



VICINITY  
CENTRES

AUSTRALIAN DESIGNERS  
LEVEL 2

NOFOLI

CHAMP

DIRECT PORTFOLIO PROPERTY BOOK  
2022 ANNUAL RESULTS



**Our destinations play an essential role in their communities, providing a wide range of non-discretionary and discretionary retail, dining, leisure, entertainment and services that deliver engaging experiences for our consumers.**

#### **AUTHORISATION**

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

#### **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. It is information in a summary form and does not purport to be complete. It is to be read in conjunction with the 2022 Annual Report lodged with the Australian Securities Exchange on 17 August 2022.

This document contains forward-looking statements, including statements, indications and guidance regarding future performance. The forward-looking statements are based on information available to Vicinity Centres as at the date of this document (17 August 2022). These forward-looking statements are not guarantees or predictions of future results or performance expressed or implied by the forward-looking statements and involve known and unknown risks, uncertainties, assumptions and other factors, many of which are beyond the control of Vicinity Centres. The actual results of Vicinity Centres may differ materially from those expressed or implied by these forward-looking Statements, and you should not place undue reliance on such forward-looking statements. Except as required by law or regulation (including the ASX Listing Rules), we do not undertake to update these forward-looking statements.



## ABOUT VICINITY CENTRES

**WE REIMAGINE DESTINATIONS OF THE FUTURE, WHERE PEOPLE LOVE TO CONNECT.**

Vicinity Centres (Vicinity, ASX:VCX) is a leading Australian retail property group with a fully integrated asset management platform.

A top-100 entity on the Australian Securities Exchange, Vicinity has 60<sup>1</sup> assets under management around Australia, valued at \$23.7 billion across approximately 2.5 million square metres of gross lettable area.

Vicinity's directly-owned portfolio (Direct Portfolio) of 59 shopping centres is valued at \$14.5 billion, just over half of which comprises Vicinity's Flagship portfolio, which includes Chadstone, Australia's number one shopping centre by retail sales<sup>2</sup>, seven premium CBD centres located across Australia's three largest cities, and Australia's leading outlet centre portfolio.

Vicinity continues to progress implementation of energy, water and carbon reduction programs to improve the environmental efficiency of our shopping centres, as we work towards meeting our target of Net Zero carbon emissions<sup>3</sup> by 2030. Vicinity is the Oceania Sector Leader and Number 3 Globally in the Listed Retail Shopping Centre category by Global Real Estate Sustainability Benchmark<sup>4</sup>, is ranked fifth most sustainable real estate company globally in the Dow Jones Sustainability Index (DJSI) and has a 4.6 Star<sup>5</sup> Portfolio NABERS Energy rating and a 4 Star Green Star – Performance Portfolio Rating.

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Launched second Innovate Reconciliation Action Plan in July 2022

Cover image: Emporium Melbourne, VIC  
This page: The Galleries, NSW

1. Includes Midland Gate, WA, which Vicinity manages on behalf of fund management clients.
2. Reported in the Big Guns 2020 survey.
3. For our wholly-owned retail assets. Consistent with GHG Protocol, this applies to common mall areas.
4. GRESB includes listed and unlisted funds.
5. NABERS Sustainable Portfolio Index 2022, based on Vicinity's ownership interest and 2021 rating as at December 2021 with 100% of rateable portfolio coverage, December 2020 rating has 91% of rateable portfolio coverage.

#5 GLOBALLY

OF REAL ESTATE COMPANIES IN DJSI<sup>1</sup>

SECTOR LEADER

OCEANIA LISTED RETAIL SHOPPING CENTRE BY GRESB<sup>2</sup>

NET ZERO

CARBON TARGET BY 2030<sup>3</sup>

COMMUNITY PARTNER



\$300M GREEN BOND

LAUNCHED INAUGURAL GREEN BOND WITH \$300M ISSUANCE



4.6 STARS

NABERS ENERGY RATING (DEC 20: 4.4 STARS)<sup>4</sup>

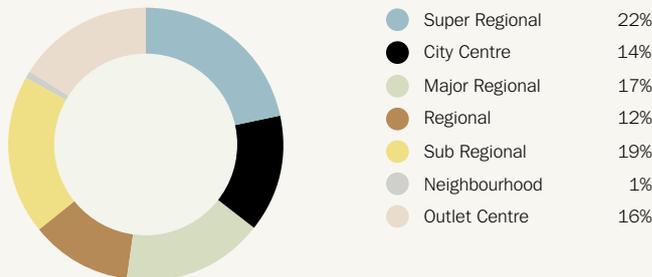
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## DIRECT PORTFOLIO

### Key statistics by centre type

	Total portfolio	Chadstone	Premium CBDs	Outlet Centres <sup>5</sup>	Core
Number of retail assets	59	1	7	8	43
Gross lettable area (000's) (sqm)	2,422	234	222	286	1,681
Total value <sup>6</sup> (\$m)	14,524	3,138	2,001	2,265	7,122
Portfolio weighting by value (%)	100	22	14	16	49
Capitalisation rate (weighted average) (%)	5.30	3.88	4.94	5.54	5.96
Occupancy rate (%)	98.3	99.5	96.1	98.4	98.4

### Composition by centre type<sup>7</sup>



Note: Totals may not sum due to rounding.

5. Includes DFO Brisbane business and Harbour Town Premium Outlets Gold Coast.
6. Reflects ownership share in investment properties and equity-accounted investments.
7. Expressed by ownership value.

