

# Direct Portfolio Property Book

December 2020



# Contents

- 03** About Vicinity Centres
- 04** Direct Portfolio
- 06** Property Statistics
- 09** New South Wales (NSW)
- 23** Queensland (QLD)
- 35** South Australia (SA)
- 41** Victoria (VIC) and Tasmania (TAS)
- 65** Western Australia (WA)

Our centres play an essential role and we take this responsibility seriously to ensure that our communities can continue to access what they need or want from our centres.

We are pleased to see our customers re-engaging with their favourite destinations during the period, as the pandemic looks to be increasingly contained.

## Disclaimer

This document includes information regarding the past performance of Vicinity Centres' property portfolio. Past performance of the property portfolio should not be relied upon as being indicative of future performance. Any forward-looking statements included in this document are based on information available to Vicinity Centres as at the date of this document and are not representations, assurances, predictions or guarantees of future results, performance or achievements expressed or implied by the forward-looking statements. Such statements involve known and unknown risks, uncertainties, assumptions and other factors, many of which are beyond the control of Vicinity Centres particularly in relation to the global COVID-19 pandemic. The actual results of Vicinity Centres may differ materially from the anticipated results, performance or achievements expressed, projected or implied by these forward-looking statements and you should not place undue reliance on such forward-looking statements which are provided as a general guide only. To the maximum extent permitted by law, responsibility for the accuracy or completeness of any forward-looking statements whether as a result of new information, future events or results or otherwise is disclaimed. Vicinity disclaims any responsibility to update or revise any forward-looking statement to reflect any change in Vicinity's financial condition, status or affairs or any change in the events, conditions or circumstances on which a statement is based, except as required by law or regulation (including the ASX Listing Rules).

This document is for information purposes only and is not intended to be relied upon as advice to investors or potential investors and does not take into account the investment objectives, financial situation or needs of any particular investor. No representation or warranty, express or implied, is made as to the accuracy, adequacy or reliability of any statements, estimate, opinions or other information contained in this document.

The information and figures contained in this document are current only as at 31 December 2020 unless otherwise specified. In addition, the information presented is in summary form only and does not purport to be complete. It is to be read in conjunction with the Financial Report for the half-year ended 31 December 2020, lodged with the Australian Securities Exchange (ASX) on 17 February 2021.

## Effect of rounding

A number of figures, amounts, percentages, estimates, calculations of value and fractions in this document are subject to the effect of rounding. Accordingly, the actual calculation of these figures, amounts, percentages, estimates, calculations of value and fractions may differ from the figures, amounts, percentages, estimates, calculations of value and fractions set out in this document. Also due to rounding, some totals in tables and charts may not sum.

## Copyright

The copyright of this document and the information contained therein is vested in the Vicinity Centres group of companies. This document should not be copied, reproduced or redistributed without prior consent.

## Authorisation

Mr Grant Kelley, CEO and Managing Director, has authorised that this document be given to ASX.

Cover image: The Strand Arcade, NSW

This page: Northland, VIC

# About Vicinity Centres

Our vision is to reimagine destinations of the future, where people love to connect.

**Vicinity Centres (Vicinity, ASX:VCX) is one of Australia's leading retail property groups with a fully integrated asset management platform.**

A top-100 entity on the Australian Securities Exchange, Vicinity's vision is to reimagine destinations of the future, creating places where people love to connect.

Vicinity has 63 retail assets across Australia under management valued at \$22.6 billion across approximately 2.5 million square metres of gross lettable area.

Vicinity's directly-owned portfolio (Direct Portfolio) of 60 shopping centres is valued at \$13.6 billion, just over half of which comprises Vicinity's Flagship portfolio, which includes Chadstone, Australia's number one shopping centre by retail sales<sup>1</sup>, seven premium CBD centres located across Australia's three largest cities, and Australia's leading outlet centre portfolio, the DFOs.

Vicinity continues to progress implementation of energy, water and carbon reduction programs to improve the environmental efficiency of our shopping centres, with the objective of meeting our target of Net Zero carbon emissions<sup>2</sup> by 2030. In 2020, Vicinity was one of only two Australian property companies to be included in CDP's<sup>3</sup> Climate A-list, ranked third Australian retail company by Global Real Estate Sustainability Benchmark (GRESB)<sup>4</sup>, ranked seventh most sustainable real estate company globally by Dow Jones Sustainability Index (DJSI); and has a 4 Star Green Star – Performance Portfolio rating for the entire managed portfolio.



1. Reported in the Big Guns 2020 survey.  
2. For our wholly-owned retail assets. Consistent with global carbon measurement standards, this applies to common mall areas.  
3. Formerly Carbon Disclosure Project.  
4. GRESB includes listed and unlisted funds.

# Direct Portfolio

## Key statistics by centre type

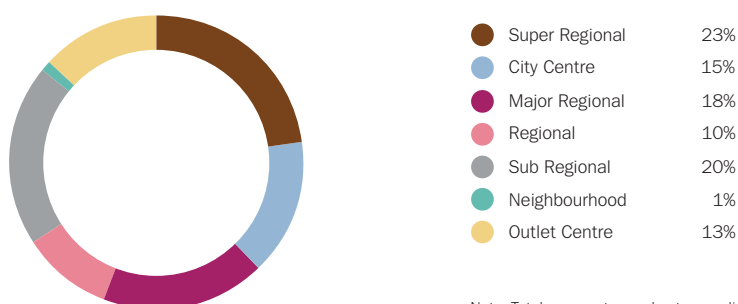
	Total portfolio	Chadstone	Premium CBD	DFO <sup>1</sup>	Core
Number of retail assets	60	1	7	7	45
Gross lettable area (000's)(sqm)	2,420	234	222	231	1,734
Total value <sup>2</sup> (\$m)	13,593	3,062	2,033	1,716	6,782
Portfolio weighting by value (%)	100	23	15	13	50
Capitalisation rate (weighted average) (%)	5.49	3.88	4.95	5.93	6.27
Occupancy rate (%)	98.0	98.7	97.4	97.5	98.1

Note: Totals may not sum due to rounding.

1. Includes DFO Brisbane business.

2. Reflects ownership share in investment properties and equity-accounted investments.

## Composition by centre type<sup>a</sup>



Note: Totals may not sum due to rounding.

a Expressed by ownership value.

### Leadership in sustainability

#### NABERS Energy rating

increased to 4.6 Stars  
(Dec-19: 3.9 Stars)



#### #3

Australian retail company<sup>1</sup>



#### #7

real estate company globally



#### Net Zero

carbon target by 2030<sup>2</sup>

#### Australia's largest

shopping centre solar program

#### Committed to

respecting **Human Rights**  
and addressing  
**Modern Slavery**

1. Global Real Estate Sustainability Benchmark includes listed and unlisted funds.

2. For our wholly-owned retail assets. Consistent with global carbon measurement standards, this applies to common mall areas.



# Direct Portfolio

60



shopping centres

\$13.6b

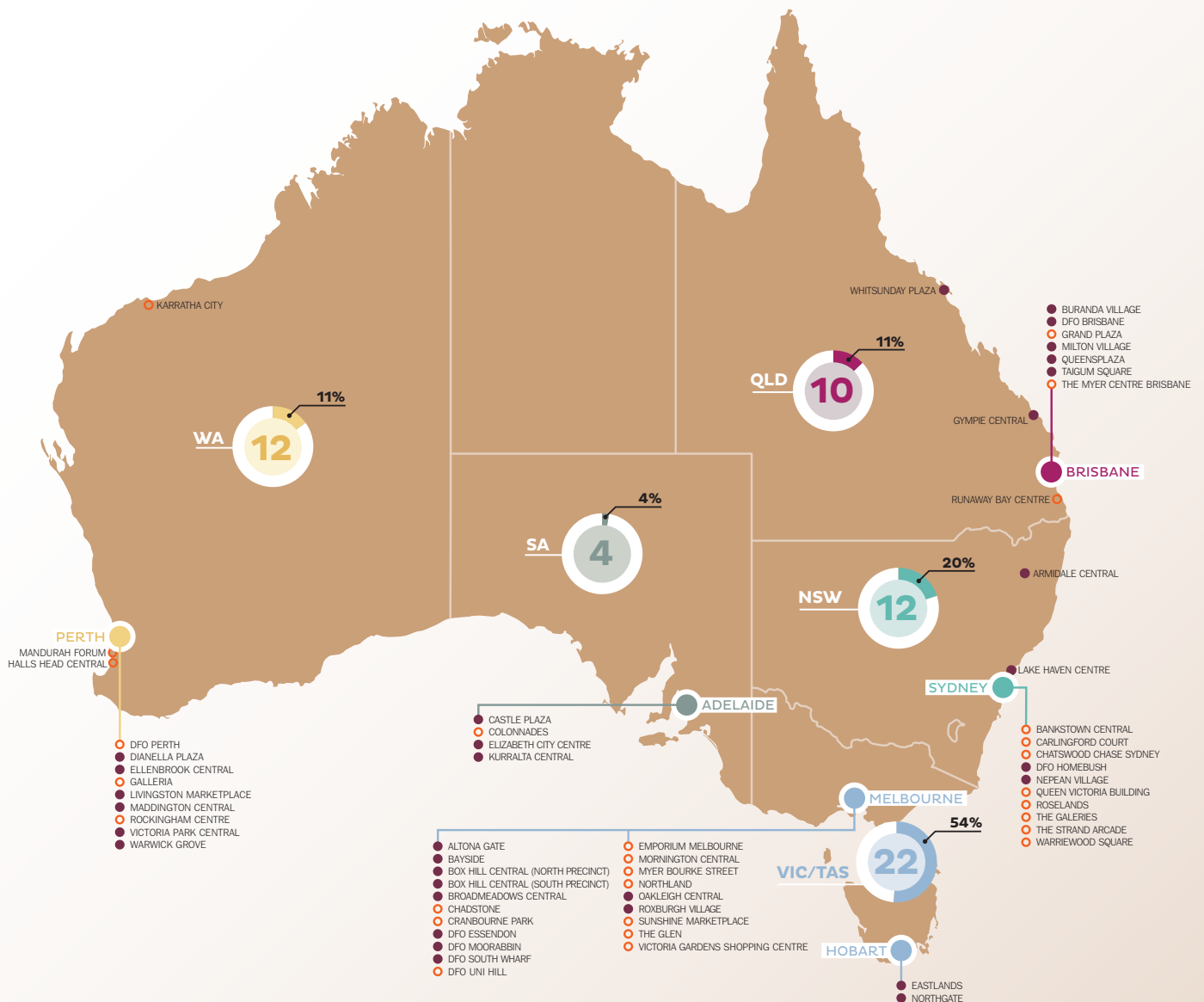


total value

2.4m (sqm)



gross lettable area



- Wholly owned
- Jointly owned
- Number of shopping centres
- % Portfolio value (%)

## Property Statistics

as at 31 December 2020

	Centre type	Ownership interest (%)	Value <sup>1</sup> (\$m)	Capitalisation rate (%)	Discount rate (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Page number
<b>New South Wales</b>								<b>09</b>
Armidale Central	Sub Regional	100	35.0	7.50	7.50	14,741	93.6	<b>11</b>
Bankstown Central <sup>2</sup>	Major Regional	50	272.5	6.00	7.00	85,827	n.a.	<b>12</b>
Carlingford Court	Sub Regional	50	99.0	6.25	7.00	33,297	99.4	<b>13</b>
Chatswood Chase Sydney <sup>2</sup>	Major Regional	51	438.5	5.00	6.50	63,619	n.a.	<b>14</b>
DFO Homebush	Outlet Centre	100	610.0	5.25	6.75	28,229	98.3	<b>15</b>
Lake Haven Centre	Sub Regional	100	274.0	6.50	7.25	43,175	98.3	<b>16</b>
Nepean Village	Sub Regional	100	200.0	5.75	7.00	23,058	98.9	<b>17</b>
Queen Victoria Building	City Centre	50	274.0	5.13	6.50	13,967	96.1	<b>18</b>
Roselands <sup>2</sup>	Major Regional	50	141.5	6.25	7.00	63,307	n.a.	<b>19</b>
The Galleries	City Centre	50	152.5	5.00	6.50	15,004	98.5	<b>20</b>
The Strand Arcade	City Centre	50	115.0	4.75	6.50	5,723	95.8	<b>21</b>
Warriewood Square	Sub Regional	50	134.0	6.00	7.00	30,281	99.8	<b>22</b>
<b>Queensland</b>								<b>23</b>
Buranda Village	Sub Regional	100	38.0	6.00	6.75	11,645	99.9	<b>25</b>
DFO Brisbane	Outlet Centre	100	62.5	7.75	8.25	26,125	96.9	<b>26</b>
Grand Plaza	Regional	50	178.0	6.00	7.00	53,376	97.9	<b>27</b>
Gympie Central	Sub Regional	100	70.0	7.25	7.75	14,089	99.3	<b>28</b>
Milton Village	Neighbourhood	100	35.0	6.00	7.25	2,886	91.5	<b>29</b>
QueensPlaza <sup>2</sup>	City Centre	100	680.0	4.75	6.25	39,546	n.a.	<b>30</b>
Runaway Bay Centre	Regional	50	105.8	6.25	7.00	42,975	97.0	<b>31</b>
Taigum Square	Sub Regional	100	83.0	7.00	7.75	22,822	99.7	<b>32</b>
The Myer Centre Brisbane <sup>2</sup>	City Centre	25	126.3	5.75	6.75	63,219	n.a.	<b>33</b>
Whitsunday Plaza	Sub Regional	100	60.3	7.25	7.50	22,358	99.9	<b>34</b>

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

1. Based on ownership interest.

2. Occupancy rate non-comparable for reporting purposes.



## Property Statistics

as at 31 December 2020

	Centre type	Ownership interest (%)	Value <sup>1</sup> (\$m)	Capitalisation rate (%)	Discount rate (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Page number
<b>South Australia</b>								<b>35</b>
Castle Plaza	Sub Regional	100	142.0	7.00	7.75	22,837	98.8	<b>37</b>
Colonnades	Regional	50	113.2	7.50	8.00	86,604	99.0	<b>38</b>
Elizabeth City Centre	Regional	100	290.0	7.50	8.25	80,536	97.8	<b>39</b>
Kurralta Central	Sub Regional	100	42.9	6.25	6.75	10,675	100.0	<b>40</b>
<b>Victoria</b>								<b>41</b>
Altona Gate	Sub Regional	100	103.0	6.25	6.50	26,114	97.8	<b>43</b>
Bayside	Major Regional	100	440.0	6.25	7.00	89,147	97.5	<b>44</b>
Box Hill Central (North Precinct)	Sub Regional	100	125.0	6.00	6.75	14,639	99.2	<b>45</b>
Box Hill Central (South Precinct)	Sub Regional	100	210.0	6.00	7.00	23,734	99.4	<b>46</b>
Broadmeadows Central	Regional	100	250.0	6.75	7.50	61,455	98.2	<b>47</b>
Chadstone	Super Regional	50	3,062.0	3.88	6.00	233,664	98.7	<b>48</b>
Cranbourne Park	Regional	50	125.0	6.25	7.00	46,928	98.2	<b>49</b>
DFO Essendon <sup>2</sup>	Outlet Centre	100	162.0	6.75	7.00	52,489	96.2	<b>50</b>
DFO Moorabbin	Outlet Centre	100	105.0	8.00	9.00	24,793	97.4	<b>51</b>
DFO South Wharf <sup>2</sup>	Outlet Centre	100	612.0	5.75	7.00	55,744	94.4	<b>52</b>
DFO Uni Hill	Outlet Centre	50	60.0	6.75	7.50	19,320	96.4	<b>53</b>
Emporium Melbourne <sup>3</sup>	City Centre	50	542.5	4.75	6.50	44,809	n.a.	<b>54</b>
Mornington Central	Sub Regional	50	35.0	6.00	6.25	11,781	99.1	<b>55</b>
Myer Bourke Street	City Centre	33	142.3	5.75	7.25	39,924	100.0	<b>56</b>
Northland	Major Regional	50	412.0	5.50	6.75	97,113	97.8	<b>57</b>
Oakleigh Central	Neighbourhood	100	76.0	5.75	6.50	14,324	98.6	<b>58</b>
Roxburgh Village	Sub Regional	100	93.0	7.25	7.75	24,745	100.0	<b>59</b>
Sunshine Marketplace	Sub Regional	50	59.5	6.50	7.00	34,178	98.7	<b>60</b>
The Glen <sup>3</sup>	Major Regional	50	331.0	5.50	7.25	73,666	n.a.	<b>61</b>
Victoria Gardens Shopping Centre	Sub Regional	50	142.5	6.00	7.00	37,700	95.0	<b>62</b>

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

1. Based on ownership interest.

2. Occupancy data excludes Homemaker retailers.

3. Occupancy rate non-comparable for reporting purposes.

Property Statistics

as at 31 December 2020

	Centre type	Ownership interest (%)	Value <sup>1</sup> (\$m)	Capitalisation rate (%)	Discount rate (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Page number
Tasmania								41
Eastlands	Regional	100	156.8	7.00	7.25	33,318	99.8	63
Northgate	Sub Regional	100	83.0	7.75	8.00	19,478	98.2	64
Western Australia								65
DFO Perth	Outlet Centre	50	105.0	6.00	7.25	23,836	97.6	67
Dianella Plaza	Neighbourhood	100	60.8	7.50	8.00	17,162	96.3	68
Ellenbrook Central <sup>2</sup>	Sub Regional	100	247.1	6.00	7.00	46,561	n.a.	69
Galleria	Major Regional	50	242.5	6.00	6.75	81,390	95.6	70
Halls Head Central	Sub Regional	50	39.0	7.00	7.50	19,368	97.0	71
Karratha City	Sub Regional	50	39.0	7.75	7.75	23,480	97.9	72
Livingston Marketplace	Sub Regional	100	79.5	6.25	7.25	15,601	99.5	73
Maddington Central	Sub Regional	100	90.0	7.75	8.00	27,833	96.6	74
Mandurah Forum	Major Regional	50	215.0	6.25	7.00	66,012	94.5	75
Rockingham Centre	Regional	50	205.0	6.00	7.25	62,216	95.4	76
Victoria Park Central	Neighbourhood	100	24.5	6.25	7.00	5,776	96.0	77
Warwick Grove	Sub Regional	100	145.4	7.50	8.50	32,253	99.8	78

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

1. Based on ownership interest.

2. Occupancy rate non-comparable for reporting purposes.





## New South Wales



ARMIDALE CENTRAL

LAKE HAVEN CENTRE

SYDNEY



WARRIEWOOD SQUARE

NEPEAN VILLAGE

CARLINGFORD COURT

CHATSWOOD CHASE SYDNEY

DFO HOMEBUSH

QUEEN VICTORIA BUILDING  
THE GALERIES

THE STRAND ARCADE

BANKSTOWN CENTRAL

ROSELANDS

- Wholly owned
- Jointly owned

## New South Wales

- 11 Armidale Central
- 12 Bankstown Central
- 13 Carlingford Court
- 14 Chatswood Chase Sydney
- 15 DFO Homebush
- 16 Lake Haven Centre
- 17 Nepean Village
- 18 Queen Victoria Building
- 19 Roselands
- 20 The Galleries
- 21 The Strand Arcade
- 22 Warriewood Square





# Armidale Central

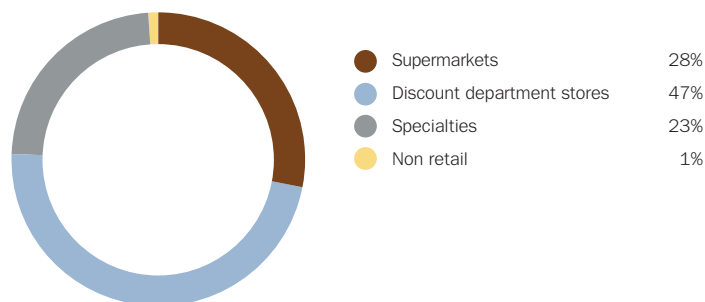
225 Beardy Street, Armidale NSW 2350  
[armidalecentral.com.au](http://armidalecentral.com.au)

Armidale Central is a two level Sub Regional shopping centre located in regional northern New South Wales. It is anchored by Woolworths and includes more than 25 specialty stores.

## Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2007
Centre first opened	2007
Latest redevelopment	n.a.
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	35.0
Valuation date	Dec-20
Capitalisation rate (%)	7.50
Discount rate (%)	7.50

## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	14,741
Number of tenants	34
Total Trade Area (000's)	62
Major tenants <sup>2</sup>	Woolworths
Car spaces	613
Occupancy rate by GLA (%)	93.6
Weighted average lease expiry by GLA (years)	5.7
Green Star – Performance	3 Stars
NABERS Energy rating	1 Star
NABERS Water rating	5 Stars

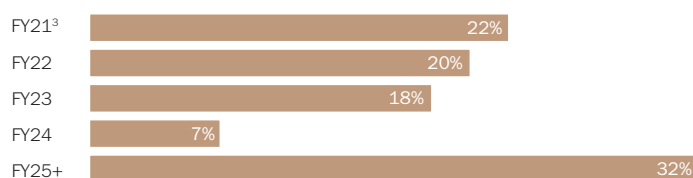
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Specialty store lease expiry profile by income





# Bankstown Central

North Terrace, Bankstown NSW 2200  
[bankstowncentral.com.au](http://bankstowncentral.com.au)

Bankstown Central is a three level Major Regional shopping centre located approximately 24 kilometres south-west of the Sydney CBD, lying within the area covered by the Sydenham to Bankstown Urban Renewal Corridor. It is anchored by Myer, Big W, Kmart, Target, Woolworths and SUPA IGA and includes more than 220 specialty stores.

## Property overview

State	NSW
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2003
Centre first opened	1966
Latest redevelopment	2008
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	545.0
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

## Property metrics

Gross lettable area (GLA) (sqm)	85,827
Number of tenants	272
Total Trade Area (000's)	516
Major tenants <sup>2</sup>	Big W, Kmart, Myer, SUPA IGA, Target, Woolworths
Car spaces	3,174
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	3.2
Green Star – Performance	3 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	2 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

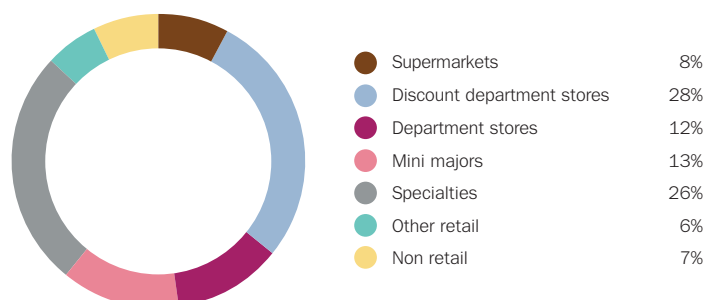
<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

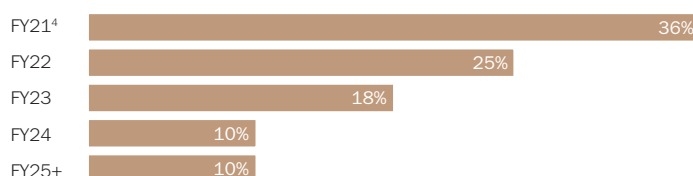
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income







# Carlingford Court

Corner Pennant Hills and Carlingford Roads, Carlingford NSW 2118  
[carlingfordcourt.com.au](http://carlingfordcourt.com.au)

Carlingford Court is a four level Sub Regional shopping centre located approximately 22 kilometres north-west of the Sydney CBD. It is anchored by Target, Coles and Woolworths and includes more than 70 specialty stores. The retail offering is supported by a wide selection of restaurants, cafes and takeaway food.

## Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2013
Centre first opened	1965
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	198.0
Valuation date	Dec-20
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

## Property metrics

Gross lettable area (GLA) (sqm)	33,297
Number of tenants	103
Total Trade Area (000's)	171
Major tenants <sup>2</sup>	Coles, Target, Woolworths
Car spaces	1,472
Occupancy rate by GLA (%)	99.4
Weighted average lease expiry by GLA (years)	4.4
Green Star – Performance	3 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	2.5 Stars

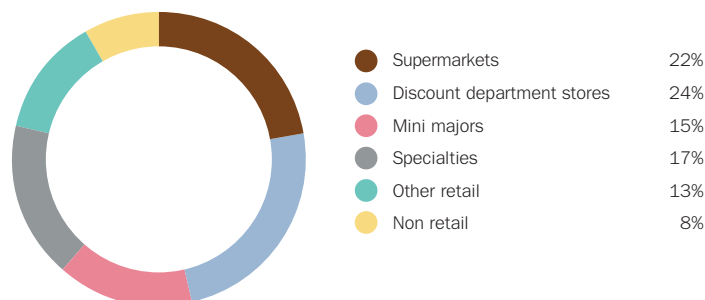
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

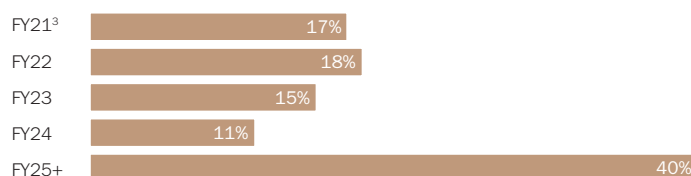
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income





# Chatswood Chase Sydney

345 Victoria Avenue, Chatswood NSW 2067  
[chatswoodchasesydney.com.au](http://chatswoodchasesydney.com.au)

Chatswood Chase Sydney is a four level Major Regional shopping centre located approximately 10 kilometres north of the Sydney CBD. It is anchored by David Jones, Kmart and Coles and includes more than 135 specialty stores. Chatswood Chase Sydney features iconic international and Australian brands such as Aje., Apple, Coach, Furla, Hugo Boss, Incu, maje, Max & Co, MECCA, Nespresso, Polo Ralph Lauren, Pottery Barn, Sandro, Tommy Hilfiger, West Elm, Williams-Sonoma and Zimmermann.

## Property overview

State	NSW
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 51
Co-owner (%)	GIC – 49
Date acquired*	2003
Centre first opened	1980
Latest redevelopment	2009
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	859.7
Valuation date	Dec-20
Capitalisation rate (%)	5.00
Discount rate (%)	6.50

## Property metrics

Gross lettable area (GLA) (sqm)	63,619
Number of tenants	164
Total Trade Area (000's)	466
Major tenants <sup>2</sup>	Coles, David Jones, Kmart
Car spaces	2,434
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	3.8
Green Star – Performance	3 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	1.5 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

\* Acquired 50% in 2003, acquired 50% in 2007 and divested 49% in 2018.

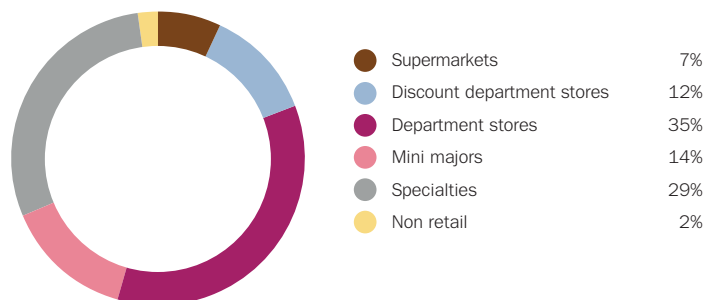
<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

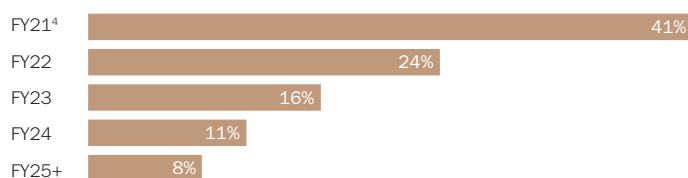
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income







## DFO Homebush

3-5 Underwood Road, Homebush NSW 2140

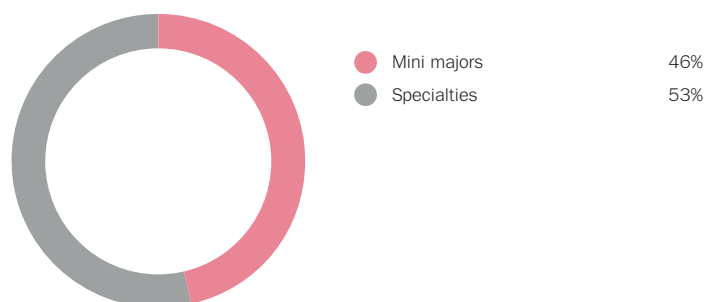
[homebush.dfo.com.au](http://homebush.dfo.com.au)

DFO Homebush is a two level Outlet Centre located approximately 15 kilometres west of the Sydney CBD. The Centre is home to more than 100 outlet retailers with a unique Premium Outlet Mall, housing high-end luxury fashion retailers including Burberry, Max Mara, Armani Outlet, Salvatore Ferragamo, Kate Spade, Coach and Michael Kors. The centre also offers key sporting brands such as Nike, Asics, PUMA and Champion as well as a Homemaker Hub.

### Property overview

State	NSW
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	2002
Latest redevelopment	2014
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	610.0
Valuation date	Dec-20
Capitalisation rate (%)	5.25
Discount rate (%)	6.75

### Tenant mix by gross lettable area (GLA)



### Property metrics

Gross lettable area (GLA) (sqm)	28,229
Number of tenants	123
Total Trade Area (000's)	3,190
Major tenants <sup>2</sup>	–
Car spaces	2,020
Occupancy rate by GLA (%)	98.3
Weighted average lease expiry by GLA (years)	2.9
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	4.5 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Specialty store lease expiry profile by income







# Lake Haven Centre

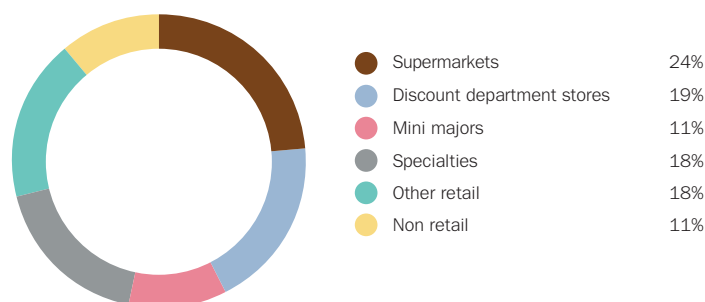
Corner Lake Haven Drive and Goobarabah Avenue, Lake Haven NSW 2263  
[lakehavencentre.com.au](http://lakehavencentre.com.au)

Lake Haven Centre is a single level Sub Regional shopping centre and business park located approximately 12 kilometres north-east of Wyong, on the Central Coast. It is anchored by Kmart, ALDI, Coles and Woolworths and includes more than 75 specialty stores.

## Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1997
Centre first opened	1986
Latest redevelopment	2009
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	274.0
Valuation date	Dec-20
Capitalisation rate (%)	6.50
Discount rate (%)	7.25

## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	43,175
Number of tenants	124
Total Trade Area (000's)	103
Major tenants <sup>2</sup>	ALDI, Coles, Kmart, Woolworths
Car spaces	1,660
Occupancy rate by GLA (%)	98.3
Weighted average lease expiry by GLA (years)	3.3
Green Star – Performance	4 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	3 Stars

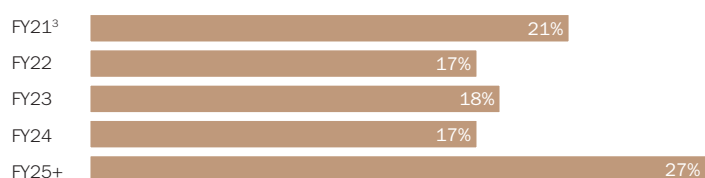
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Specialty store lease expiry profile by income





## Nepean Village

Corner Station and Woodriff Streets, Penrith NSW 2750  
[nepeanvillage.com.au](http://nepeanvillage.com.au)

Nepean Village is a single level Sub Regional shopping centre located in Penrith, at the foothills of the Blue Mountains, approximately 57 kilometres west of the Sydney CBD. It is anchored by Coles and a 24-hour by seven days a week Kmart, and includes more than 45 specialty stores.

### Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1984
Latest redevelopment	1999
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	200.0
Valuation date	Dec-20
Capitalisation rate (%)	5.75
Discount rate (%)	7.00

### Property metrics

Gross lettable area (GLA) (sqm)	23,058
Number of tenants	66
Total Trade Area (000's)	159
Major tenants <sup>2</sup>	Coles, Kmart
Car spaces	861
Occupancy rate by GLA (%)	98.9
Weighted average lease expiry by GLA (years)	6.2
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	0 Stars

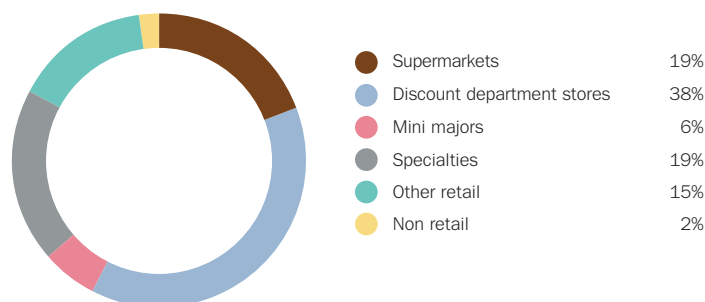
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

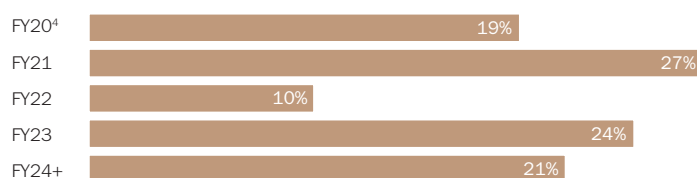
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

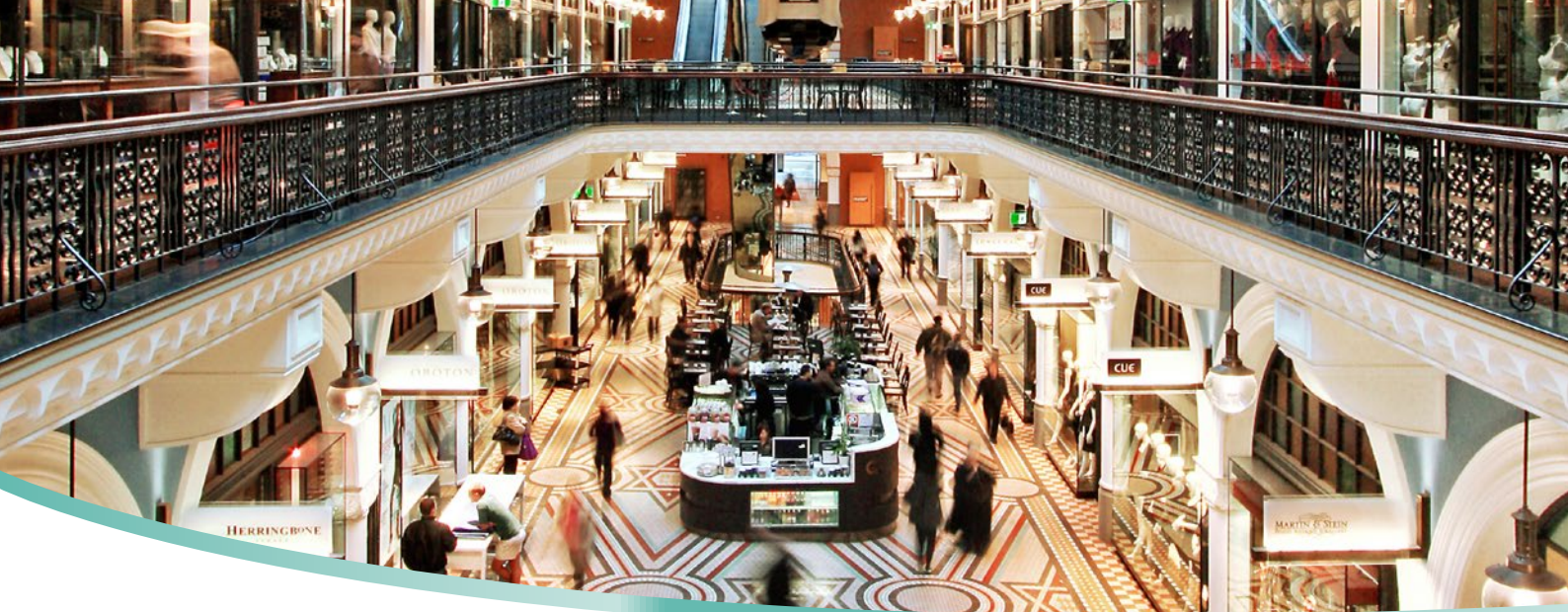
### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income







# Queen Victoria Building

455 George Street, Sydney NSW 2000

[qvb.com.au](http://qvb.com.au)

The Queen Victoria Building (QVB) is a five level shopping centre located in the heart of Sydney's CBD. Opened in 1898, the QVB is an historic and iconic destination, attracting local and international visitors. The QVB is home to unique retail and leading Australian and international brands, including R.M. Williams, KENZO, Ralph Lauren, Hugo Boss and Jimmy Choo. There are also more than 140 specialty stores, as well as premium dining experiences The Tea Room, Esquire Bar + Bistro and Reign Champagne Parlour & Bar.

## Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GIC – 50
Date acquired	2018
Centre first opened	1898
Latest redevelopment	2008
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	548.0
Valuation date	Dec-20
Capitalisation rate (%)	5.13
Discount rate (%)	6.50

## Property metrics

Gross lettable area (GLA) (sqm)	13,967
Number of tenants	154
Total Trade Area (000's)	2,750
Major tenants <sup>2</sup>	–
Car spaces	669
Occupancy rate by GLA (%)	96.1
Weighted average lease expiry by GLA (years)	2.6
Green Star – Performance	2 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

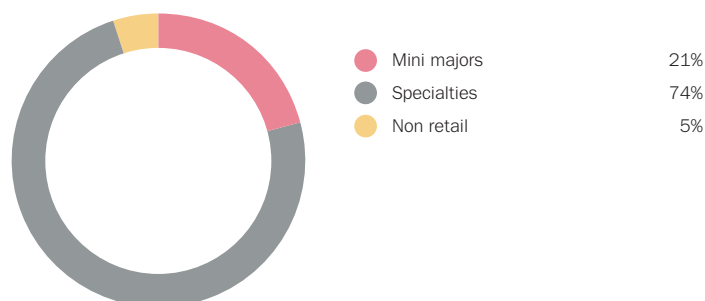
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

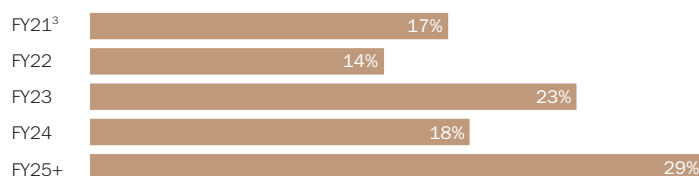
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income







# Roselands

24 Roseland Avenue, Roselands NSW 2196  
[roselands.com.au](http://roselands.com.au)

Roselands is a three level Major Regional shopping centre located approximately 19 kilometres south-west of the Sydney CBD. It is anchored by Myer, Target, ALDI, Coles and Woolworths and includes more than 105 specialty stores. The centre also has one of Sydney's best fresh food retail precincts, following the opening of The Markets in 2019.

## Property overview

State	NSW
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	1998
Centre first opened	1965
Latest redevelopment	2019
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	282.9
Valuation date	Dec-20
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

## Property metrics

Gross lettable area (GLA) (sqm)	63,307
Number of tenants	133
Total Trade Area (000's)	493
Major tenants <sup>2</sup>	ALDI, Coles, Myer, Target, Woolworths
Car spaces	3,187
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	5.6
Green Star – Performance	3 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

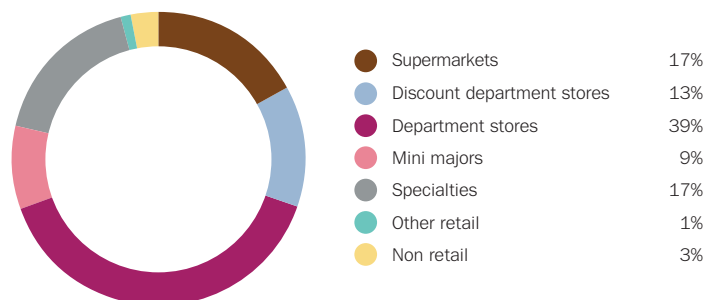
<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income





## The Galleries

500 George Street, Sydney NSW 2000  
[thegalleries.com](http://thegalleries.com)

The Galleries is a four level City Centre located in the heart of Sydney's CBD. The Galleries is a lifestyle and cultural destination for fashion, art and dining and features Books Kinokuniya, Incu, JB Hi-Fi, MUJI, The Grounds of the City, Vans, Arthouse Hotel and more than 60 specialty stores.

### Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GIC – 50
Date acquired	2018
Centre first opened	2000
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	305.0
Valuation date	Dec-20
Capitalisation rate (%)	5.00
Discount rate (%)	6.50

### Property metrics

Gross lettable area (GLA) (sqm)	15,004
Number of tenants	72
Total Trade Area (000's)	2,364
Major tenants <sup>2</sup>	–
Car spaces	–
Occupancy rate by GLA (%)	98.5
Weighted average lease expiry by GLA (years)	2.7
Green Star – Performance	2 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

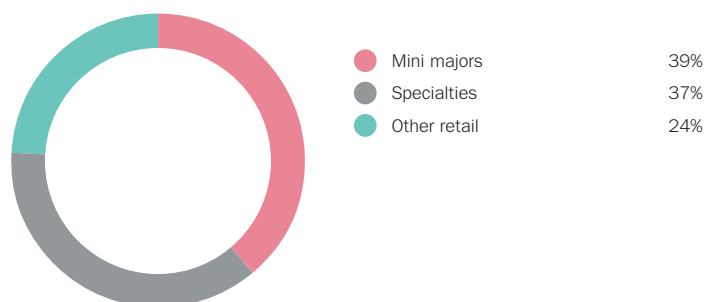
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

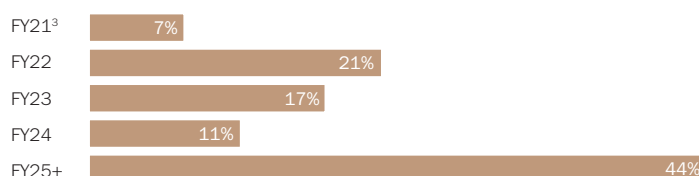
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income







## The Strand Arcade

412-414 George Street, Sydney NSW 2000  
[strandarcade.com.au](http://strandarcade.com.au)

The Strand Arcade is a multi-level City Centre located in the heart of Sydney's CBD. Established in 1891, The Strand Arcade is an important heritage landmark within Sydney and is the only Victorian shopping arcade remaining in its original form today. The Strand Arcade features Camilla and Marc, Dion Lee, JB Hi-Fi, Mecca Cosmetica, Scanlan Theodore, Haigh's Chocolates, The Restaurant Pendolino and more than 65 specialty stores.

### Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GIC – 50
Date acquired	2018
Centre first opened	1891
Latest redevelopment	1997
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	230.0
Valuation date	Dec-20
Capitalisation rate (%)	4.75
Discount rate (%)	6.50

### Property metrics

Gross lettable area (GLA) (sqm)	5,723
Number of tenants	79
Total Trade Area (000's)	1,507
Major tenants <sup>2</sup>	–
Car spaces	–
Occupancy rate by GLA (%)	95.8
Weighted average lease expiry by GLA (years)	2.0
Green Star – Performance	2 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

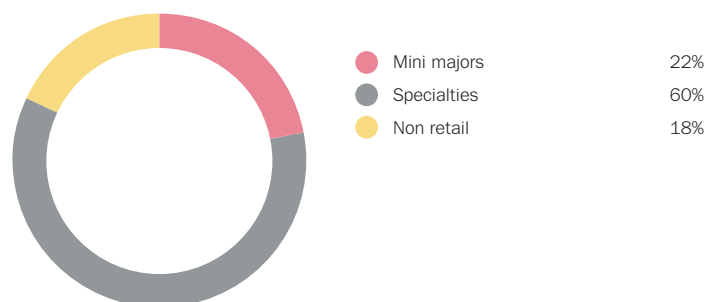
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

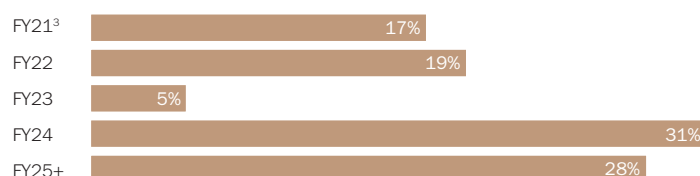
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income







# Warriewood Square

Jacksons Road, Warriewood NSW 2102  
[warriewoodsquare.com.au](http://warriewoodsquare.com.au)

Warriewood Square is a single level Sub Regional shopping centre located in Sydney's northern beaches, approximately 29 kilometres north-east of the Sydney CBD. The centre is anchored by Kmart, ALDI, Coles and Woolworths and includes more than 80 specialty stores.

## Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Core Fund – 50
Date acquired	1996
Centre first opened	1980
Latest redevelopment	2016
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	268.0
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

## Property metrics

Gross lettable area (GLA) (sqm)	30,281
Number of tenants	109
Total Trade Area (000's)	98
Major tenants <sup>2</sup>	ALDI, Coles, Kmart, Woolworths
Car spaces	1,450
Occupancy rate by GLA (%)	99.8
Weighted average lease expiry by GLA (years)	7.9
Green Star – Performance	3 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	1.5 Stars

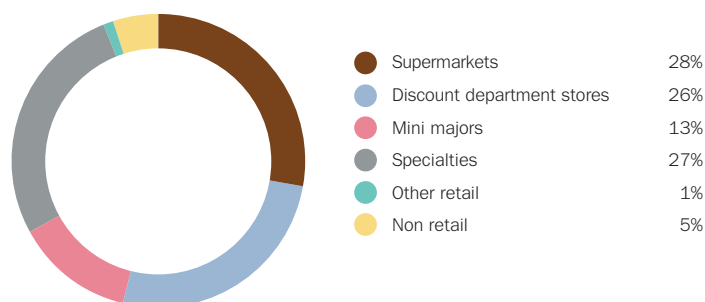
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

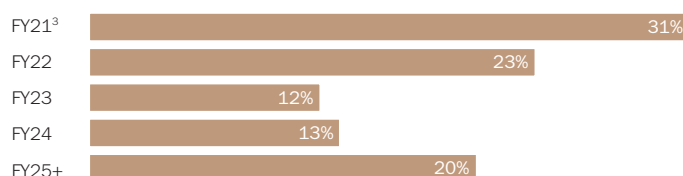
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income





## Queensland



- Wholly owned
- Jointly owned

## Queensland

- 25 Buranda Village
- 26 DFO Brisbane
- 27 Grand Plaza
- 28 Gympie Central
- 29 Milton Village
- 30 QueensPlaza
- 31 Runaway Bay Centre
- 32 Taigum Square
- 33 The Myer Centre Brisbane
- 34 Whitsunday Plaza





# Buranda Village

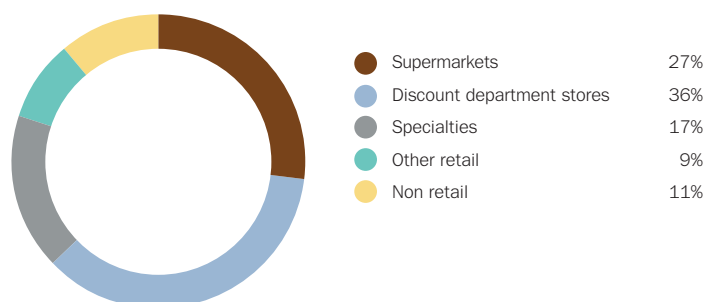
Corner Ipswich Road and Cornwall Street, Buranda QLD 4102  
[burandavillage.com.au](http://burandavillage.com.au)

Buranda Village is a single level Sub Regional shopping centre located approximately 5 kilometres south of the Brisbane CBD. It is anchored by Target and Woolworths and includes more than 20 specialty stores.

## Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2000
Centre first opened	1978
Latest redevelopment	2005
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	38.0
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	11,645
Number of tenants	32
Total Trade Area (000's)	133
Major tenants <sup>2</sup>	Target, Woolworths
Car spaces	520
Occupancy rate by GLA (%)	99.9
Weighted average lease expiry by GLA (years)	5.1
Green Star – Performance	3 Stars
NABERS Energy rating	0 Stars
NABERS Water rating	4.5 Stars

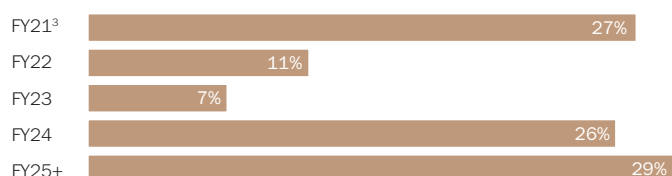
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Specialty store lease expiry profile by income





## DFO Brisbane

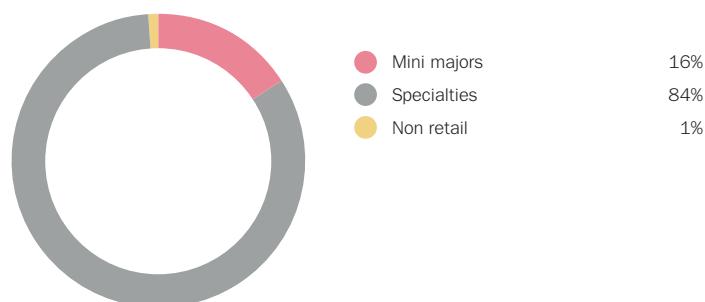
18th Avenue, Brisbane Airport QLD 4008  
[brisbane.dfo.com.au](http://brisbane.dfo.com.au)

DFO Brisbane is a single level Outlet Centre located approximately 13 kilometres north-east of the Brisbane CBD and 10 minutes from Brisbane Airport. The centre comprises more than 125 outlet retailers and includes Nike, Calvin Klein, Furla, Polo Ralph Lauren and Tommy Hilfiger.

### Property overview

State	QLD
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2016
Centre first opened	2005
Latest redevelopment	2015
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	62.5
Valuation date	Dec-20
Capitalisation rate (%)	7.75
Discount rate (%)	8.25

### Tenant mix by gross lettable area (GLA)



### Property metrics

Gross lettable area (GLA) (sqm)	26,125
Number of tenants	139
Total Trade Area (000's)	2,064
Major tenants <sup>2</sup>	-
Car spaces	2,600
Occupancy rate by GLA (%)	96.9
Weighted average lease expiry by GLA (years)	1.4
Green Star – Performance	4 Stars
NABERS Energy rating	4 Stars
NABERS Water rating	5 Stars

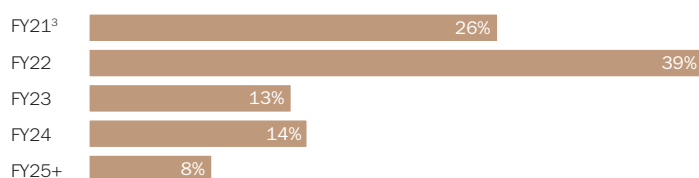
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Specialty store lease expiry profile by income







# Grand Plaza

27-49 Browns Plains Road, Browns Plains QLD 4118  
[grandplaza.com.au](http://grandplaza.com.au)

Grand Plaza is a single level Regional shopping centre located approximately 27 kilometres south of the Brisbane CBD. It is anchored by Big W, Kmart, Target, ALDI, Coles, Woolworths and Event Cinemas, a newly refurbished food court and includes more than 110 specialty stores.

## Property overview

State	QLD
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2002
Centre first opened	1994
Latest redevelopment	2006
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	356.0
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

## Property metrics

Gross lettable area (GLA) (sqm)	53,376
Number of tenants	147
Total Trade Area (000's)	287
Major tenants <sup>2</sup>	ALDI, Big W, Coles, Event Cinemas, Kmart, Target, Woolworths
Car spaces	2,667
Occupancy rate by GLA (%)	97.9
Weighted average lease expiry by GLA (years)	3.1
Green Star – Performance	3 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	3 Stars

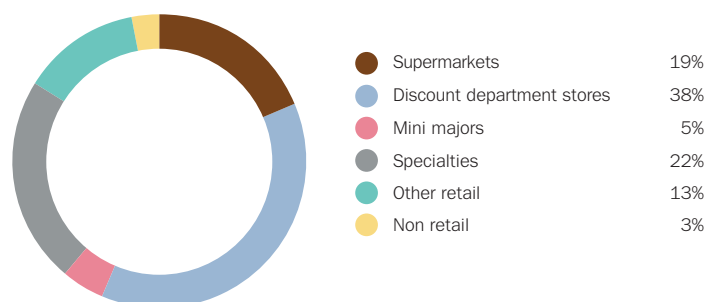
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

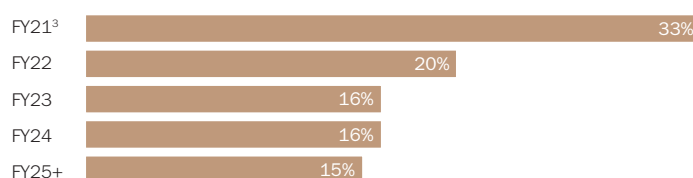
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income







# Gympie Central

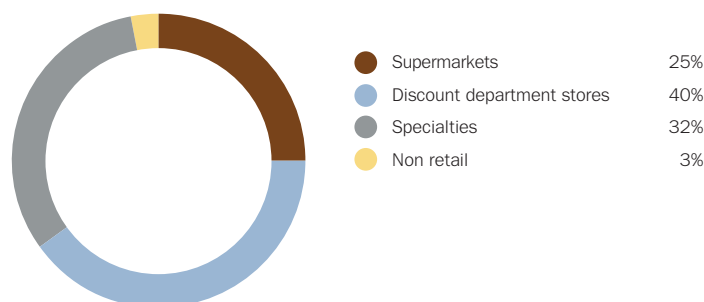
Corner Bruce Highway and Excelsior Road, Gympie QLD 4570  
[gympiecentral.com.au](http://gympiecentral.com.au)

Gympie Central is a single level Sub Regional shopping centre located in Gympie, approximately 80 kilometres north-west of Maroochydore on the Sunshine Coast. It is anchored by Big W and Woolworths and includes more than 40 specialty stores.

## Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1973
Latest redevelopment	2007
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	70.0
Valuation date	Dec-20
Capitalisation rate (%)	7.25
Discount rate (%)	7.75

## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	14,089
Number of tenants	48
Total Trade Area (000's)	50
Major tenants <sup>2</sup>	Big W, Woolworths
Car spaces	752
Occupancy rate by GLA (%)	99.3
Weighted average lease expiry by GLA (years)	4.5
Green Star – Performance	3 Stars
NABERS Energy rating	2.5 Stars
NABERS Water rating	5 Stars

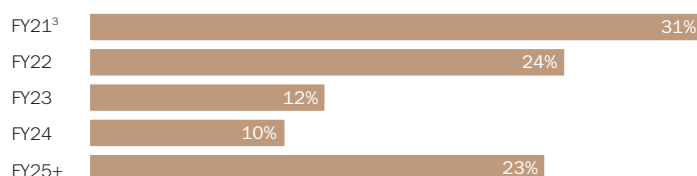
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Specialty store lease expiry profile by income





# Milton Village

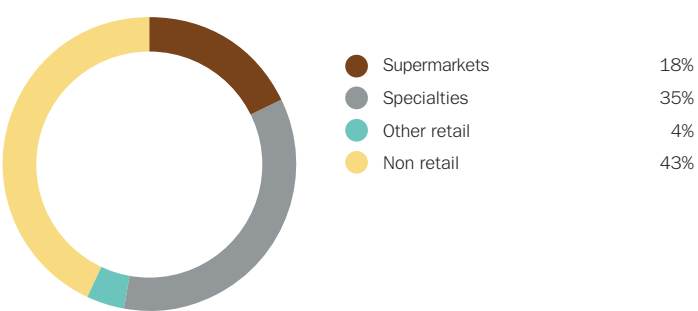
12-36 Baroona Road, Milton QLD 4064  
[miltonvillagesc.com.au](http://miltonvillagesc.com.au)

Milton Village is a multilevel Neighbourhood shopping centre located in the inner suburb of Milton, approximately 3 kilometres west of the Brisbane CBD. It is anchored by an IGA supermarket and includes 14 specialty stores.

