

FINANCIAL REVIEW

SE Property
HD **China** banks eye Brisbane
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WC 293 words
PD 15 August 2014
SN The Australian Financial Review
SC AFNR
ED First
PG 34
LA English
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China Construction Bank – the sixth largest bank in the world by market capitalisation – has leased an entire boutique building in Brisbane's central **business** district.

The bank, which was initially looking to **buy** the asset, has taken a seven-year lease over 340 Queen Street at a high rent compared with the rest of the market.

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The bank will pay more than \$800 a square metre for the **B**-grade building on a gross effective basis with no incentives from the landlord.

By comparison, the premium-grade 480 Queen Street has been doing deals on a gross effective rent of between \$650 and \$700 a square metre a year with an incentive of close to 35 per cent.

CCB has taken the space in preparation for the G20 summit in November but the bank was unable to make a statement on the deal.

The asset, which covers only 720 square metres, has also just been **sold** to local syndicator Trident Corporation for more than \$5 **million**.

JLL's Seb Turnbull negotiated the asset **sale** while Knight Frank's Tom O'Driscoll introduced the bank.

Less than 100 metres away from the CCB's new premises, Bank of **China** has already taken up to 300 square metres of ground floor and mezzanine-level space in 307 Queen Street. That bank has an estimated 10,000 **Chinese** customers in the state.

Chinese businesses and investors have been flooding into the Australian property market but both Brisbane and the Gold Coast are only just starting to **milk** the benefits.

This week **China**'s richest man, Wang Jianlin, committed \$HK12.5 **billion** (\$1.7 **billion**) to Australia real estate, including constructing a \$900 **million** beachfront resort on the Gold Coast.

IN ireest : Real Estate | icre : Real Estate/Construction

RE china : China | austr : Australia | brisbn : Brisbane | queensl : Queensland | apacz : Asia Pacific | asiaz : Asia | ausnz : Australia/Oceania | bric : BRIC Countries | chinaz : Greater China | devgcoz : Emerging Market Countries | dvpcoz : Developing Economies | easiaz : Eastern Asia

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AN Document AFNR000020140814ea8f0000d