# DIRECT PORTFOLIO<sup>1</sup>

SHOPPING CENTRES

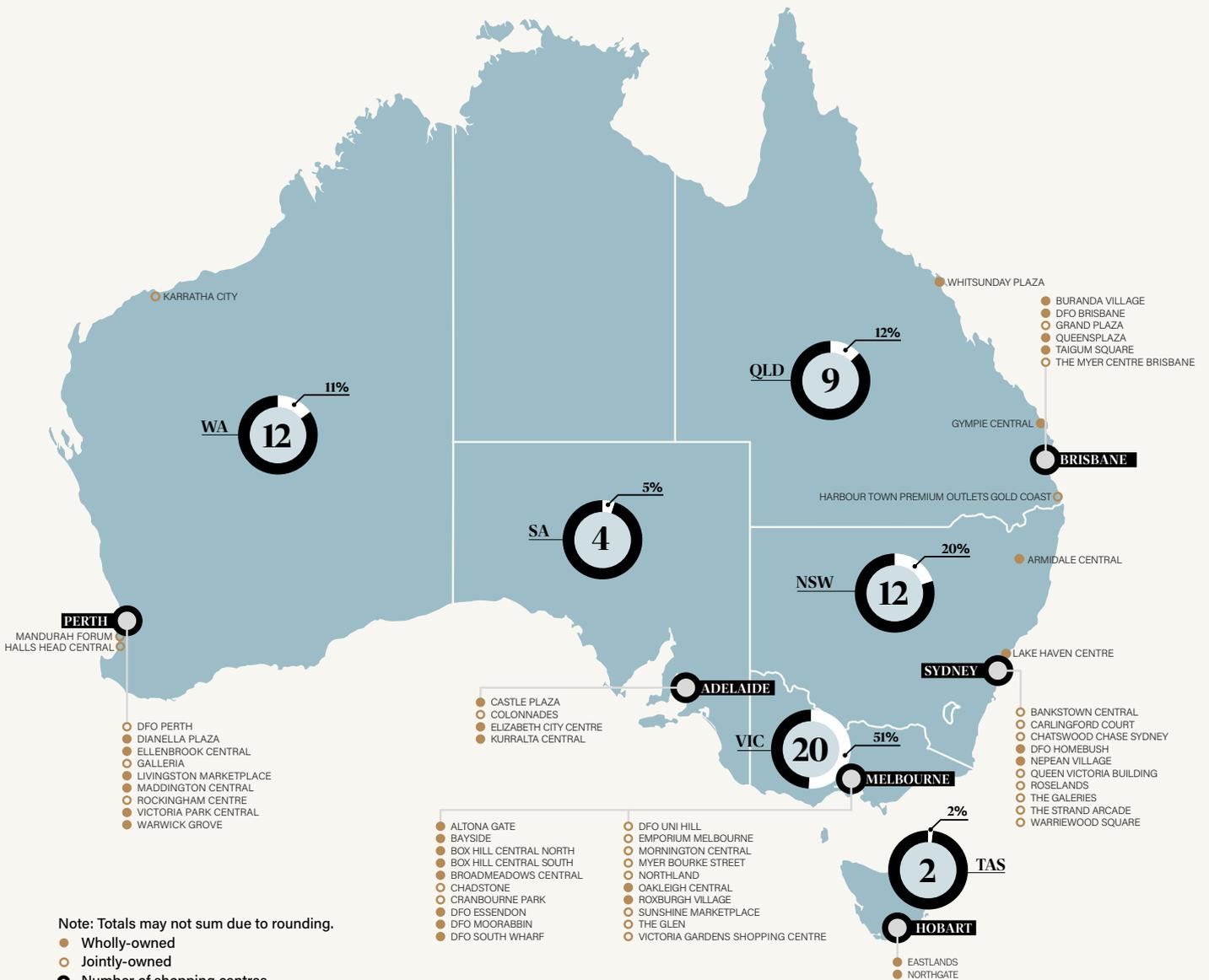
59

TOTAL VALUE<sup>2</sup>

\$14.5  
billion

GROSS LETTABLE AREA

2.4  
million sqm



Note: Totals may not sum due to rounding.

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

1. Vicinity's directly-owned portfolio (Direct Portfolio).
2. Vicinity's ownership interest.

## ASSET SUMMARIES

	Centre type	Ownership interest (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Value 30-Jun-22' (\$m)	Net revaluation movement' (\$m)	Capitalisation rate 30-Jun-22 (%)	31-Dec-21 (%)	Movement	Discount rate 30-Jun-22 (%)	Page number
<b>New South Wales</b>											<b>9</b>
Armidale Central <sup>2</sup>	Sub Regional	100	14,742	n.a.	36.6	0.1	6.75	6.75	-	7.00	<b>11</b>
Bankstown Central <sup>2</sup>	Major Regional	50	78,770	n.a.	260.0	(9.3)	5.75	5.75	-	6.50	<b>12</b>
Carlingford Court	Sub Regional	50	33,298	98.9	111.3	8.5	5.50	6.00	(0.50)	6.50	<b>13</b>
Chatswood Chase Sydney <sup>2</sup>	Major Regional	51	64,350	n.a.	410.5	(15.3)	5.00	5.00	-	6.25	<b>14</b>
DFO Homebush	Outlet Centre	100	28,228	100.0	675.0	17.1	5.00	5.00	-	6.00	<b>15</b>
Lake Haven Centre	Sub Regional	100	43,359	99.3	300.0	3.8	6.00	6.00	-	6.75	<b>16</b>
Nepean Village	Sub Regional	100	23,045	99.6	206.0	(1.2)	5.50	5.50	-	6.50	<b>17</b>
Queen Victoria Building	City Centre	50	14,199	93.5	279.0	(0.0)	5.00	5.00	-	6.00	<b>18</b>
Roselands	Major Regional	50	63,842	99.0	167.5	(1.3)	5.75	5.75	-	6.50	<b>19</b>
The Galleries	City Centre	50	15,067	98.8	153.0	0.9	5.00	5.00	-	6.25	<b>20</b>
The Strand Arcade	City Centre	50	5,702	99.7	111.0	(0.6)	4.75	4.75	-	6.00	<b>21</b>
Warriewood Square	Sub Regional	50	30,381	98.3	140.5	7.4	5.50	5.75	(0.25)	6.25	<b>22</b>
<b>Queensland</b>											<b>23</b>
Buranda Village	Sub Regional	100	11,546	100.0	42.5	3.7	5.75	5.75	-	6.25	<b>25</b>
DFO Brisbane	Outlet Centre	100	26,019	98.5	72.0	3.3	7.25	7.75	(0.50)	7.50	<b>26</b>
Grand Plaza	Regional	50	53,316	99.3	215.0	26.1	5.25	5.75	(0.50)	6.00	<b>27</b>
Gympie Central	Sub Regional	100	14,153	99.5	80.0	3.0	6.50	6.75	(0.25)	7.25	<b>28</b>
Harbour Town Premium Outlets Gold Coast	Outlet Centre	50	55,146	98.6	377.5	7.2	5.00	5.00	-	6.50	<b>29</b>
QueensPlaza	City Centre	100	39,184	94.6	695.0	13.2	4.75	4.75	-	6.25	<b>30</b>
Taigum Square	Sub Regional	100	22,838	98.8	96.0	1.8	6.25	6.50	(0.25)	7.00	<b>31</b>
The Myer Centre Brisbane <sup>2</sup>	City Centre	25	63,173	n.a.	105.0	(9.5)	5.75	5.75	-	6.75	<b>32</b>
Whitsunday Plaza	Sub Regional	100	22,345	99.7	66.0	1.3	6.75	7.00	(0.25)	7.25	<b>33</b>

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

1. Valuation movements are for the six-months ended 30 June 2022, reflect Vicinity ownership interest and exclude statutory accounting adjustments.
2. Occupancy rate non-comparable for reporting purposes.