## Property overview

State	QLD
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2000
Centre first opened	1973
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	35.0
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	7.25

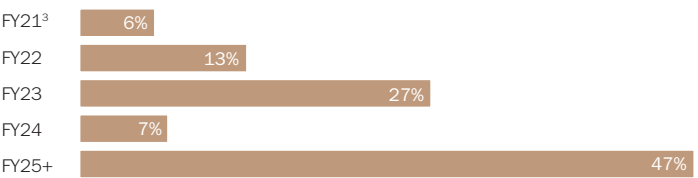
## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	2,886
Number of tenants	20
Total Trade Area (000's)	9
Major tenants <sup>2</sup>	IGA
Car spaces	141
Occupancy rate by GLA (%)	91.5
Weighted average lease expiry by GLA (years)	3.7
Green Star – Performance	3 Stars
NABERS Energy rating	0 Stars
NABERS Water rating	0 Stars

## Specialty store lease expiry profile by income



Note: Some asset metrics have not been reported this period due to COVID-19 impacts.  
<sup>1</sup> Expressed on 100% basis.  
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.  
<sup>3</sup> Includes holdovers.





## QueensPlaza

226 Queen Street, Brisbane QLD 4000  
[queensplaza.com.au](http://queensplaza.com.au)

QueensPlaza is a three level City Centre located in the heart of Brisbane's CBD on Queen Street Mall. It is anchored by David Jones and Coles and includes more than 50 specialty stores. The centre features luxury retailers including Burberry, Bvlgari, Chanel, Dior, Fendi, GUCCI, Louis Vuitton, Paspaley, Saint Laurent, Salvatore Ferragamo and Tiffany & Co.

### Property overview

State	QLD
Centre type	City Centre
Ownership interest (%)	100
Date acquired	2001
Centre first opened	2005
Latest redevelopment	2018
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	680.0
Valuation date	Dec-20
Capitalisation rate (%)	4.75
Discount rate (%)	6.25

### Property metrics

Gross lettable area (GLA) (sqm)	39,546
Number of tenants	61
Total Trade Area (000's)	2,394
Major tenants <sup>2</sup>	Coles, David Jones
Car spaces	600
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	12.5
Green Star – Performance	4 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

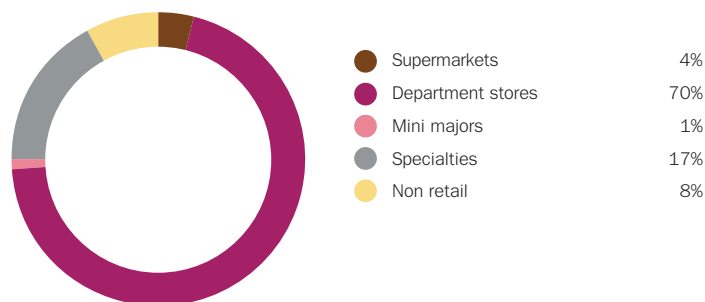
<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

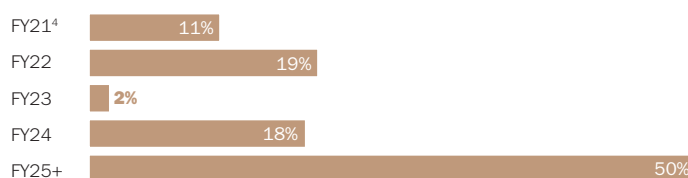
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income





# Runaway Bay Centre

10-12 Lae Drive, Runaway Bay QLD 4216  
[runawaybaycentre.com.au](http://runawaybaycentre.com.au)

Runaway Bay Centre is a single level Regional shopping centre located approximately 11 kilometres north of Surfers Paradise on the Gold Coast. It is anchored by Big W, Target, ALDI, Coles and Woolworths and includes more than 70 specialty stores and an alfresco dining precinct on the waterfront.

## Property overview

State	QLD
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	2002
Centre first opened	1974
Latest redevelopment	1995
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	211.5
Valuation date	Dec-20
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

## Property metrics

Gross lettable area (GLA) (sqm)	42,975
Number of tenants	105
Total Trade Area (000's)	264
Major tenants <sup>2</sup>	ALDI, Big W, Coles, Target, Woolworths
Car spaces	2,160
Occupancy rate by GLA (%)	97.0
Weighted average lease expiry by GLA (years)	3.1
Green Star – Performance	4 Stars
NABERS Energy rating	4 Stars
NABERS Water rating	3 Stars

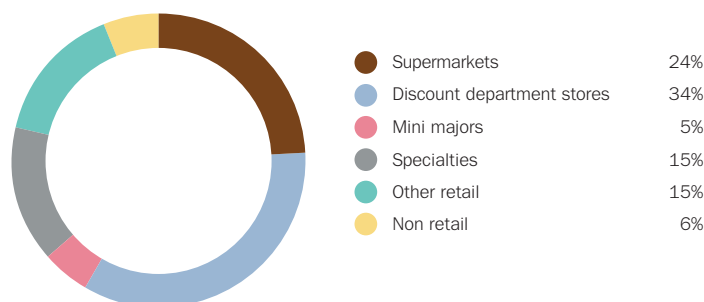
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

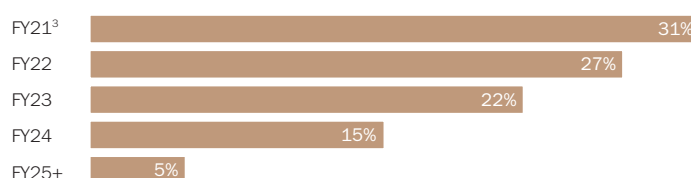
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income







# Taigum Square

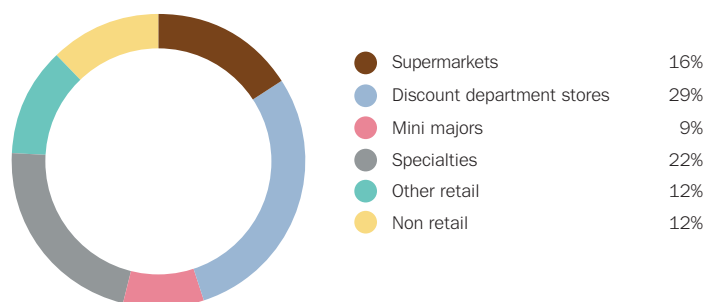
Corner Church and Beams Roads, Taigum QLD 4018  
[taigumsquare.com.au](http://taigumsquare.com.au)

Taigum Square is a single level Sub Regional shopping centre located approximately 15 kilometres north of the Brisbane CBD. It is anchored by Big W and Woolworths and includes more than 45 specialty stores.

## Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1998
Centre first opened	1982
Latest redevelopment	2001
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	83.0
Valuation date	Dec-20
Capitalisation rate (%)	7.00
Discount rate (%)	7.75

## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	22,822
Number of tenants	74
Total Trade Area (000's)	90
Major tenants <sup>2</sup>	Big W, Woolworths
Car spaces	1,054
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	4.6
Green Star – Performance	4 Stars
NABERS Energy rating	6 Stars
NABERS Water rating	3.5 Stars

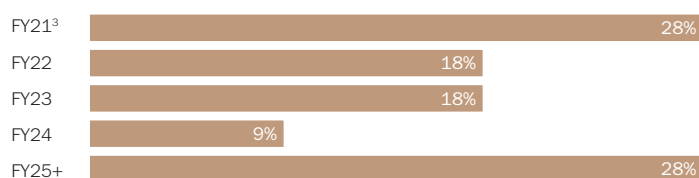
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Specialty store lease expiry profile by income





# The Myer Centre Brisbane

91 Queen Street, Brisbane QLD 4000  
[themycentre.com.au](http://themycentre.com.au)

The Myer Centre Brisbane is a six level City Centre located in the heart of Brisbane's CBD on Queen Street Mall. This CBD retail destination is anchored by Myer, Target, Coles Central and Event Cinemas and includes more than 125 specialty stores.

## Property overview

State	QLD
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 25
Co-owner (%)	ISPT Core Fund – 75
Date acquired*	1998
Centre first opened	1988
Latest redevelopment	2006
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	505.0
Valuation date	Dec-20
Capitalisation rate (%)	5.75
Discount rate (%)	6.75

## Property metrics

Gross lettable area (GLA) (sqm)	63,219
Number of tenants	149
Total Trade Area (000's)	1,296
Major tenants <sup>2</sup>	Coles Central, Event Cinemas, Myer, Target
Car spaces	1,450
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	5.3
Green Star – Performance	3 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	3 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

\* Acquired 100% in 1998, divested 50% in 2002 and divested a further 25% in 2006.

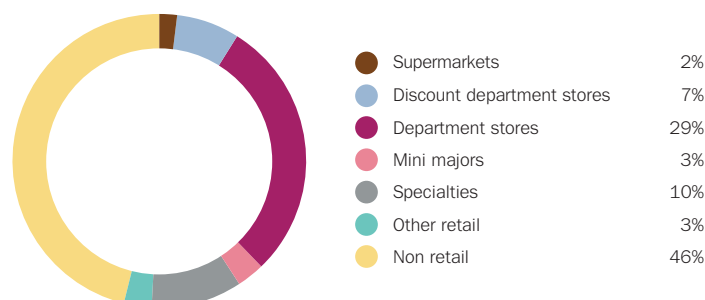
<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income







## Whitsunday Plaza

8 Galbraith Park Drive, Cannonvale QLD 4802

[whitsundayplaza.com.au](http://whitsundayplaza.com.au)

Whitsunday Plaza is a single level Sub Regional shopping centre located in Whitsunday in central Queensland, approximately 6 kilometres south-west of Airlie Beach. It is anchored by Big W, Harvey Norman and Woolworths and includes more than 20 specialty stores.

### Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2005
Centre first opened	2006
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	60.3
Valuation date	Dec-20
Capitalisation rate (%)	7.25
Discount rate (%)	7.50

### Property metrics

Gross lettable area (GLA) (sqm)	22,358
Number of tenants	47
Total Trade Area (000's)	34
Major tenants <sup>2</sup>	Big W, Harvey Norman, Woolworths
Car spaces	1,148
Occupancy rate by GLA (%)	99.9
Weighted average lease expiry by GLA (years)	3.7
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	4.5 Stars

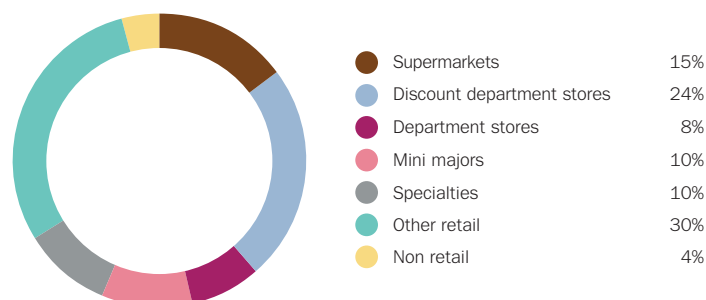
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income







## South Australia



ADELAIDE

- Wholly owned
- Jointly owned

## South Australia

- 37 Castle Plaza
- 38 Colonnades
- 39 Elizabeth City Centre
- 40 Kurralta Central







## Castle Plaza

992 South Road, Edwardstown SA 5039  
[castleplaza.com.au](http://castleplaza.com.au)

Castle Plaza is a single level Sub Regional shopping centre located approximately 8 kilometres south-west of the Adelaide CBD. It is anchored by Target, Coles and Drakes and includes more than 50 specialty stores. The centre is home to the largest solar battery installation at a shopping centre in Australia.

### Property overview

State	SA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2002
Centre first opened	1987
Latest redevelopment	2000
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	142.0
Valuation date	Dec-20
Capitalisation rate (%)	7.00
Discount rate (%)	7.75

### Property metrics

Gross lettable area (GLA) (sqm)	22,837
Number of tenants	68
Total Trade Area (000's)	129
Major tenants <sup>2</sup>	Coles, Drakes, Target
Car spaces	1,288
Occupancy rate by GLA (%)	98.8
Weighted average lease expiry by GLA (years)	3.3
Green Star – Performance	4 Stars
NABERS Energy rating	6 Stars
NABERS Water rating	2.5 Stars

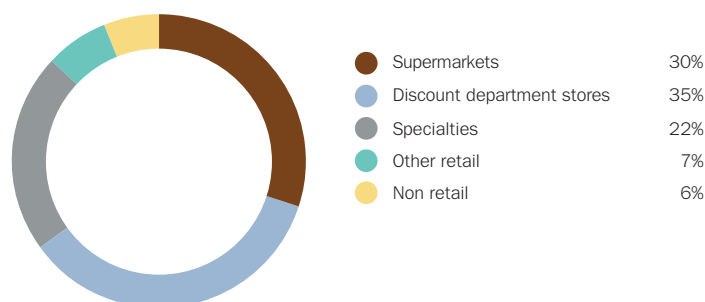
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

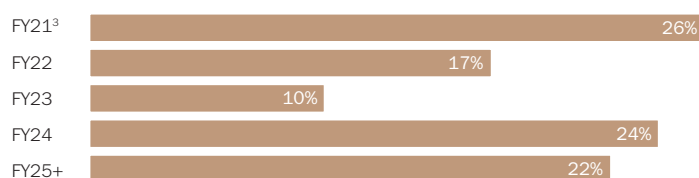
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income





# Colonnades

Beach Road, Noarlunga Centre SA 5168  
[colonnades.com.au](http://colonnades.com.au)

Colonnades is a two level Regional shopping centre located in Noarlunga Centre, approximately 30 kilometres south of the Adelaide CBD. It is anchored by Big W, Kmart, Harris Scarfe, ALDI, Coles and Woolworths. The centre comprises more than 120 specialty stores, as well as not for profit Can:Do Group and commercial tenant Datacom.

## Property overview

State	SA
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	2003
Centre first opened	1979
Latest redevelopment	2016
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	226.4
Valuation date	Dec-20
Capitalisation rate (%)	7.50
Discount rate (%)	8.00

## Property metrics

Gross lettable area (GLA) (sqm)	86,604
Number of tenants	168
Total Trade Area (000's)	198
Major tenants <sup>2</sup>	ALDI, Big W, Coles, Harris Scarfe, Kmart, Woolworths
Car spaces	4,157
Occupancy rate by GLA (%)	99.0
Weighted average lease expiry by GLA (years)	5.4
Green Star – Performance	4 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

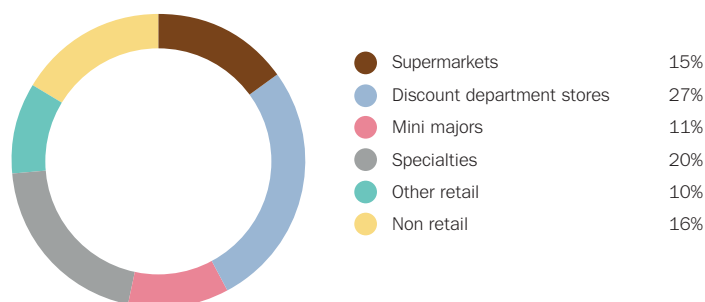
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

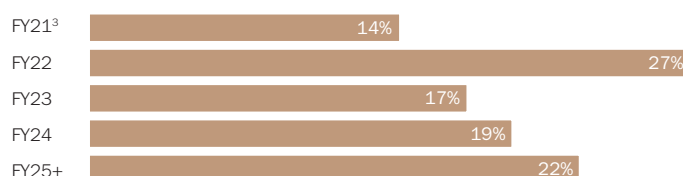
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income







# Elizabeth City Centre

50 Elizabeth Way, Elizabeth SA 5112  
[elizabethcitycentre.com.au](http://elizabethcitycentre.com.au)

Elizabeth City Centre is a two level Regional shopping centre located approximately 26 kilometres north-east of the Adelaide CBD. Home to Australia's largest retail centre solar installation, the centre features an entertainment precinct and is anchored by Big W, Target, Harris Scarfe, Coles, Woolworths and Reading Cinemas and includes more than 130 specialty stores.

## Property overview

State	SA
Centre type	Regional
Ownership interest (%)	100
Date acquired	1998
Centre first opened	1960
Latest redevelopment	2015
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	290.0
Valuation date	Dec-20
Capitalisation rate (%)	7.50
Discount rate (%)	8.25

## Property metrics

Gross lettable area (GLA) (sqm)	80,536
Number of tenants	192
Total Trade Area (000's)	234
Major tenants <sup>2</sup>	Big W, Coles, Harris Scarfe, Reading Cinemas, Target, Woolworths
Car spaces	3,191
Occupancy rate by GLA (%)	97.8
Weighted average lease expiry by GLA (years)	4.1
Green Star – Performance	3 Stars
NABERS Energy rating	6 Stars
NABERS Water rating	2.5 Stars

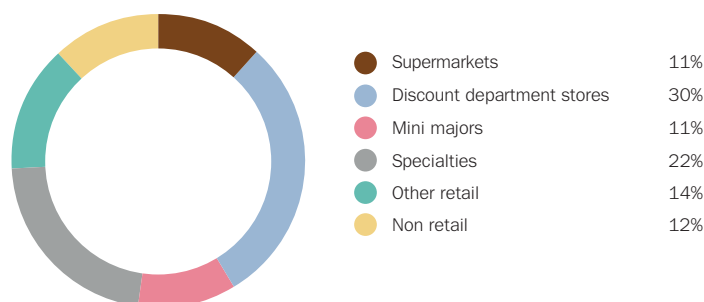
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income





# Kurralta Central

153 Anzac Highway, Kurralta Park SA 5037  
[kurraltacentral.com.au](http://kurraltacentral.com.au)

Kurralta Central is a single level Sub Regional shopping centre located approximately 5 kilometres south-west of the Adelaide CBD. It is anchored by Kmart and Coles and includes 11 specialty stores.

