

Press Release

CBRE

Contact:

Kathryn House

+61 402465440

kathryn.house@cbre.com.au

Opportunity to invest in one of Australia's premium land lease portfolios

Sydney – February 4, 2026 – Mitsubishi Estate Asia is moving to sell its 49.9% interest in the Stockland Residential Rental Partnership amid surging investment interest in the Australian land lease communities sector.

CBRE's Stuart McCann and Paul Ryan have been appointed to oversee the divestment, which involves MEA's stake in one of Australia's premium land lease portfolios.

The portfolio includes six new operational land lease communities comprising 2,025 homes with resort-quality facilities in prime lifestyle locations across South-East Queensland and Melbourne.

Stockland as manager will continue to own its 50.1% interest in the Stockland Residential Rental Partnership.

The divestment is consistent with Mitsubishi Estate Asia's global capital recycling strategy and plays an important role in supporting the group's long-term investment platform in Australia. Through the disciplined recycling of capital, Mitsubishi Estate Asia has been able to reinvest proceeds into high-quality growth development projects, allowing the group to continuously redeploy capital into attractive opportunities and to maintain ongoing participation in premium assets across the market.

Mitsubishi Estate Asia's Head of Australia Yosuke Matsunaga said, "The Stockland Residential Rental Partnership and land lease communities asset class has performed exceptionally well, and we are grateful to Stockland for their strong partnership throughout the development period. As the portfolio is now largely stabilised, this divestment will allow us to recycle capital and pursue further high-quality investment opportunities in the Australian market."

Stuart McCann, CBRE's Managing Director & Head of Capital Advisors, Pacific and Southeast Asia, said the divestment was attracting strong local and offshore investor demand due to the opportunity to partner with Stockland and tap into Australia's land lease sector.

"Australia's \$12 billion-plus land lease sector is attracting major institutional and private equity capital, driven by strong demand for affordable, age-qualified housing," Mr McCann said.

“The Mitsubishi Estate Asia divestment provides an opportunity to invest in one of the country’s highest quality land lease portfolios, alongside an operator and developer with a strong brand, over 20 years of experience in the land lease sector and a track record of successful delivery.”

CBRE’s Paul Ryan said the portfolio benefited from resilient operating cashflows and annuity-like income.

“An aging population with an extended lifespan and growing retirement wealth is driving demand and supporting the premium end of the land lease market,” Mr Ryan said.

“The Stockland Residential Rental Partnership portfolio is supported by this lifestyle-focused demographic and the growing demand for community lifestyle benefits, amenity and convenience.”

About CBRE Group, Inc.

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