ASSET SUMMARIES

	Centre type	Ownership interest (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Value 30-Jun-22 <sup>1</sup> (\$m)	Net revaluation movement <sup>1</sup> (\$m)	Capitalisation rate		Movement	Discount rate 30-Jun-22 (%)	Page number
							30-Jun-22 (%)	31-Dec-21 (%)			
<b>South Australia</b>											<b>34</b>
Castle Plaza	Sub Regional	100	22,851	98.7	168.7	19.0	6.75	6.75	-	7.50	<b>36</b>
Colonnades	Regional	50	86,594	98.6	138.3	11.5	6.50	7.00	(0.50)	7.50	<b>37</b>
Elizabeth City Centre	Regional	100	80,497	99.6	322.0	11.6	7.00	7.25	(0.25)	7.50	<b>38</b>
Kurralta Central	Sub Regional	100	10,675	100.0	55.8	5.6	5.25	5.50	(0.25)	6.25	<b>39</b>
<b>Tasmania</b>											<b>40</b>
Eastlands	Regional	100	33,565	99.8	178.0	6.2	6.25	6.50	(0.25)	6.75	<b>42</b>
Northgate <sup>2</sup>	Sub Regional	100	19,476	n.a.	97.0	0.7	6.75	7.00	(0.25)	7.25	<b>43</b>
<b>Victoria</b>											<b>44</b>
Altona Gate	Sub Regional	100	26,322	99.2	112.0	(0.2)	6.00	6.00	-	6.50	<b>46</b>
Bayside	Major Regional	100	89,741	99.5	435.0	(7.0)	6.25	6.25	-	7.00	<b>47</b>
Box Hill Central North <sup>2,3</sup>	Sub Regional	100	14,639	n.a.	125.0	11.0	n.a.	5.75	n.a.	n.a.	<b>48</b>
Box Hill Central South <sup>2</sup>	Sub Regional	100	25,266	n.a.	248.0	(4.3)	5.75	5.75	-	6.25	<b>49</b>
Broadmeadows Central	Regional	100	61,206	98.6	283.5	3.1	6.50	6.50	-	7.00	<b>50</b>
Chadstone	Super Regional	50	233,694	99.5	3,137.5	49.3	3.88	3.88	-	6.00	<b>51</b>
Cranbourne Park	Regional	50	46,373	98.3	147.5	8.4	5.75	6.00	(0.25)	6.50	<b>52</b>
DFO Essendon <sup>4</sup>	Outlet Centre	100	52,411	100.0	176.0	2.3	6.50	6.50	-	6.75	<b>53</b>
DFO Moorabbin	Outlet Centre	100	24,530	98.4	102.0	(2.3)	8.00	8.00	-	8.50	<b>54</b>
DFO South Wharf <sup>4</sup>	Outlet Centre	100	55,845	92.7	665.0	20.2	5.50	5.50	-	6.75	<b>55</b>
DFO Uni Hill	Outlet Centre	50	19,692	99.6	75.0	3.8	6.00	6.25	(0.25)	7.00	<b>56</b>
Emporium Melbourne <sup>2</sup>	City Centre	50	44,763	n.a.	522.5	(1.9)	4.75	4.75	-	6.00	<b>57</b>
Mornington Central <sup>2</sup>	Sub Regional	50	11,370	n.a.	47.0	2.3	5.50	5.50	-	6.00	<b>58</b>
Myer Bourke Street	City Centre	33	39,924	100.0	135.0	(0.2)	6.00	6.00	-	6.00	<b>59</b>
Northland	Major Regional	50	97,459	98.8	402.5	(0.7)	5.50	5.50	-	6.50	<b>60</b>
Oakleigh Central	Neighbourhood	100	14,206	98.3	90.0	3.8	5.25	5.25	-	6.25	<b>61</b>
Roxburgh Village <sup>2</sup>	Sub Regional	100	24,738	n.a.	106.0	2.6	6.50	6.75	(0.25)	7.00	<b>62</b>
Sunshine Marketplace	Sub Regional	50	34,212	97.9	65.5	0.9	6.00	6.00	-	6.50	<b>63</b>
The Glen	Major Regional	50	76,949	98.2	320.0	(3.0)	5.50	5.50	-	6.75	<b>64</b>
Victoria Gardens Shopping Centre	Sub Regional	50	38,011	98.6	155.0	1.7	5.75	5.75	-	6.50	<b>65</b>

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

1. Valuation movements are for the six-months ended 30 June 2022, reflect Vicinity ownership interest and exclude statutory accounting adjustments.

2. Occupancy rate non-comparable for reporting purposes.

3. Capitalisation and discount rates not available as the valuation was derived on a project related site assessment method (mixed-use project).