## Property overview

State	SA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1969
Latest redevelopment	2000
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	42.9
Valuation date	Dec-20
Capitalisation rate (%)	6.25
Discount rate (%)	6.75

## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	10,675
Number of tenants	14
Total Trade Area (000's)	56
Major tenants <sup>2</sup>	Coles, Kmart
Car spaces	542
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	9.8
Green Star – Performance	4 Stars
NABERS Energy rating	6 Stars
NABERS Water rating	3.5 Stars

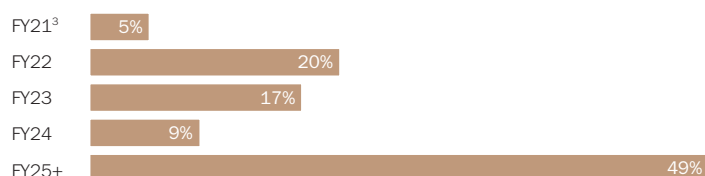
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

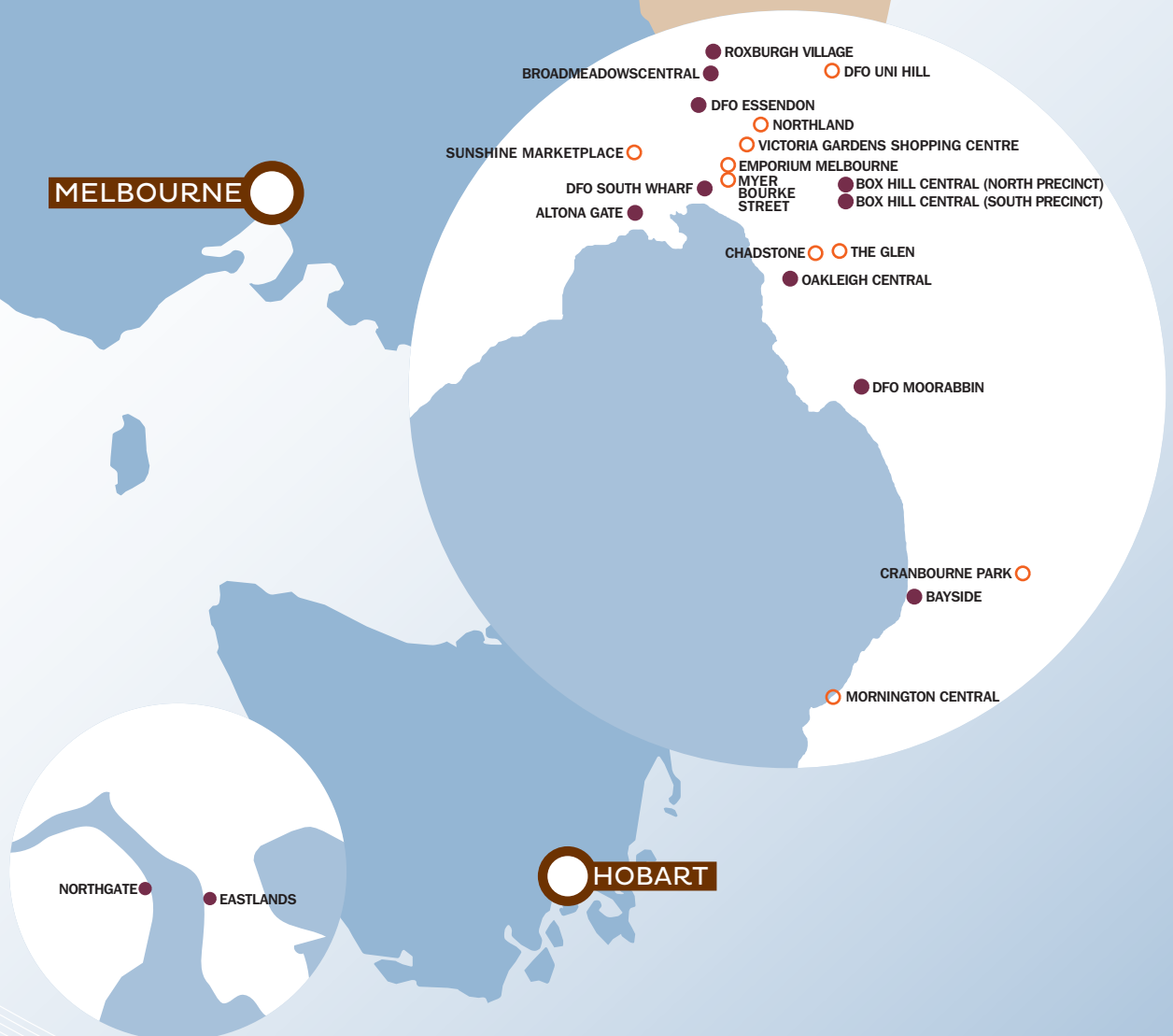
## Specialty store lease expiry profile by income







## Victoria and Tasmania





## Victoria

- 43 Altona Gate
- 44 Bayside
- 45 Box Hill Central (North Precinct)
- 46 Box Hill Central (South Precinct)
- 47 Broadmeadows Central
- 48 Chadstone
- 49 Cranbourne Park
- 50 DFO Essendon
- 51 DFO Moorabbin
- 52 DFO South Wharf
- 53 DFO Uni Hill
- 54 Emporium Melbourne
- 55 Mornington Central
- 56 Myer Bourke Street
- 57 Northland
- 58 Oakleigh Central
- 59 Roxburgh Village
- 60 Sunshine Marketplace
- 61 The Glen
- 62 Victoria Gardens Shopping Centre

## Tasmania

- 63 Eastlands
- 64 Northgate





# Altona Gate

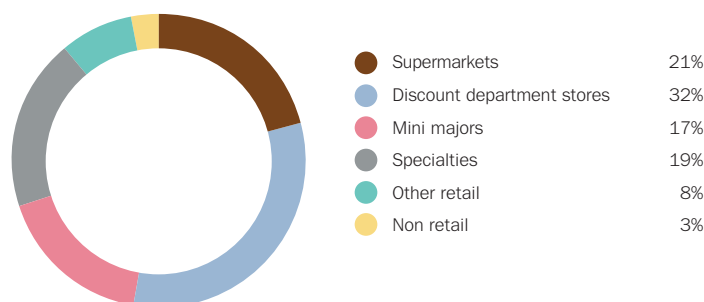
124-134 Millers Road, Altona North VIC 3025  
[altonagate.com.au](http://altonagate.com.au)

Altona Gate is a four level Sub Regional shopping centre located approximately 13 kilometres west of the Melbourne CBD. The centre is anchored by Kmart, ALDI and Coles and comprises more than 45 specialty stores, including COTTON:ON MEGA.

## Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1977
Latest redevelopment	2014
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	103.0
Valuation date	Dec-20
Capitalisation rate (%)	6.25
Discount rate (%)	6.50

## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	26,114
Number of tenants	63
Total Trade Area (000's)	164
Major tenants <sup>2</sup>	ALDI, Coles, Kmart
Car spaces	1,622
Occupancy rate by GLA (%)	97.8
Weighted average lease expiry by GLA (years)	4.7
Green Star – Performance	4 Stars
NABERS Energy rating	3 Stars
NABERS Water rating	4 Stars

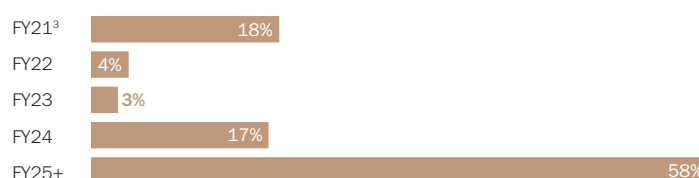
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Specialty store lease expiry profile by income





# Bayside

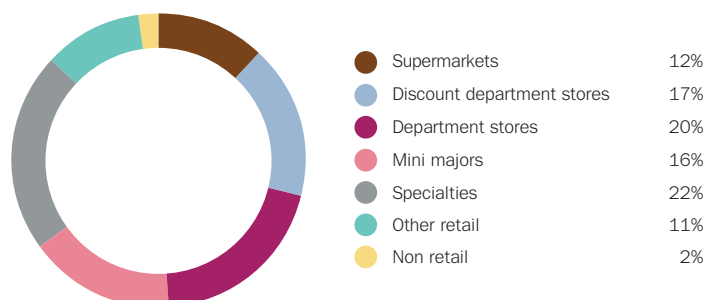
28 Beach Street, Frankston VIC 3199  
[baysidesc.com.au](http://baysidesc.com.au)

Bayside is a three level Major Regional shopping centre located in the heart of Frankston, approximately 53 kilometres south of the Melbourne CBD. It is anchored by Myer, Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas. The centre includes more than 160 specialty stores and a vibrant food and entertainment precinct.

## Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1971
Latest redevelopment	2011
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	440.0
Valuation date	Dec-20
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	89,147
Number of tenants	202
Total Trade Area (000's)	468
Major tenants <sup>2</sup>	ALDI, Coles, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	3,430
Occupancy rate by GLA (%)	97.5
Weighted average lease expiry by GLA (years)	4.3
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	5 Stars

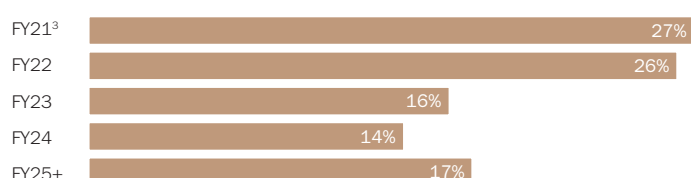
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Specialty store lease expiry profile by income







## Box Hill Central (North Precinct)

17-21 Market Street, Box Hill VIC 3128

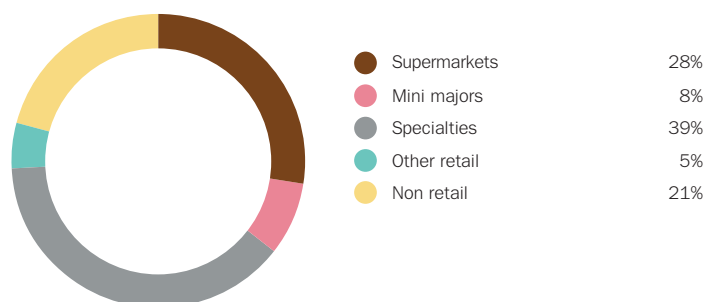
[boxhillcentral.com.au](http://boxhillcentral.com.au)

Box Hill Central (North Precinct) is a two level Sub Regional shopping centre adjacent to Box Hill Central (South Precinct), approximately 15 kilometres east of the Melbourne CBD. It is anchored by Coles and includes more than 50 specialty stores.

### Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2001
Centre first opened	1975
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	125.0
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

### Tenant mix by gross lettable area (GLA)



### Property metrics

Gross lettable area (GLA) (sqm)	14,639
Number of tenants	78
Total Trade Area (000's)	182
Major tenants <sup>2</sup>	Coles
Car spaces	866
Occupancy rate by GLA (%)	99.2
Weighted average lease expiry by GLA (years)	3.4
Green Star – Performance	3 Stars
NABERS Energy rating	0 Stars
NABERS Water rating	2 Stars

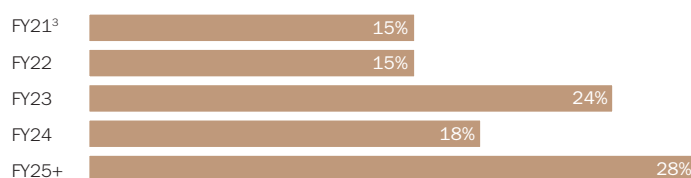
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Specialty store lease expiry profile by income





## Box Hill Central (South Precinct)

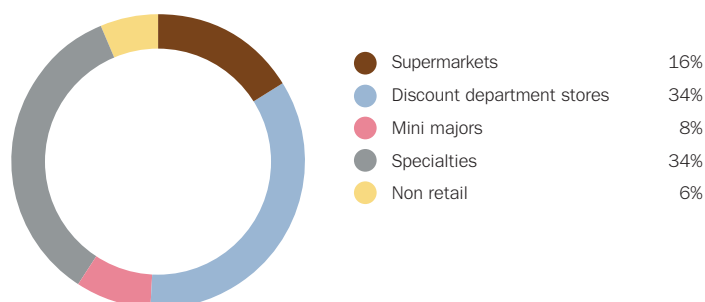
1 Main Street, Box Hill VIC 3128  
[boxhillcentral.com.au](http://boxhillcentral.com.au)

Box Hill Central (South Precinct) is a single level Sub Regional shopping centre located above Box Hill train station, adjacent to Box Hill Central (North Precinct), approximately 15 kilometres east of the Melbourne CBD. It is anchored by Woolworths and includes more than 90 specialty stores.

### Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2000
Centre first opened	1987
Latest redevelopment	2010
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	210.0
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

### Tenant mix by gross lettable area (GLA)



### Property metrics

Gross lettable area (GLA) (sqm)	23,734
Number of tenants	110
Total Trade Area (000's)	182
Major tenants <sup>2</sup>	Woolworths
Car spaces	1,496
Occupancy rate by GLA (%)	99.4
Weighted average lease expiry by GLA (years)	4.2
Green Star – Performance	3 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

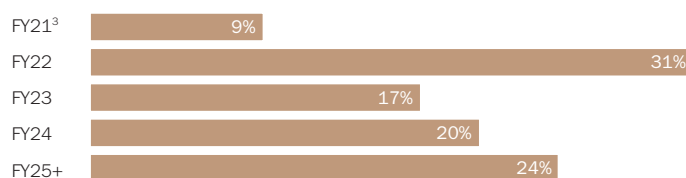
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Specialty store lease expiry profile by income







# Broadmeadows Central

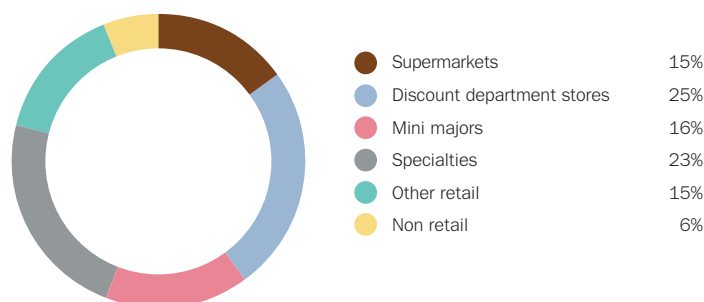
1099-1169 Pascoe Vale Road, Broadmeadows VIC 3047  
**broadmeadowscentral.com.au**

Broadmeadows Central is a single level Regional shopping centre with an adjacent Homemaker Centre located approximately 19 kilometres north-west of the Melbourne CBD. It is anchored by Kmart, ALDI, Coles, Woolworths and HOYTS Cinemas and includes more than 125 specialty stores. The centre features family friendly amenities such as the 'Quiet Room' and Victoria's first digital interactive playground.

## Property overview

State	VIC
Centre type	Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1974
Latest redevelopment	2011
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	250.0
Valuation date	Dec-20
Capitalisation rate (%)	6.75
Discount rate (%)	7.50

## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	61,455
Number of tenants	172
Total Trade Area (000's)	262
Major tenants <sup>2</sup>	ALDI, Coles, HOYTS Cinemas, Kmart, Woolworths,
Car spaces	3,051
Occupancy rate by GLA (%)	98.2
Weighted average lease expiry by GLA (years)	3.4
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	4.5 Stars

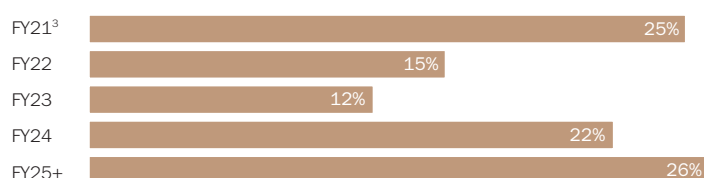
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Specialty store lease expiry profile by income





## Chadstone

1341 Dandenong Road, Chadstone VIC 3148  
[chadstone.com.au](http://chadstone.com.au), [hotelchadstone.com.au](http://hotelchadstone.com.au)

Chadstone is a two level Super Regional shopping centre located approximately 17 kilometres south-east of the Melbourne CBD. It is anchored by David Jones, Myer, Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas and includes more than 390 specialty stores. Chadstone hosts Australia's most expansive luxury offer and a large range of international and Australian flagships stores such as H&M, Morphe, UNIQLO and Zara, as well as a world-class food and entertainment precinct. Hotel Chadstone Melbourne (opened in November 2019) features 250 luxury rooms, rooftop bar, indoor swimming pool, wellness centre and extensive corporate conferencing facilities.

### Property overview

State	VIC
Centre type	Super Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Gandel Group – 50
Date acquired	1994
Centre first opened	1960
Latest redevelopment	2017
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	6,124.0
Valuation date	Dec-20
Capitalisation rate (%)	3.88
Discount rate (%)	6.00

### Property metrics

Gross lettable area (GLA) (sqm)	233,664
Number of tenants	496
Total Trade Area (000's)	2,487
Major tenants <sup>2</sup>	ALDI, Coles, David Jones, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	10,005
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	5.9
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	3 Stars

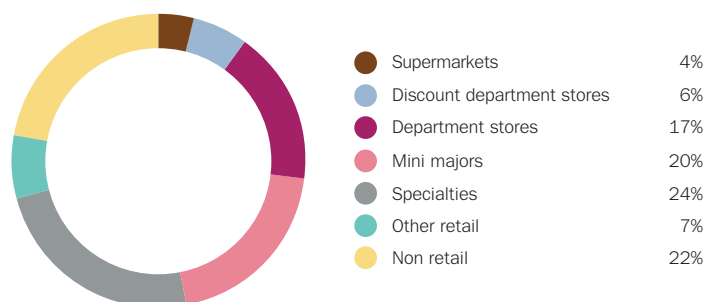
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

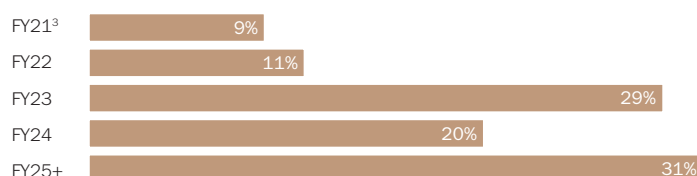
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income







# Cranbourne Park

High Street, Cranbourne VIC 3977

[cranbournepark.com.au](http://cranbournepark.com.au)

Cranbourne Park is a single level Regional shopping centre located approximately 51 kilometres south-east of the Melbourne CBD. It is anchored by Kmart, Target, Harris Scarfe and Coles and includes more than 95 specialty stores.

## Property overview

State	VIC
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Core Fund – 50
Date acquired	2000
Centre first opened	1979
Latest redevelopment	2015
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	250.0
Valuation date	Dec-20
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

## Property metrics

Gross lettable area (GLA) (sqm)	46,928
Number of tenants	130
Total Trade Area (000's)	266
Major tenants <sup>2</sup>	Coles, Harris Scarfe, Kmart, Target
Car spaces	1,700
Occupancy rate by GLA (%)	98.2
Weighted average lease expiry by GLA (years)	5.7
Green Star – Performance	3 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	4 Stars

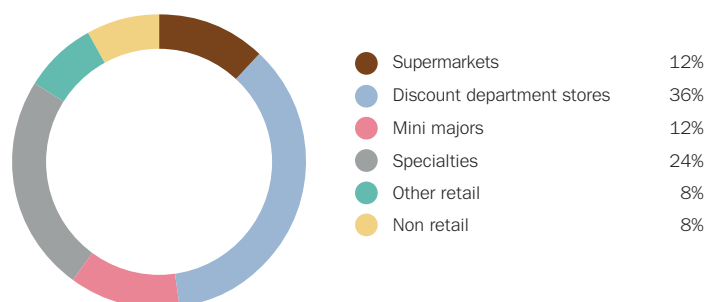
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

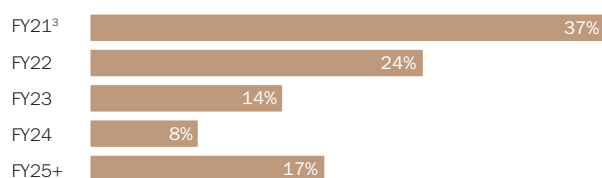
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income





## DFO Essendon

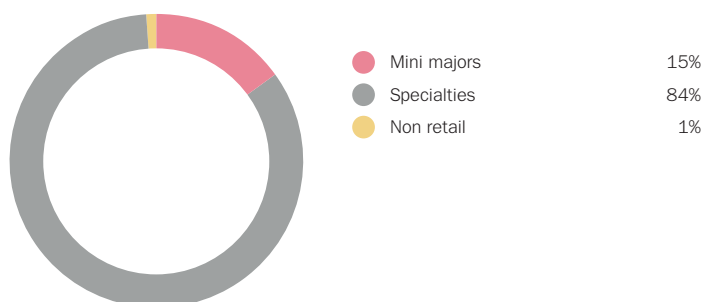
100 Bulla Road, Essendon Fields VIC 3041  
[essendon.dfo.com.au](http://essendon.dfo.com.au)

DFO Essendon is a single level Outlet Centre located approximately 14 kilometres north of the Melbourne CBD. The centre comprises more than 100 outlet retailers including Coach, Furla, Hugo Boss, Polo Ralph Lauren, Salvatore Ferragamo and Ted Baker. The adjacent Homemaker Hub comprises over 20 large format stores.

### Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	2005
Latest redevelopment	2006
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	162.0
Valuation date	Dec-20
Capitalisation rate (%)	6.75
Discount rate (%)	7.00

### Tenant mix by gross lettable area (GLA)



### Property metrics

Gross lettable area (GLA) (sqm)	52,489
Number of tenants	135
Total Trade Area (000's)	1,853
Major tenants <sup>2</sup>	–
Car spaces	2,075
Occupancy rate by GLA (%) <sup>3</sup>	96.2
Weighted average lease expiry by GLA (years)	1.6
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	5 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

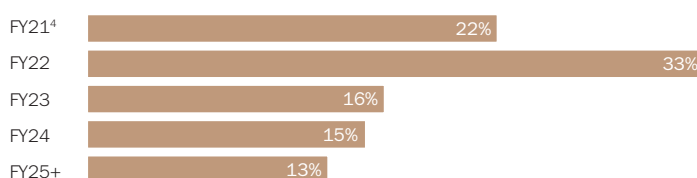
<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Occupancy data excludes Homemaker retailers.

<sup>4</sup> Includes holdovers.

### Specialty store lease expiry profile by income







## DFO Moorabbin

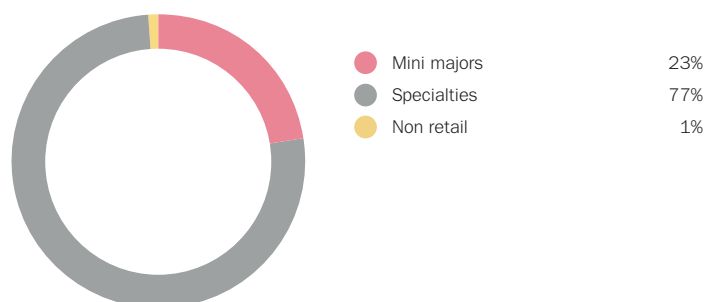
250 Centre Dandenong Road, Moorabbin Airport VIC 3194  
[moorabbin.dfo.com.au](http://moorabbin.dfo.com.au)

DFO Moorabbin is a single level Outlet Centre located approximately 23 kilometres south-east of the Melbourne CBD. The centre comprises more than 110 outlet retailers including Adidas, Polo Ralph Lauren, Puma, Calvin Klein, Tommy Hilfiger, Orotan and Sheridan.

### Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	1994
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	105.0
Valuation date	Dec-20
Capitalisation rate (%)	8.00
Discount rate (%)	9.00

### Tenant mix by gross lettable area (GLA)



### Property metrics

Gross lettable area (GLA) (sqm)	24,793
Number of tenants	126
Total Trade Area (000's)	1,597
Major tenants <sup>2</sup>	–
Car spaces	1,362
Occupancy rate by GLA (%)	97.4
Weighted average lease expiry by GLA (years)	2.2
Green Star – Performance	4 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	4.5 Stars

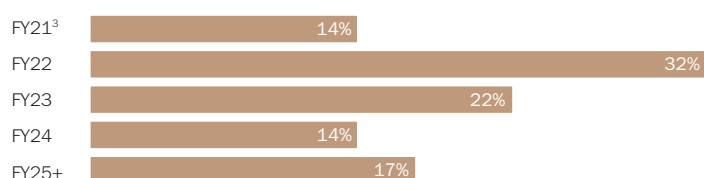
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Specialty store lease expiry profile by income





## DFO South Wharf

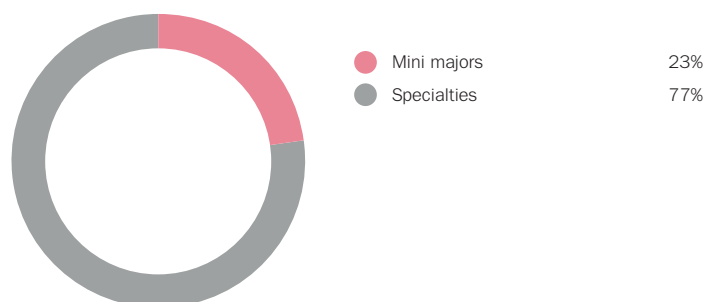
20 Convention Centre Place, South Wharf VIC 3006  
[south-wharf.dfo.com.au](http://south-wharf.dfo.com.au)

DFO South Wharf is a multi-level Outlet Centre located on the Yarra River close to Docklands on the south-western fringe of Melbourne's CBD. The centre comprises more than 140 outlet retailers including Armani Outlet, Coach, Tommy Hilfiger and Michael Kors and an exclusive collection of sporting and active apparel outlets. With the adjoining Homemaker Hub comprising more than 15 large format stores, and the South Wharf Promenade including over 15 restaurants, bars and cafes, DFO South Wharf is a retail and dining destination for Melbourne residents and tourists.

### Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired*	2010
Centre first opened	2009
Latest redevelopment	2016
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	612.0
Valuation date	Dec-20
Capitalisation rate (%)	5.75
Discount rate (%)	7.00

### Tenant mix by gross lettable area (GLA)



### Property metrics

Gross lettable area (GLA) (sqm)	55,744
Number of tenants	191
Total Trade Area (000's)	2,929
Major tenants <sup>2</sup>	–
Car spaces	3,104
Occupancy rate by GLA (%) <sup>3</sup>	94.4
Weighted average lease expiry by GLA (years)	2.0
Green Star – Performance	3 Stars
NABERS Energy rating	2.5 Stars
NABERS Water rating	3 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

\* Acquired 50% in 2010; acquired 25% in 2014 and acquired 25% in 2017.

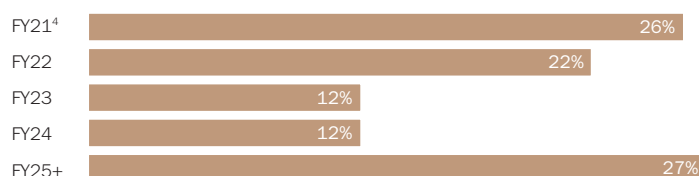
<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Occupancy data excludes Homemaker retailers.

<sup>4</sup> Includes holdovers.

### Specialty store lease expiry profile by income







# DFO Uni Hill

2 Janefield Drive, Bundoora VIC 3083  
 unihill.dfo.com.au

DFO Uni Hill is a single level Outlet Centre located approximately 18 kilometres north of the Melbourne CBD. The centre comprises more than 80 outlet retailers including Nike, Adidas, Polo Ralph Lauren, Country Road, Decjuba and Seed.

## Property overview

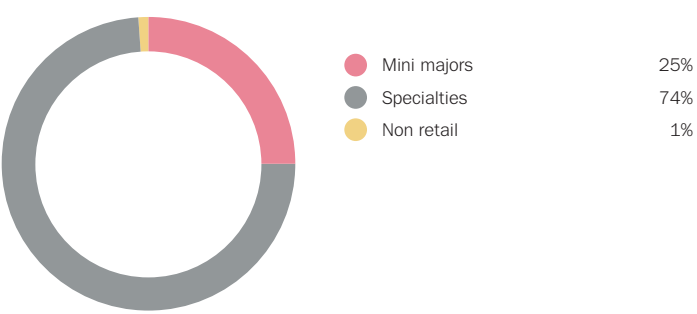
State	VIC
Centre type	Outlet Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	MAB Corporation – 50
Date acquired	2020
Centre first opened	2008
Latest redevelopment	2014
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	120.0
Valuation date	Dec-20
Capitalisation rate (%)	6.75
Discount rate (%)	7.50

## Property metrics

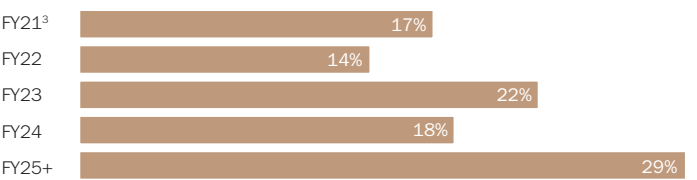
Gross lettable area (GLA) (sqm)	19,320
Number of tenants	91
Total Trade Area (000's)	809
Major tenants <sup>2</sup>	–
Car spaces	773
Occupancy rate by GLA (%)	96.4
Weighted average lease expiry by GLA (years)	2.0
Green Star – Performance	n.a.
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.  
 1 Expressed on 100% basis.  
 2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.  
 3 Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income





# Emporium Melbourne

287 Lonsdale Street, Melbourne VIC 3000

[emporiummelbourne.com.au](http://emporiummelbourne.com.au)

Emporium Melbourne is a seven level City Centre located in the heart of Melbourne. Opened in 2014, Emporium Melbourne evolved a beautiful heritage building to the epicentre of Melbourne CBD retail. Emporium Melbourne is home to quality dining, one of the largest Australian designer precincts, more than 160 international and specialty stores, a flagship UNIQLO and FORTRESS – Australia's first E-Sports venue.

## Property overview

State	VIC
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GIC – 50
Date acquired	2007
Centre first opened	2014
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	1,085.0
Valuation date	Dec-20
Capitalisation rate (%)	4.75
Discount rate (%)	6.50

## Property metrics

Gross lettable area (GLA) (sqm)	44,809
Number of tenants	176
Total Trade Area (000's)	2,999
Major tenants <sup>2</sup>	–
Car spaces	–
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	3.3
Green Star – Performance	3 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

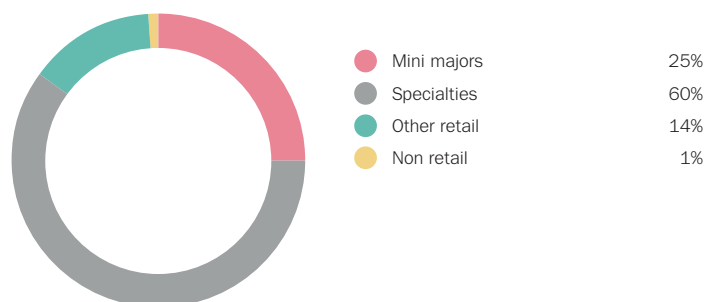
<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

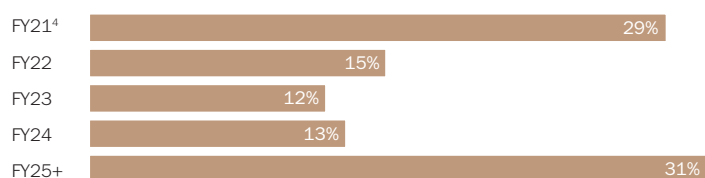
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income







# Mornington Central

78 Barkly Street, Mornington VIC 3931  
[morningtoncentral.com.au](http://morningtoncentral.com.au)

Mornington Central is a single level Sub Regional shopping centre located on the Mornington Peninsula, approximately 68 kilometres south-east of the Melbourne CBD. It is anchored by Target and Coles and includes more than 30 specialty stores.

## Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Retail Australia Property Trust – 50
Date acquired*	1999
Centre first opened	2000
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	70.0
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	6.25

## Property metrics

Gross lettable area (GLA) (sqm)	11,781
Number of tenants	36
Total Trade Area (000's)	70
Major tenants <sup>2</sup>	Coles, Target
Car spaces	503
Occupancy rate by GLA (%)	99.1
Weighted average lease expiry by GLA (years)	2.1
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	3 Stars

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

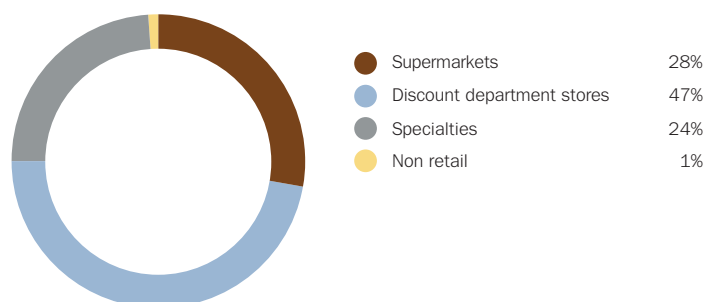
\* Acquired 100% in 1999 and divested 50% in 2016.

<sup>1</sup> Expressed on 100% basis.

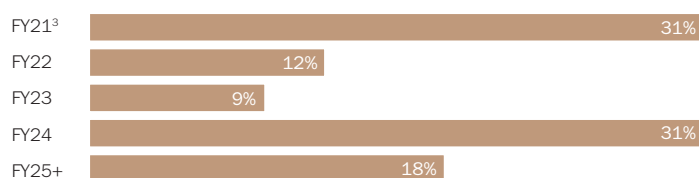
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income





# Myer Bourke Street

Bourke Street Mall, 314-336 Bourke Street, Melbourne VIC 3000

Myer Bourke Street has been operated by Myer as a department store since at least 1914. This nine-level City Centre in the retail heart of Melbourne's CBD has multilevel walkways connecting to Emporium Melbourne.

## Property overview

State	VIC
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 33
Co-owners (%)	GIC – 33 Nuveen Real Estate – 33
Date acquired	2007
Centre first opened	1914
Latest redevelopment	2011
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	427.0
Valuation date	Dec-20
Capitalisation rate (%)	5.75
Discount rate (%)	7.25

## Property metrics

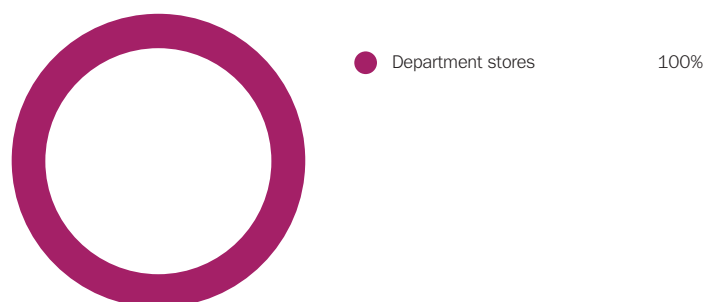
Gross lettable area (GLA) (sqm)	39,924
Number of tenants	1
Major tenants <sup>2</sup>	Myer
Car spaces	–
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	11.0
Green Star – Performance	n.a.
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

## Tenant mix by gross lettable area (GLA)







## Northland

2-50 Murray Road, Preston VIC 3072

[northlandsc.com.au](http://northlandsc.com.au)

Northland is a two level Major Regional shopping centre located approximately 13 kilometres north-east of the Melbourne CBD. It is anchored by Myer, Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas and includes international retailers H&M, JD Sports, Sephora, UNIQLO and more than 215 specialty stores. The centre is complemented by an outdoor entertainment and dining precinct and features facilities such as a 'Quiet Room' and Changing Places 'High Care Lounge'.

### Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GPT Wholesale Shopping Centre Fund – 50
Date acquired	1994
Centre first opened	1966
Latest redevelopment	2014
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	824.0
Valuation date	Dec-20
Capitalisation rate (%)	5.50
Discount rate (%)	6.75

### Property metrics

Gross lettable area (GLA) (sqm)	97,113
Number of tenants	258
Total Trade Area (000's)	499
Major tenants <sup>2</sup>	ALDI, Coles, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	4,640
Occupancy rate by GLA (%)	97.8
Weighted average lease expiry by GLA (years)	4.9
Green Star – Performance	4 Stars
NABERS Energy rating	4 Stars
NABERS Water rating	3.5 Stars

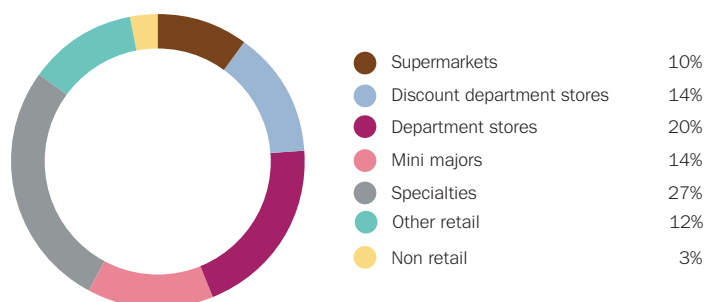
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

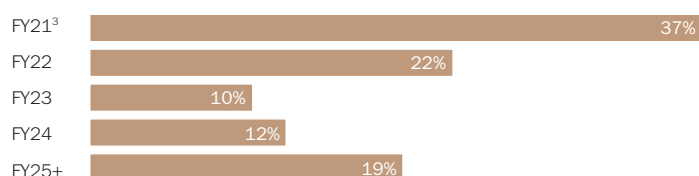
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income





# Oakleigh Central

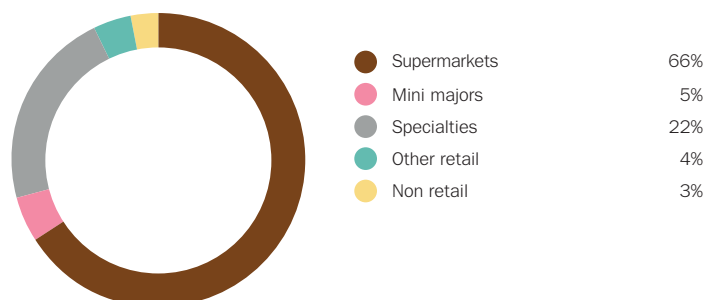
39 Hanover Street, Oakleigh VIC 3166  
[oakleighcentral.com.au](http://oakleighcentral.com.au)

Oakleigh Central is a single level Neighbourhood shopping centre located approximately 18 kilometres south-east of the Melbourne CBD. It is anchored by Coles and Woolworths and includes more than 25 specialty stores.

