedgefield industrial hub, and all major transport arteries.
- **Rental Market Dynamics**: Corporate and resource sector tenants routinely pay premium rents for well-located, quality accommodation in this market. The portfolio's $4,150 per week holding income reflects this structural advantage and is expected to increase with each lease renewal cycle.

~0.18%	#1
Residential Vacancy Rate (near historic low)	Highest-Tonnage Bulk Export Port in the World

5. TRANSACTION STRUCTURE & METHOD OF SALE

The properties are being offered for sale via Expression of Interest (EOI), handled exclusively by Vast Property Group. This is a portfolio sale only — no individual lot sales will be considered.

Method of Sale	Expression of Interest (EOI) —
Terms of Acquisition	Offered collectively "In One Line" — 6, 8 & 10 Harper Street must be purchased under a simultaneous contract
Tenancy Treatment	Subject to existing residential tenancies — all tenancies transfer with the properties
GST Treatment	Intended to be structured as a Going Concern for GST purposes, subject to purchaser meeting statutory requirements
Settlement Terms	Standard 30/60/90 days. All security bonds and pro-rata rent to be transferred to purchaser at settlement
Inspections	Strictly by appointment with the listing agent. Minimum 48 hours' notice required to respect tenant privacy
Due Diligence	Prospective buyers are encouraged to conduct independent due diligence regarding zoning, overlays, flood constraints, and tenancy agreements

For All Enquiries & Due Diligence

Greg Isaac

Managing Director, Licensee Asset Management — Sales & Leasing

M: 0466 122 294 **T:** 08 6500 7388 **F:** 08 9284 1611

E: greg@vastgroup.com.au **W:** vastgroup.com.au

A: 58 Jersey Street, Jolimont WA 6014 **P:** PO Box 1159 OPDC Osborne Park 6917

Licensee: Vast Property Group Pty Ltd | ACN: 624 604 539 | ABN: 85 624 604 539 | Licence No: RA 76273

Commercial • Retail • Industrial • Sales & Leasing • Property Management • Investment Consultancy

DISCLAIMER

The particulars contained in this document do not form part of any contract and no representation or warranty is made by Vast Property Group. No responsibility is accepted whatsoever. Prospective buyers should conduct their own independent due diligence regarding zoning, overlays, flood constraints, and tenancy agreements. All figures are indicative only and subject to independent verification.