4. Occupancy data excludes Homemaker retailers.

## ASSET SUMMARIES

	Centre type	Ownership interest (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Value 30-Jun-22 <sup>1</sup> (\$m)	Net revaluation movement <sup>1</sup> (\$m)	Capitalisation rate 30-Jun-22 (%)	Capitalisation rate 31-Dec-21 (%)	Movement	Discount rate 30-Jun-22 (%)	Page number
<b>Western Australia</b>											<b>66</b>
	DFO Perth	50	23,730	98.5	122.0	4.9	5.75	5.75	-	7.00	<b>68</b>
	Dianella Plaza	100	17,147	94.4	76.0	6.4	6.25	6.50	(0.25)	6.75	<b>69</b>
	Ellenbrook Central <sup>2</sup>	100	47,308	n.a.	270.0	10.6	5.75	6.00	(0.25)	6.75	<b>70</b>
	Galleria	50	75,566	95.0	225.0	(4.6)	6.00	6.00	-	6.50	<b>71</b>
	Halls Head Central	50	19,369	95.2	41.8	0.3	6.50	6.50	-	7.00	<b>72</b>
	Karratha City	50	22,865	98.5	51.3	(0.4)	7.50	7.50	-	8.00	<b>73</b>
	Livingston Marketplace	100	15,603	100.0	88.0	4.0	5.75	6.00	(0.25)	6.75	<b>74</b>
	Maddington Central	100	27,886	97.6	101.0	2.4	7.00	7.25	(0.25)	7.50	<b>75</b>
	Mandurah Forum	50	66,248	95.8	217.5	(0.7)	6.25	6.25	-	7.00	<b>76</b>
	Rockingham	50	61,094	96.8	222.5	1.5	5.75	5.75	-	7.00	<b>77</b>
	Victoria Park Central	100	5,771	96.7	27.0	(0.4)	5.50	5.50	-	6.25	<b>78</b>
	Warwick Grove	100	32,117	99.7	173.0	5.1	6.50	6.75	(0.25)	7.25	<b>79</b>

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

1. Valuation movements are for the six-months ended 30 June 2022, reflect Vicinity ownership interest and exclude statutory accounting adjustments.
2. Occupancy rate non-comparable for reporting purposes.



ARMIDALE CENTRAL ●

LAKE HAVEN CENTRE ●

**SYDNEY** ○

WARRIEWOOD SQUARE ○

● NEPEAN VILLAGE

○ CARLINGFORD COURT

○ CHATSWOOD CHASE SYDNEY

● DFO HOMEBUSH

○ QUEEN VICTORIA BUILDING  
○ THE STRAND ARCADE  
○ THE GALERIES

○ BANKSTOWN CENTRAL

○ ROSELANDS

NEW SOUTH WALES



- Wholly-owned
- Jointly-owned



Chatswood Chase Sydney, NSW

## NEW SOUTH WALES

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Queen Victoria Building	18
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The Galleries	20
The Strand Arcade	21
Warriewood Square	22



## ARMIDALE CENTRAL

### Analwan Country

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, and from early 2023 will include a new Kmart.

### 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	External
Valuation (\$m) <sup>1</sup>	36.6
Valuation date	Jun-22
Capitalisation rate (%)	6.75
Discount rate (%)	7.00

### Property metrics

Gross lettable area (GLA) (sqm)	14,742
Number of tenants	34
Total Trade Area (000's)	61
Major tenants <sup>2</sup>	Woolworths
Car spaces	613
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	4.0
Green Star – Performance	3 Stars
NABERS Energy rating	0 Star
NABERS Water rating	6 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.

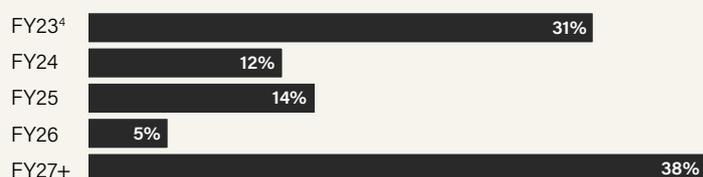
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## BANKSTOWN CENTRAL

### Cabrogal Country

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 and Woolworths and includes more than 175 specialty stores. The centre has commenced refurbishment works which include relocating the bus terminal, reconfiguring the tenancies to make way for a new Coles which will anchor the 'Grand Market' fresh food precinct, and a number of new retailers.

### 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	2022
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	520.0
Valuation date	Jun-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

### Property metrics

Gross lettable area (GLA) (sqm)	78,770
Number of tenants	221
Total Trade Area (000's)	510
Major tenants <sup>2</sup>	Big W, Kmart, Myer, Woolworths
Car spaces	3,174
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	3.1
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.

<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.

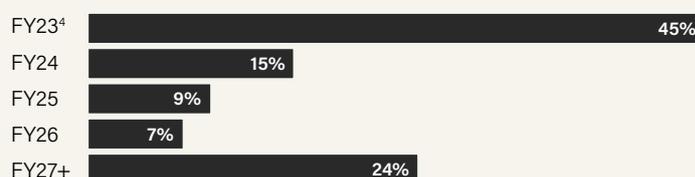
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## CARLINGFORD COURT

### Gadigal Country

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 65 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>	222.5
Valuation date	Jun-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.50

### Property metrics

Gross lettable area (GLA) (sqm)	33,298
Number of tenants	99
Total Trade Area (000's)	171
Major tenants <sup>2</sup>	Coles, Target, Woolworths
Car spaces	1,335
Occupancy rate by GLA (%)	98.9
Weighted average lease expiry by GLA (years)	4.0
Green Star – Performance	3 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.

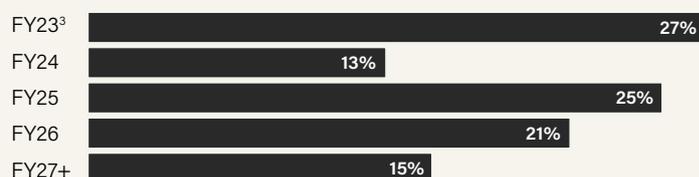
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## CHATSWOOD CHASE SYDNEY

### Cammeraygal Country

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 11 kilometres north of the Sydney CBD. It is anchored by David Jones, Kmart and Coles and includes more than 145 specialty stores. Chatswood Chase Sydney features iconic international and Australian brands such as Aje., Apple, Coach, Hugo Boss, Incu, lululemon, maje, Max & Co, MECCA, Nespresso, Polo Ralph Lauren, Pottery Barn, Sandro, Scanlan Theodore, 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>	804.9
Valuation date	Jun-22
Capitalisation rate (%)	5.00
Discount rate (%)	6.25

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.