## Property overview

State	VIC
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1987
Latest redevelopment	2008
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	76.0
Valuation date	Dec-20
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

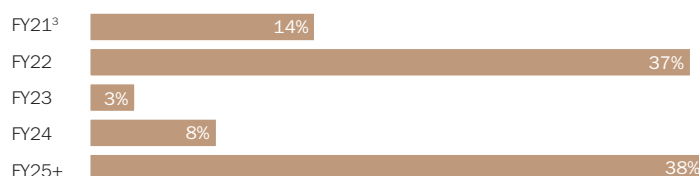
## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	14,324
Number of tenants	41
Total Trade Area (000's)	48
Major tenants <sup>2</sup>	Coles, Woolworths
Car spaces	602
Occupancy rate by GLA (%)	98.6
Weighted average lease expiry by GLA (years)	4.5
Green Star – Performance	3 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	2 Stars

## Specialty store lease expiry profile by income



Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.





## Roxburgh Village

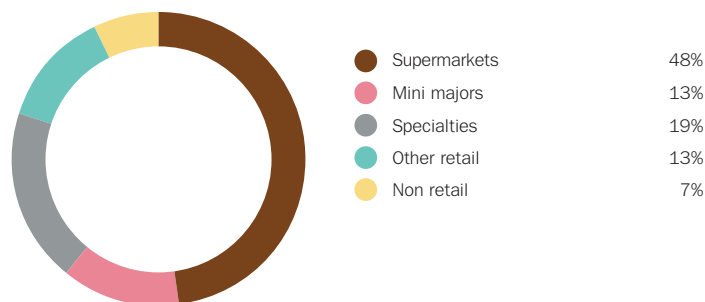
250 Somerton Road, Roxburgh Park VIC 3064  
[roxburghvillage.com.au](http://roxburghvillage.com.au)

Roxburgh Village is a single level Sub Regional shopping centre located approximately 23 kilometres north of the Melbourne CBD. It is anchored by ALDI, Coles and Woolworths and includes more than 40 specialty stores.

### Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1997
Centre first opened	1999
Latest redevelopment	2012
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	93.0
Valuation date	Dec-20
Capitalisation rate (%)	7.25
Discount rate (%)	7.75

### Tenant mix by gross lettable area (GLA)



### Property metrics

Gross lettable area (GLA) (sqm)	24,745
Number of tenants	68
Total Trade Area (000's)	55
Major tenants <sup>2</sup>	ALDI, Coles, Woolworths
Car spaces	1,096
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.2
Green Star – Performance	3 Stars
NABERS Energy rating	6 Stars
NABERS Water rating	1 Star

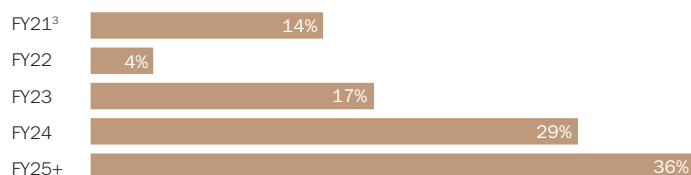
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Specialty store lease expiry profile by income





# Sunshine Marketplace

80 Harvester Road, Sunshine VIC 3020  
[sunshinemarketplace.com.au](http://sunshinemarketplace.com.au)

Sunshine Marketplace is a single level Sub Regional shopping centre located approximately 14 kilometres west of the Melbourne CBD. It is anchored by Big W, Woolworths and Village Cinemas and includes more than 50 specialty stores.

## Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2003
Centre first opened	1997
Latest redevelopment	2004
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	119.0
Valuation date	Dec-20
Capitalisation rate (%)	6.50
Discount rate (%)	7.00

## Property metrics

Gross lettable area (GLA) (sqm)	34,178
Number of tenants	69
Total Trade Area (000's)	189
Major tenants <sup>2</sup>	Big W, Village Cinemas, Woolworths
Car spaces	1,741
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	5.7
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	4.5 Stars

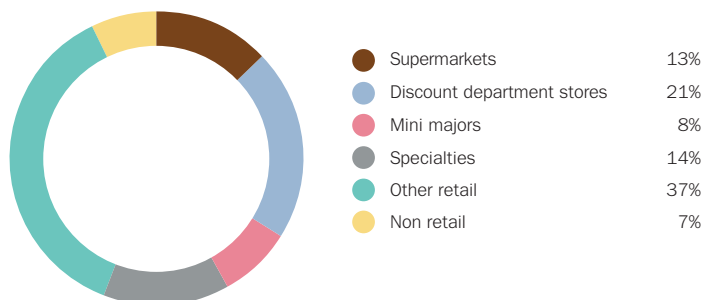
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

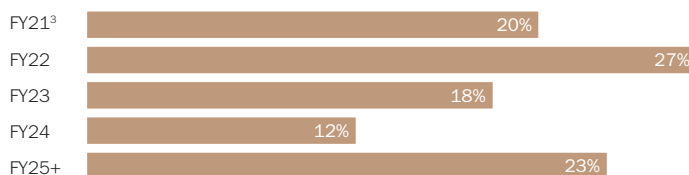
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income







## The Glen

235 Springvale Road, Glen Waverley VIC 3150  
[theglen.com.au](http://theglen.com.au)

The Glen is a two level Major Regional shopping centre located in Glen Waverley, approximately 26 kilometres south-east of the Melbourne CBD. It is anchored by David Jones, Target, ALDI, Coles and Woolworths and includes UNIQLO, H&M, JB Hi-Fi, Betty's Burgers & Concrete Co., more than 195 specialty stores, and a new outdoor dining precinct.

### Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	1994
Centre first opened	1991
Latest redevelopment	2017
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	662.0
Valuation date	Dec-20
Capitalisation rate (%)	5.50
Discount rate (%)	7.25

### Property metrics

Gross lettable area (GLA) (sqm)	73,666
Number of tenants	242
Total Trade Area (000's)	292
Major tenants <sup>2</sup>	ALDI, Coles, David Jones, Target, Woolworths
Car spaces	3,430
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	6.5
Green Star – Performance	3 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

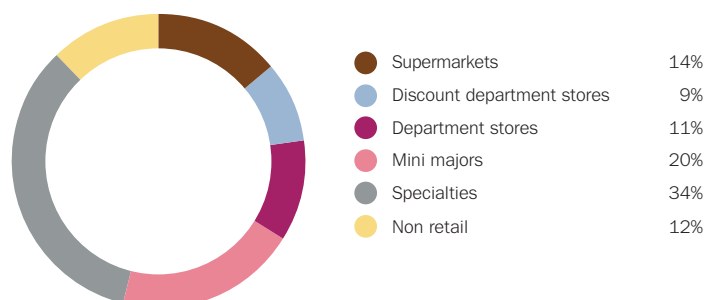
<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

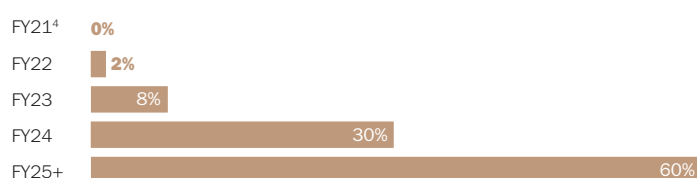
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income





# Victoria Gardens Shopping Centre

620 Victoria Street, Richmond VIC 3121

[vicgardenssc.com.au](http://vicgardenssc.com.au)

Victoria Gardens Shopping Centre is a multilevel Sub Regional centre located in Richmond, approximately 5 kilometres east of the Melbourne CBD. It is anchored by Kmart, Coles and HOYTS Cinemas and includes more than 50 specialty stores. The centre is located adjacent to an Ikea store (not owned) with access to the store provided through the centre. Victoria Gardens Shopping Centre was refurbished in 2019 with an updated food court and new lounge areas.

## Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Salta Properties – 50
Date acquired	2003
Centre first opened	2003
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	285.0
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

## Property metrics

Gross lettable area (GLA) (sqm)	37,700
Number of tenants	71
Total Trade Area (000's)	132
Major tenants <sup>2</sup>	Coles, HOYTS Cinemas, Kmart
Car spaces	2,127
Occupancy rate by GLA (%)	95.0
Weighted average lease expiry by GLA (years)	2.8
Green Star – Performance	3 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	4 Stars

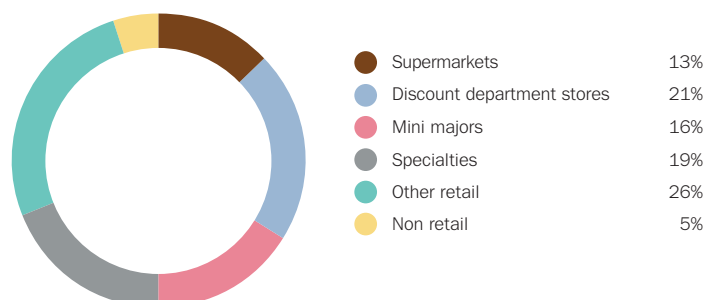
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

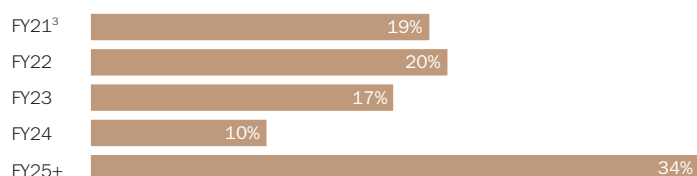
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income







# Eastlands

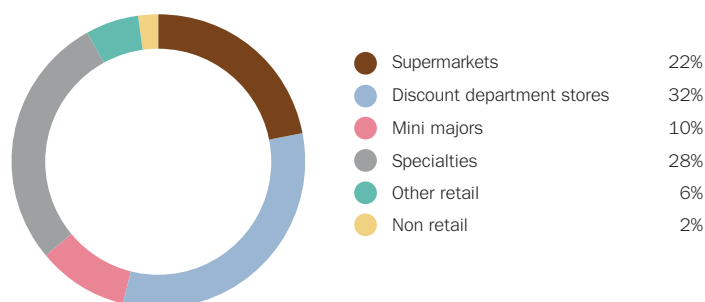
26 Bligh Street, Rosny Park TAS 7018  
[eastlandssc.com.au](http://eastlandssc.com.au)

Eastlands is a two level Regional shopping centre located approximately 5 kilometres east of the Hobart CBD. It is anchored by Big W, Kmart, Coles, Woolworths and Village Cinemas and includes more than 70 specialty stores.

## Property overview

State	TAS
Centre type	Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1965
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	156.8
Valuation date	Dec-20
Capitalisation rate (%)	7.00
Discount rate (%)	7.25

## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	33,318
Number of tenants	90
Total Trade Area (000's)	217
Major tenants <sup>2</sup>	Big W, Coles, Kmart, Village Cinemas, Woolworths,
Car spaces	1,446
Occupancy rate by GLA (%)	99.8
Weighted average lease expiry by GLA (years)	3.7
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	4 Stars

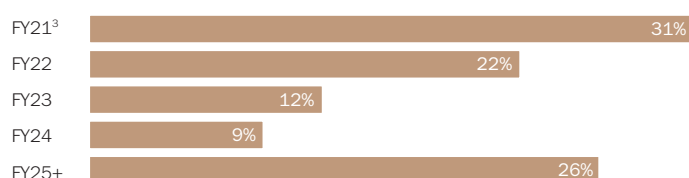
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Specialty store lease expiry profile by income





# Northgate

387-393 Main Road, Glenorchy TAS 7010

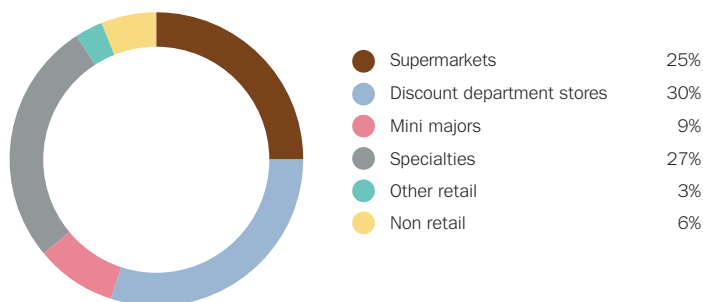
[northgatesc.com.au](http://northgatesc.com.au)

Northgate is a single level Sub Regional shopping centre located approximately 9 kilometres north-west of Hobart CBD. It is anchored by Target and Coles and includes more than 50 specialty stores.

## Property overview

State	TAS
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2009
Centre first opened	1986
Latest redevelopment	1996
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	83.0
Valuation date	Dec-20
Capitalisation rate (%)	7.75
Discount rate (%)	8.00

## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	19,478
Number of tenants	65
Total Trade Area (000's)	101
Major tenants <sup>2</sup>	Coles, Target
Car spaces	855
Occupancy rate by GLA (%)	98.2
Weighted average lease expiry by GLA (years)	2.3
Green Star – Performance	4 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	4 Stars

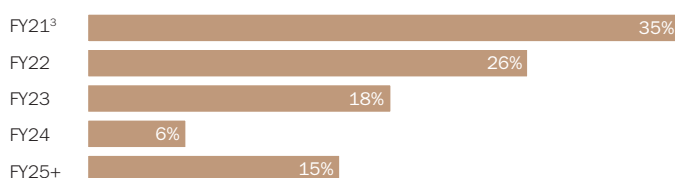
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Specialty store lease expiry profile by income







## Western Australia



## Western Australia

- 67 DFO Perth
- 68 Dianella Plaza
- 69 Ellenbrook Central
- 70 Galleria
- 71 Halls Head Central
- 72 Karratha City
- 73 Livingston Marketplace
- 74 Maddington Central
- 75 Mandurah Forum
- 76 Rockingham Centre
- 77 Victoria Park Central
- 78 Warwick Grove







## DFO Perth

11 High Street, Perth Airport WA 6105  
[perth.dfo.com.au](http://perth.dfo.com.au)

DFO Perth is a single level Outlet Centre located approximately 13 kilometres east of Perth CBD in the Perth Airport precinct, which opened in late 2018. The centre comprises more than 100 international and Australian outlet retailers including Adidas, Calvin Klein, Coach, Hurley, Polo Ralph Lauren, Steve Madden and Tommy Hilfiger.

### Property overview

State	WA
Centre type	Outlet Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perth Airport Development Group Investments P/L – 50
Date acquired	2016
Centre first opened	2018
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	210.0
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	7.25

### Property metrics

Gross lettable area (GLA) (sqm)	23,836
Number of tenants	111
Total Trade Area (000's)	1,908
Major tenants <sup>2</sup>	–
Car spaces	1,621
Occupancy rate by GLA (%)	97.6
Weighted average lease expiry by GLA (years)	3.0
Green Star – Performance	3 Stars
NABERS Energy rating	3 Stars
NABERS Water rating	3 Stars

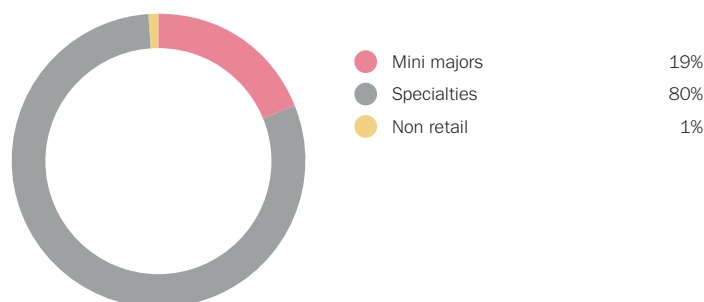
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

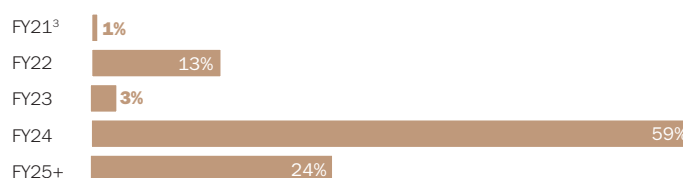
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income





## Dianella Plaza

366 Grand Promenade, Dianella WA 6059

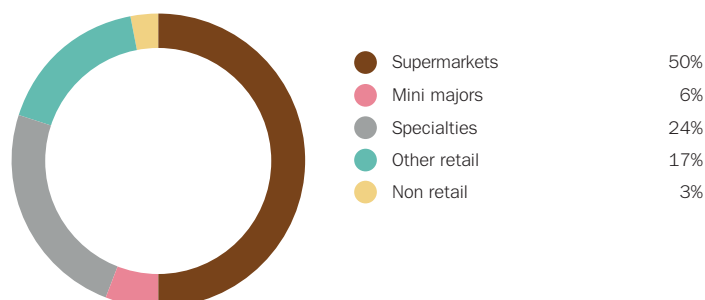
[dianellaplaza.com.au](http://dianellaplaza.com.au)

Dianella Plaza is a single level Neighbourhood shopping centre located approximately 8 kilometres north of the Perth CBD. It is anchored by Coles and Woolworths and includes more than 35 specialty stores.

### Property overview

State	WA
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1968
Latest redevelopment	2002
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	60.8
Valuation date	Dec-20
Capitalisation rate (%)	7.50
Discount rate (%)	8.00

### Tenant mix by gross lettable area (GLA)



### Property metrics

Gross lettable area (GLA) (sqm)	17,162
Number of tenants	55
Total Trade Area (000's)	53
Major tenants <sup>2</sup>	Coles, Woolworths
Car spaces	928
Occupancy rate by GLA (%)	96.3
Weighted average lease expiry by GLA (years)	2.5
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	2.5 Stars

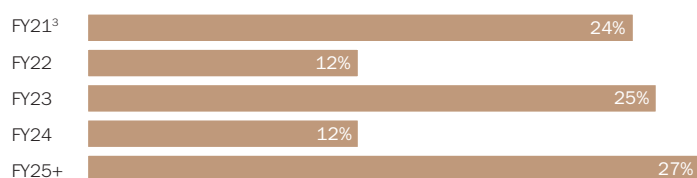
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Specialty store lease expiry profile by income







# Ellenbrook Central

11 Main Street, Ellenbrook WA 6069  
[ellenbrookcentral.com.au](http://ellenbrookcentral.com.au)

Ellenbrook Central is a single level Sub Regional shopping centre located approximately 30 kilometres north-east of the Perth CBD. The recently expanded centre is anchored by Big W, Kmart, ALDI, Coles and Woolworths and includes more than 80 specialty stores.

## Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2015
Centre first opened	2004
Latest redevelopment	2019
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	247.1
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

## Property metrics

Gross lettable area (GLA) (sqm)	46,561
Number of tenants	113
Total Trade Area (000's)	64
Major tenants <sup>2</sup>	ALDI, Big W, Coles, Kmart, Woolworths
Car spaces	2,727
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	6.4
Green Star – Performance	4 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

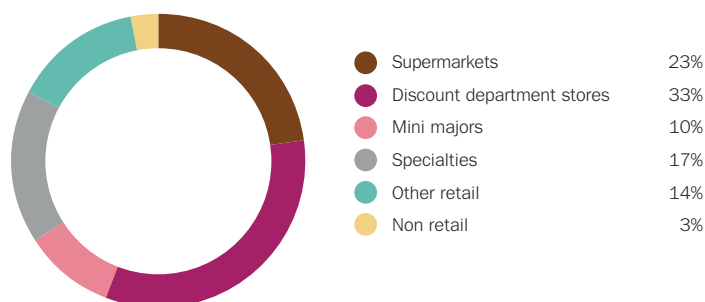
<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

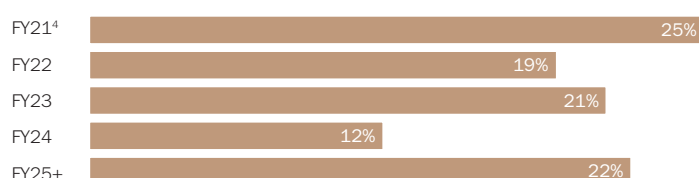
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income





# Galleria

Corner Collier and Walter Roads, Morley WA 6062  
[galleriashoppingcentre.com.au](http://galleriashoppingcentre.com.au)

Galleria is a two level Major Regional shopping centre located approximately 9 kilometres north-east of the Perth CBD. It is anchored by Myer, Kmart, Target, ALDI, Coles, Woolworths and Greater Union and includes more than 135 specialty stores.

## Property overview

State	WA
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	2003
Centre first opened	1994
Latest redevelopment	2008
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	485.0
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

## Property metrics

Gross lettable area (GLA) (sqm)	81,390
Number of tenants	172
Total Trade Area (000's)	370
Major tenants <sup>2</sup>	ALDI, Coles, Greater Union, Kmart, Myer, Target, Woolworths
Car spaces	3,999
Occupancy rate by GLA (%)	95.6
Weighted average lease expiry by GLA (years)	4.5
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	4 Stars

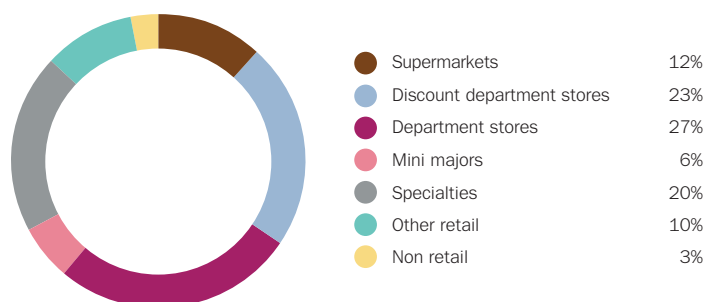
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

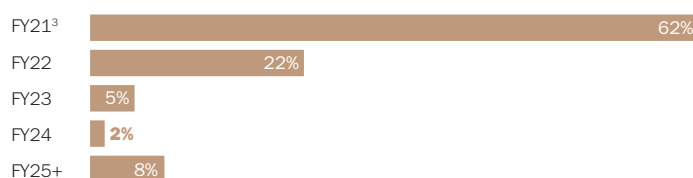
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income







# Halls Head Central

14 Guava Way, Halls Head WA 6210  
[hallsheadcentral.com.au](http://hallsheadcentral.com.au)

Halls Head Central is a single level Sub Regional shopping centre located approximately 4 kilometres south-west of Mandurah. The centre is anchored by Kmart, ALDI and Coles as well as an enhanced fashion offer, family-friendly alfresco dining precinct and playground, and more than 45 specialty stores.

## Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Core Fund – 50
Date acquired	2001
Centre first opened	2001
Latest redevelopment	2016
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	78.0
Valuation date	Dec-20
Capitalisation rate (%)	7.00
Discount rate (%)	7.50

## Property metrics

Gross lettable area (GLA) (sqm)	19,368
Number of tenants	54
Total Trade Area (000's)	51
Major tenants <sup>2</sup>	ALDI, Coles, Kmart
Car spaces	960
Occupancy rate by GLA (%)	97.0
Weighted average lease expiry by GLA (years)	3.7
Green Star – Performance	4 Stars
NABERS Energy rating	4 Stars
NABERS Water rating	4 Stars

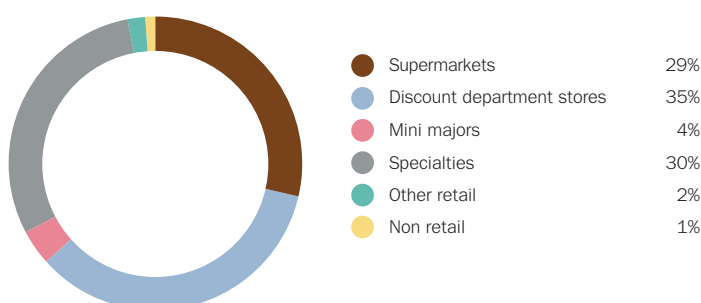
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income





## Karratha City

16 Sharpe Avenue, Karratha WA 6714  
[karrathacitysc.com.au](http://karrathacitysc.com.au)

Karratha City is a single level Sub Regional shopping centre located in regional northern Western Australia. It is anchored by Kmart, Coles and Woolworths and includes more than 35 specialty stores.

### Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2003
Centre first opened	1986
Latest redevelopment	2005
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	78.0
Valuation date	Dec-20
Capitalisation rate (%)	7.75
Discount rate (%)	7.75

### Property metrics

Gross lettable area (GLA) (sqm)	23,480
Number of tenants	54
Total Trade Area (000's)	23
Major tenants <sup>2</sup>	Coles, Kmart, Woolworths
Car spaces	1,275
Occupancy rate by GLA (%)	97.9
Weighted average lease expiry by GLA (years)	5.0
Green Star – Performance	3 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	1.5 Stars

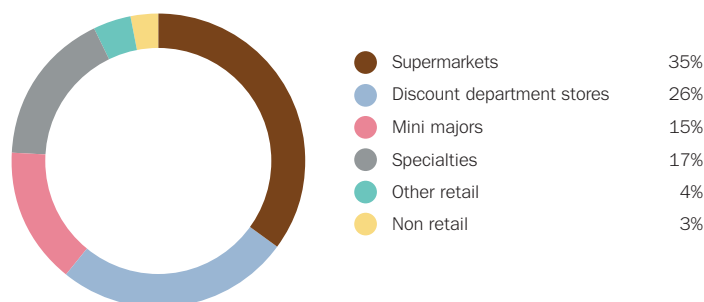
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income







# Livingston Marketplace

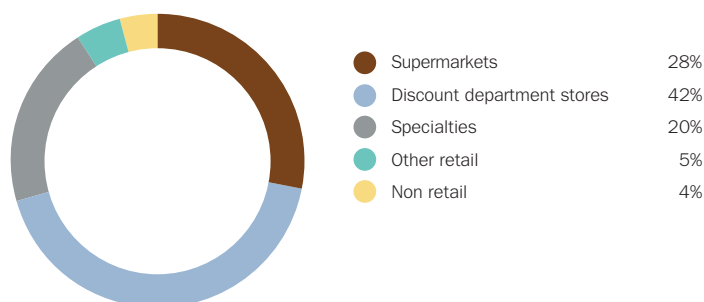
Corner Ranford and Nicholson Roads, Canning Vale WA 6155  
[livingstonmarketplace.com.au](http://livingstonmarketplace.com.au)

Livingston Marketplace is a single level Sub Regional shopping centre located in the southern Perth suburb of Canning Vale, approximately 21 kilometres south of the Perth CBD. It is anchored by Big W and Woolworths and includes more than 30 specialty stores.

## Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2015
Centre first opened	1998
Latest redevelopment	2004
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	79.5
Valuation date	Dec-20
Capitalisation rate (%)	6.25
Discount rate (%)	7.25

## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	15,601
Number of tenants	47
Total Trade Area (000's)	103
Major tenants <sup>2</sup>	Big W, Woolworths
Car spaces	1,004
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	3.6
Green Star – Performance	4 Stars
NABERS Energy rating	6 Stars
NABERS Water rating	2 Stars

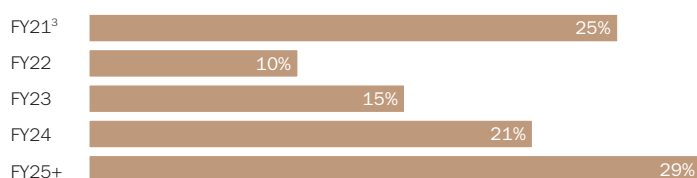
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Specialty store lease expiry profile by income





# Maddington Central

Corner Burslem Drive and Attfield Street, Maddington WA 6109  
[maddingtoncentral.com.au](http://maddingtoncentral.com.au)

Maddington Central is a single level Sub Regional shopping centre located approximately 18 kilometres south-east of the Perth CBD. It is anchored by Kmart, Coles and Woolworths and includes more than 55 specialty stores.

## Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2002
Centre first opened	1980
Latest redevelopment	2004
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	90.0
Valuation date	Dec-20
Capitalisation rate (%)	7.75
Discount rate (%)	8.00

## Property metrics

Gross lettable area (GLA) (sqm)	27,833
Number of tenants	81
Total Trade Area (000's)	174
Major tenants <sup>2</sup>	Coles, Kmart, Woolworths
Car spaces	2,136
Occupancy rate by GLA (%)	96.6
Weighted average lease expiry by GLA (years)	3.5
Green Star – Performance	4 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	3.5 Stars

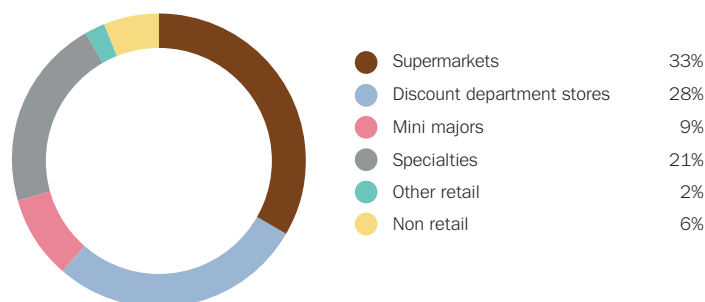
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

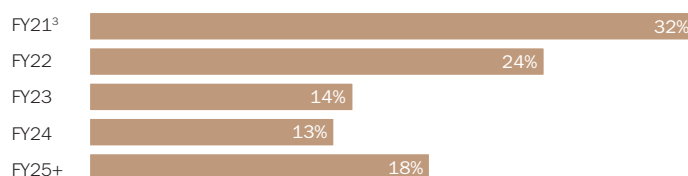
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income







# Mandurah Forum

330 Pinjarra Road, Mandurah WA 6210  
[mandurahforum.com.au](http://mandurahforum.com.au)

Mandurah Forum is a single level Major Regional shopping centre located in the regional city of Mandurah. The centre is anchored by David Jones, Big W, Kmart, Target, Coles and Woolworths. There is a fresh food hall, large indoor/outdoor and casual alfresco dining precincts, a premium fashion mall including H&M and Mecca Maxima and more than 155 specialty stores.

## Property overview

State	WA
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Core Fund – 50
Date acquired	1985
Centre first opened	1983
Latest redevelopment	2018
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	430.0
Valuation date	Dec-20
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

## Property metrics

Gross lettable area (GLA) (sqm)	66,012
Number of tenants	188
Total Trade Area (000's)	122
Major tenants <sup>2</sup>	Big W, Coles, David Jones, Kmart, Target, Woolworths
Car spaces	3,076
Occupancy rate by GLA (%)	94.5
Weighted average lease expiry by GLA (years)	6.2
Green Star – Performance	4 Stars
NABERS Energy rating	4 Stars
NABERS Water rating	3.5 Stars

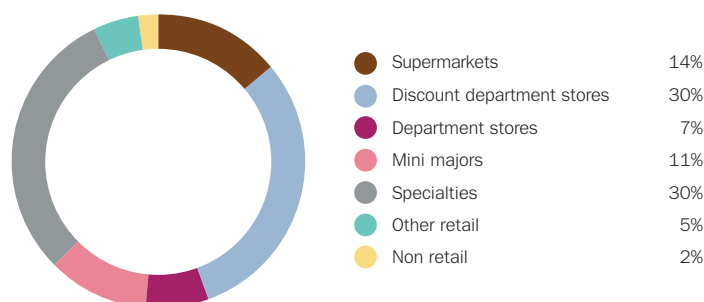
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

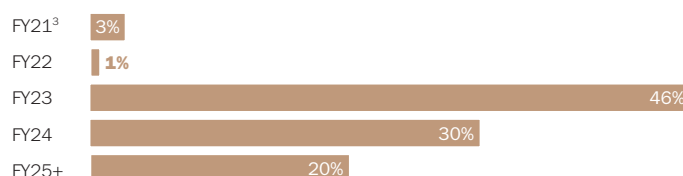
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income





# Rockingham Centre

1 Council Avenue, Rockingham WA 6168  
[rockinghamcentre.com.au](http://rockinghamcentre.com.au)

Rockingham Centre is a single level Regional shopping centre located approximately 40 kilometres south-west of the Perth CBD, in the gateway to WA's growing south-west corridor. It is anchored by Kmart, Target, Coles, Woolworths and Ace Cinemas and includes more than 135 specialty stores. Rockingham Centre opens out to Syren Street, the premier alfresco dining and leisure precinct for the area.

## Property overview

State	WA
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	AMP Capital Shopping Centre Fund – 50
Date acquired	2002
Centre first opened	1971
Latest redevelopment	2009
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	410.0
Valuation date	Dec-20
Capitalisation rate (%)	6.00
Discount rate (%)	7.25

## Property metrics

Gross lettable area (GLA) (sqm)	62,216
Number of tenants	184
Total Trade Area (000's)	219
Major tenants <sup>2</sup>	Ace Cinemas, Coles, Kmart, Target, Woolworths
Car spaces	3,229
Occupancy rate by GLA (%)	95.4
Weighted average lease expiry by GLA (years)	3.8
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	4 Stars

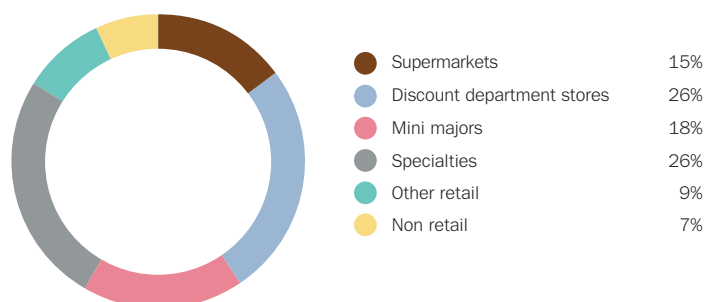
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

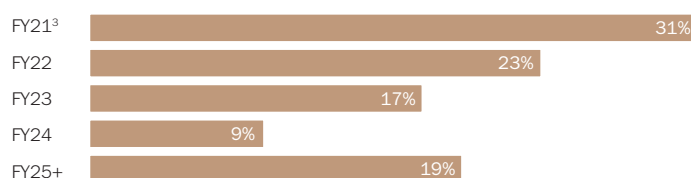
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income







# Victoria Park Central

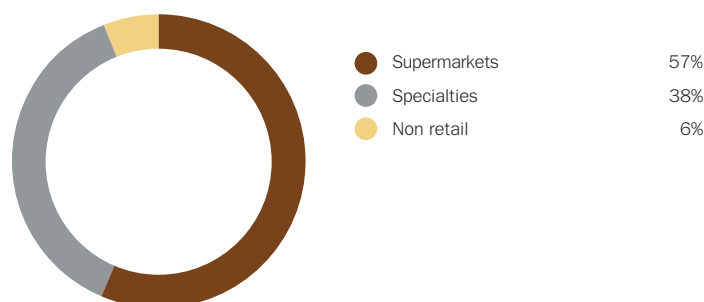
366 Albany Highway, Victoria Park WA 6101  
[vicparkcentral.com.au](http://vicparkcentral.com.au)

Victoria Park Central is a single level Neighbourhood shopping centre located approximately 6 kilometres south-east of the Perth CBD. It is anchored by Woolworths and includes more than 20 specialty stores.

## Property overview

State	WA
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2004
Centre first opened	2004
Latest redevelopment	n.a.
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	24.5
Valuation date	Dec-20
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

## Tenant mix by gross lettable area (GLA)



## Property metrics

Gross lettable area (GLA) (sqm)	5,776
Number of tenants	25
Total Trade Area (000's)	44
Major tenants <sup>2</sup>	Woolworths
Car spaces	223
Occupancy rate by GLA (%)	96.0
Weighted average lease expiry by GLA (years)	3.7
Green Star – Performance	3 Stars
NABERS Energy rating	4 Stars
NABERS Water rating	0 Stars

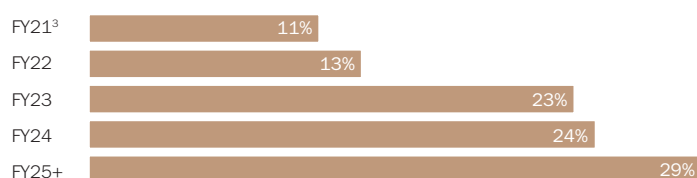
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

## Specialty store lease expiry profile by income





## Warwick Grove

Corner Beach and Erindale Roads, Warwick WA 6024

[warwickgrove.com.au](http://warwickgrove.com.au)

Warwick Grove is a single level Sub Regional shopping centre located approximately 15 kilometres north of the Perth CBD. It is anchored by Kmart, ALDI, Coles, Woolworths and Grand Cinemas and includes more than 65 specialty stores.

### Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2001
Centre first opened	1974
Latest redevelopment	2003
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	145.4
Valuation date	Dec-20
Capitalisation rate (%)	7.50
Discount rate (%)	8.50

### Property metrics

Gross lettable area (GLA) (sqm)	32,253
Number of tenants	93
Total Trade Area (000's)	103
Major tenants <sup>2</sup>	ALDI, Coles, Grand Cinemas, Kmart, Woolworths
Car spaces	1,560
Occupancy rate by GLA (%)	99.8
Weighted average lease expiry by GLA (years)	4.5
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	3 Stars

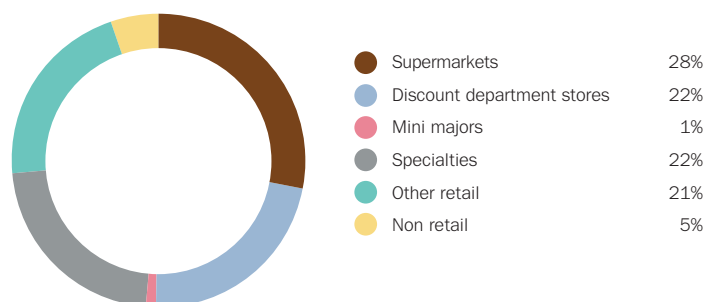
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<sup>1</sup> Expressed on 100% basis.

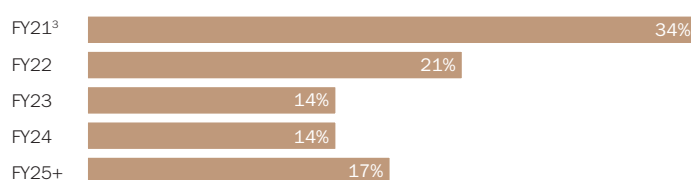
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income







[vicinity.com.au](https://vicinity.com.au)