1 Expressed on 100% basis.

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

3 Occupancy rate non-comparable for reporting purposes.

4 Includes holdovers.

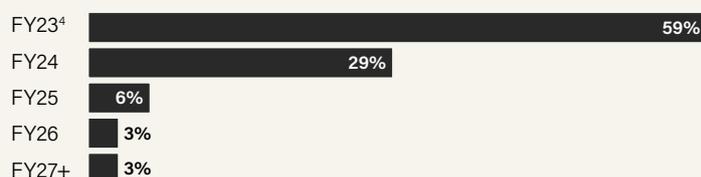
### Property metrics

Gross lettable area (GLA) (sqm)	64,350
Number of tenants	170
Total Trade Area (000's)	450
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)	2.8
Green Star - Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	3 Stars

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



### Specialty store lease expiry profile by income





## DFO HOMEBUSH

### Wangal Country

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 105 outlet retailers with a unique Premium Outlet Mall, housing high-end luxury fashion retailers including Burberry, Max Mara, Versace, 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	Internal
Valuation (\$m) <sup>1</sup>	675.0
Valuation date	Jun-22
Capitalisation rate (%)	5.00
Discount rate (%)	6.00

### Property metrics

Gross lettable area (GLA) (sqm)	28,228
Number of tenants	124
Total Trade Area (000's)	3,195
Major tenants <sup>2</sup>	-
Car spaces	2,020
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.0
Green Star – Performance	4 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	5 Stars

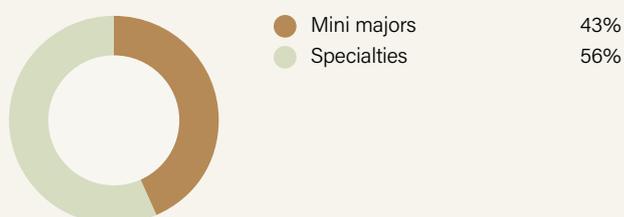
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

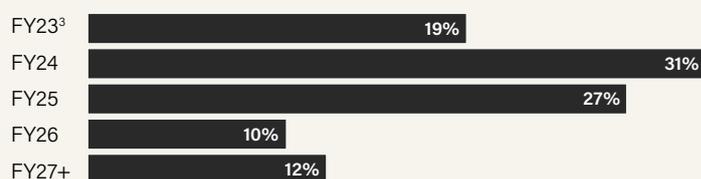
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## LAKE HAVEN CENTRE

### Darkinjung Country

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	Internal
Valuation (\$m) <sup>1</sup>	300.0
Valuation date	Jun-22
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

### Property metrics

Gross lettable area (GLA) (sqm)	43,359
Number of tenants	124
Total Trade Area (000's)	106
Major tenants <sup>2</sup>	ALDI, Coles, Kmart, Woolworths
Car spaces	1,660
Occupancy rate by GLA (%)	99.3
Weighted average lease expiry by GLA (years)	3.8
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.

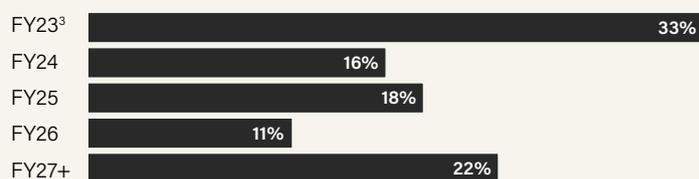
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## NEPEAN VILLAGE

### Darug Country

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 Kmart and Coles 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	Internal
Valuation (\$m) <sup>1</sup>	206.0
Valuation date	Jun-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.50

### Property metrics

Gross lettable area (GLA) (sqm)	23,045
Number of tenants	67
Total Trade Area (000's)	167
Major tenants <sup>2</sup>	Coles, Kmart
Car spaces	861
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	5.4
Green Star – Performance	3 Stars
NABERS Energy rating	4.5 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.

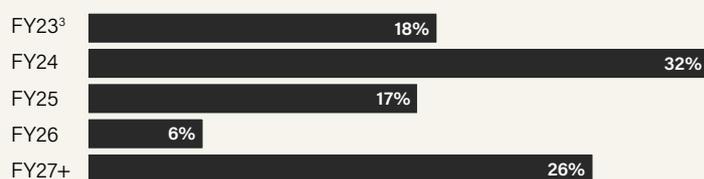
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## QUEEN VICTORIA BUILDING

### Gadigal Country

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, Orotan, KENZO, Ralph Lauren, Hugo Boss and Jimmy Choo. There is more than 140 specialty stores, as well as premium dining experiences, including Manon Brasserie and the iconic Tea Room.

### Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres - 50
Co-owner (%)	Link REIT - 50
Date acquired	2018
Centre first opened	1898
Latest redevelopment	2008
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	558.0
Valuation date	Jun-22
Capitalisation rate (%)	5.00
Discount rate (%)	6.00

### Property metrics

Gross lettable area (GLA) (sqm)	14,199
Number of tenants	153
Total Trade Area (000's)	2,642
Major tenants <sup>2</sup>	-
Car spaces	669
Occupancy rate by GLA (%)	93.5
Weighted average lease expiry by GLA (years)	2.2
Green Star - Performance	2 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

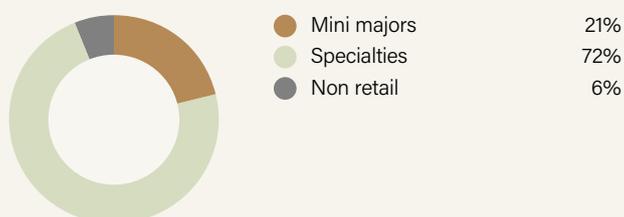
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

1 Expressed on 100% basis.

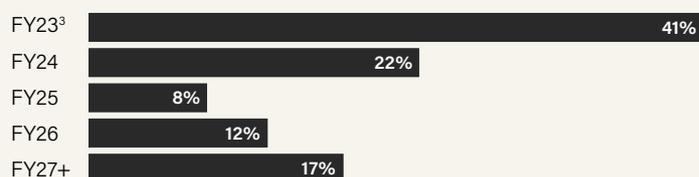
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

3 Includes holdovers.

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



### Specialty store lease expiry profile by income





## ROSELANDS

### Darug Country

24 Roseland Avenue, Roselands NSW 2196

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

Roselands is a three level Major Regional shopping centre located approximately 18 kilometres south-west of the Sydney CBD. It is anchored by Myer, Kmart, ALDI, Coles and Woolworths and includes more than 110 specialty stores. The centre also has one of Sydney's best fresh food retail precincts, The Markets.

### 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	Internal
Valuation (\$m) <sup>1</sup>	335.0
Valuation date	Jun-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

### Property metrics

Gross lettable area (GLA) (sqm)	63,842
Number of tenants	143
Total Trade Area (000's)	463
Major tenants <sup>2</sup>	ALDI, Coles, Kmart, Myer, Woolworths
Car spaces	3,187
Occupancy rate by GLA (%)	99.0
Weighted average lease expiry by GLA (years)	5.2
Green Star - Performance	4 Stars
NABERS Energy rating	4.5 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.

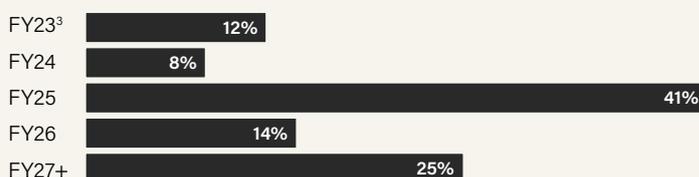
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## THE GALERIES

### Gadigal Country

500 George Street, Sydney NSW 2000

[thegaleries.com](http://thegaleries.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. Featuring The Grounds of the City, Gram Café & Pancakes, Lotus, Arthouse Hotel, Books Kinokuniya, MUJI, JB Hi-Fi, Incu, Carhatt, Vans and more than 60 specialty stores, including the first global P.E Nation flagship store.

### Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres - 50
Co-owner (%)	Link REIT - 50
Date acquired	2018
Centre first opened	2000
Latest redevelopment	n.a.
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	306.0
Valuation date	Jun-22
Capitalisation rate (%)	5.00
Discount rate (%)	6.25

### Property metrics

Gross lettable area (GLA) (sqm)	15,067
Number of tenants	69
Total Trade Area (000's)	2,230
Major tenants <sup>2</sup>	-
Car spaces	-
Occupancy rate by GLA (%)	98.8
Weighted average lease expiry by GLA (years)	4.4
Green Star - Performance	3 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

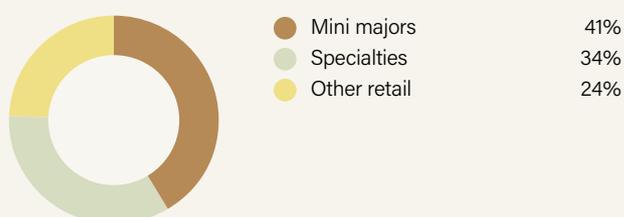
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

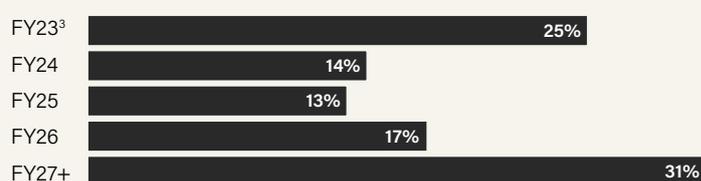
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## THE STRAND ARCADE

### Gadigal Country

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. Sydney's home of Australian designers, The Strand Arcade features Camilla and Marc, Dion Lee, Scanlan Theodore, Viktoria & Woods, Mecca Cosmetics, Haigh's Chocolates and the Chef's Hat awarded The Restaurant Pendolino, as well as JB Hi-Fi and more than 65 specialty stores.

### Property overview

State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres - 50
Co-owner (%)	Link REIT - 50
Date acquired	2018
Centre first opened	1891
Latest redevelopment	1997
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	222.0
Valuation date	Jun-22
Capitalisation rate (%)	4.75
Discount rate (%)	6.00

### Property metrics

Gross lettable area (GLA) (sqm)	5,702
Number of tenants	75
Total Trade Area (000's)	1,292
Major tenants <sup>2</sup>	-
Car spaces	-
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	2.0
Green Star - Performance	3 Stars
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

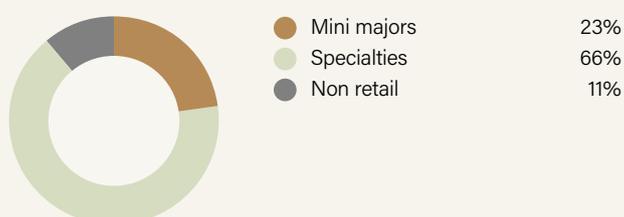
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

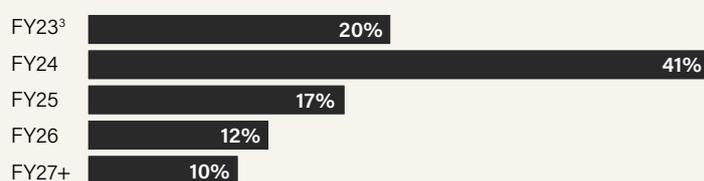
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## WARRIWOOD SQUARE

### Ku-ring-gai Country

Jacksons Road, Warriewood NSW 2102

[warrioodsquare.com.au](http://warrioodsquare.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 85 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	External
Valuation (\$m) <sup>1</sup>	281.0
Valuation date	Jun-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.25

### Property metrics

Gross lettable area (GLA) (sqm)	30,381
Number of tenants	109
Total Trade Area (000's)	96
Major tenants <sup>2</sup>	ALDI, Coles, Kmart, Woolworths
Car spaces	1,450
Occupancy rate by GLA (%)	98.3
Weighted average lease expiry by GLA (years)	7.1
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.

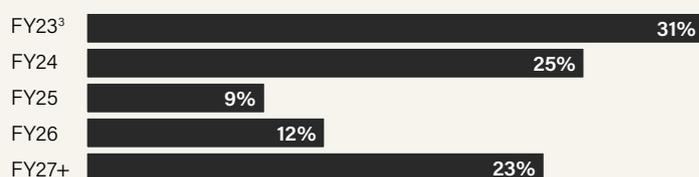
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income



# QUEENSLAND



- Wholly-owned
- Jointly-owned



WHITSUNDAY PLAZA ●

GYMPIE CENTRAL ●

**BRISBANE** ○

HARBOUR TOWN PREMIUM OUTLETS GOLD COAST ○



Harbour Town Premium Outlets Gold Coast, QLD

## QUEENSLAND

Buranda Village	25
DFO Brisbane	26
Grand Plaza	27
Gympie Central	28
Harbour Town Premium Outlets Gold Coast	29
QueensPlaza	30
Taigum Square	31
The Myer Centre Brisbane	32
Whitsunday Plaza	33



## BURANDA VILLAGE

### Coorparoo Country

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>	42.5
Valuation date	Jun-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.25

### Property metrics

Gross lettable area (GLA) (sqm)	11,546
Number of tenants	33
Total Trade Area (000's)	141
Major tenants <sup>2</sup>	Target, Woolworths
Car spaces	520
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.1
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.

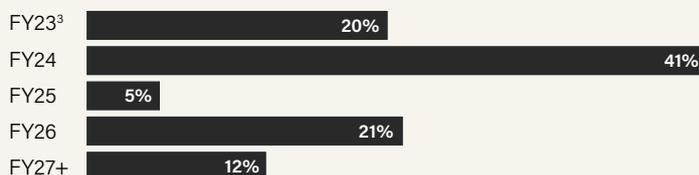
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## DFO BRISBANE

### *Daki Yakka Country*

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 130 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	External
Valuation (\$m) <sup>1</sup>	72.0
Valuation date	Jun-22
Capitalisation rate (%)	7.25
Discount rate (%)	7.50

### Property metrics

Gross lettable area (GLA) (sqm)	26,019
Number of tenants	140
Total Trade Area (000's)	1,651
Major tenants <sup>2</sup>	-
Car spaces	2,600
Occupancy rate by GLA (%)	98.5
Weighted average lease expiry by GLA (years)	1.7
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	5.5 Stars

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

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

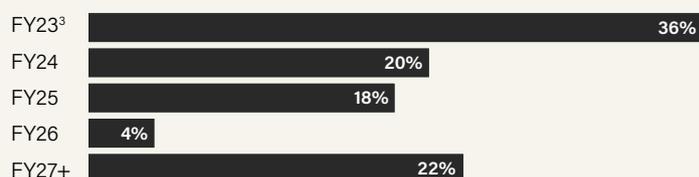
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## GRAND PLAZA

### Yuggera/Yugambah Country

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 105 specialty stores. In addition, a drone delivery program has successfully been implemented at Grand Plaza, with participation from an increasing number of retailers.

### Property overview

State	QLD
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	EG Funds Management – 50
Date acquired	2002
Centre first opened	1994
Latest redevelopment	2006
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	430.0
Valuation date	Jun-22
Capitalisation rate (%)	5.25
Discount rate (%)	6.00

### Property metrics

Gross lettable area (GLA) (sqm)	53,316
Number of tenants	141
Total Trade Area (000's)	307
Major tenants <sup>2</sup>	ALDI, Big W, Coles, Event Cinemas, Kmart, Target, Woolworths
Car spaces	2,667
Occupancy rate by GLA (%)	99.3
Weighted average lease expiry by GLA (years)	2.9
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	4 Stars

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

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

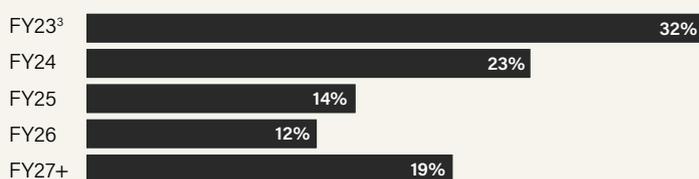
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## GYMPIE CENTRAL

### Gubi Gubi Country

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>	80.0
Valuation date	Jun-22
Capitalisation rate (%)	6.50
Discount rate (%)	7.25

### Property metrics

Gross lettable area (GLA) (sqm)	14,153
Number of tenants	47
Total Trade Area (000's)	52
Major tenants <sup>2</sup>	Big W, Woolworths
Car spaces	749
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	3.8
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.

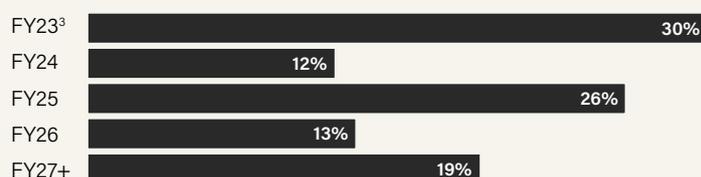
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## HARBOUR TOWN PREMIUM OUTLETS GOLD COAST

### Yugambeh Country

147-189 Brisbane Road, Biggera Waters QLD 4216

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

Harbour Town Premium Outlets Gold Coast is a single level hybrid Outlet Centre, comprising both outlet retail as well as convenience. Located approximately 10 kilometres north of Surfers Paradise on the Gold Coast, it is anchored by Woolworths and Reading Cinemas. The resort style centre has a recently expanded entertainment and dining precinct, as well as more than 175 outlet retailers, including Coach, Polo Ralph Lauren, Tommy Hilfiger, Calvin Klein and R.M. Williams.

### Property overview

State	QLD
Centre type	Outlet Centre
Ownership interest (%)	Vicinity Centres - 50
Co-owner (%)	Lewis Land Group - 50
Date acquired	2021
Centre first opened	1999
Latest redevelopment	2019
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	755.0
Valuation date	Jun-22
Capitalisation rate (%)	5.00
Discount rate (%)	6.50

### Property metrics

Gross lettable area (GLA) (sqm)	55,146
Number of tenants	205
Total Trade Area (000's)	1,184
Major tenants <sup>2</sup>	Reading Cinemas, Woolworths
Car spaces	3,022
Occupancy rate by GLA (%)	98.6
Weighted average lease expiry by GLA (years)	2.8
Green Star - Performance	n.a.
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.

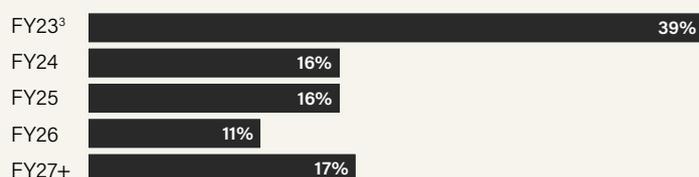
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## QUEENSPLAZA

*Daki Yakka Country*

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 includes more than 45 specialty stores. The centre features luxury retailers including Balenciaga, 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	Internal
Valuation (\$m) <sup>1</sup>	695.0
Valuation date	Jun-22
Capitalisation rate (%)	4.75
Discount rate (%)	6.25

### Property metrics

Gross lettable area (GLA) (sqm)	39,184
Number of tenants	57
Total Trade Area (000's)	2,455
Major tenants <sup>2</sup>	David Jones
Car spaces	600
Occupancy rate by GLA (%)	94.6
Weighted average lease expiry by GLA (years)	10.5
Green Star – Performance	3 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.

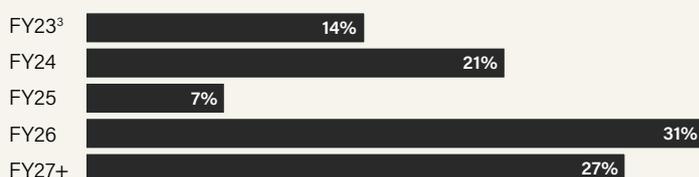
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## TAIGUM SQUARE

### Daki Yakka Country

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 40 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>	96.0
Valuation date	Jun-22
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

### Property metrics

Gross lettable area (GLA) (sqm)	22,838
Number of tenants	68
Total Trade Area (000's)	90
Major tenants <sup>2</sup>	Big W, Woolworths
Car spaces	1,054
Occupancy rate by GLA (%)	98.8
Weighted average lease expiry by GLA (years)	4.0
Green Star – Performance	4 Stars
NABERS Energy rating	6 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





## THE MYER CENTRE BRISBANE

### Daki Yakka Country

91 Queen Street, Brisbane QLD 4000

[themyercentre.com.au](http://themyercentre.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 105 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>	420.0
Valuation date	Jun-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.75

### Property metrics

Gross lettable area (GLA) (sqm)	63,173
Number of tenants	129
Total Trade Area (000's)	1,308
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)	4.5
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.

\* 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.

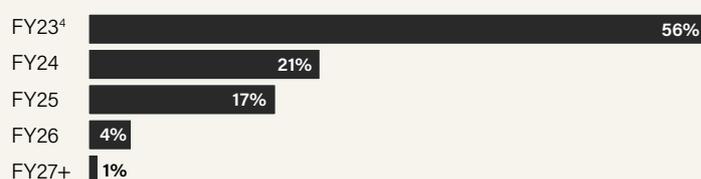
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## WHITSUNDAY PLAZA

### Giya/Gia Country

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	Internal
Valuation (\$m) <sup>1</sup>	66.0
Valuation date	Jun-22
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

### Property metrics

Gross lettable area (GLA) (sqm)	22,345
Number of tenants	48
Total Trade Area (000's)	36
Major tenants <sup>2</sup>	Big W, Harvey Norman, Woolworths
Car spaces	1,148
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	3.1
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 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.

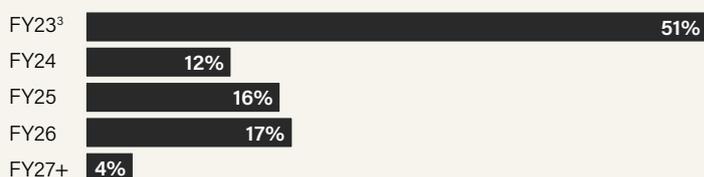
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





ADELAIDE

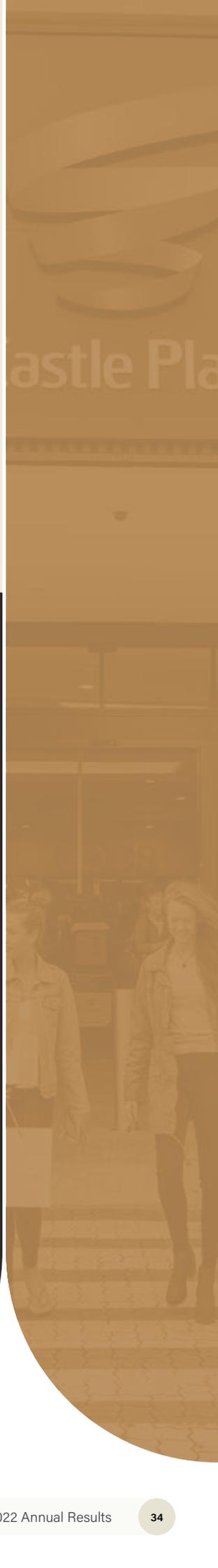


- ELIZABETH CITY CENTRE
- KURRALTA CENTRAL
- CASTLE PLAZA
- COLONNADES

SOUTH AUSTRALIA



- Wholly-owned
- Jointly-owned





Castle Plaza, SA

## SOUTH AUSTRALIA

Castle Plaza	36
Colonnades	37
Elizabeth City Centre	38
Kurralta Central	39



## CASTLE PLAZA

### Kaurna Country

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>	168.7
Valuation date	Jun-22
Capitalisation rate (%)	6.75
Discount rate (%)	7.50

### Property metrics

Gross lettable area (GLA) (sqm)	22,851
Number of tenants	67
Total Trade Area (000's)	131
Major tenants <sup>2</sup>	Coles, Foodland, Target
Car spaces	1,288
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	2.2
Green Star – Performance	3 Stars
NABERS Energy rating	5.5 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.

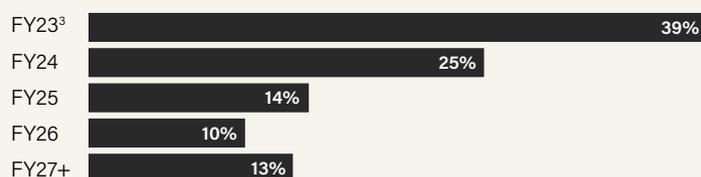
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## COLONNADES

### Kaurna Country

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 (%)	Private investor - 50
Date acquired	2003
Centre first opened	1979
Latest redevelopment	2016
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	276.5
Valuation date	Jun-22
Capitalisation rate (%)	6.50
Discount rate (%)	7.50

### Property metrics

Gross lettable area (GLA) (sqm)	86,594
Number of tenants	169
Total Trade Area (000's)	204
Major tenants <sup>2</sup>	ALDI, Big W, Coles, Harris Scarfe, Kmart, Woolworths
Car spaces	4,157
Occupancy rate by GLA (%)	98.6
Weighted average lease expiry by GLA (years)	4.7
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.

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



### Specialty store lease expiry profile by income





## ELIZABETH CITY CENTRE

### Kaurna Country

50 Elizabeth Way, Elizabeth SA 5112

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

Elizabeth City Centre is a single 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	Internal
Valuation (\$m) <sup>1</sup>	322.0
Valuation date	Jun-22
Capitalisation rate (%)	7.00
Discount rate (%)	7.50

### Property metrics

Gross lettable area (GLA) (sqm)	80,497
Number of tenants	193
Total Trade Area (000's)	244
Major tenants <sup>2</sup>	Big W, Coles, Harris Scarfe, Reading Cinemas, Target, Woolworths
Car spaces	3,191
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	3.7
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.

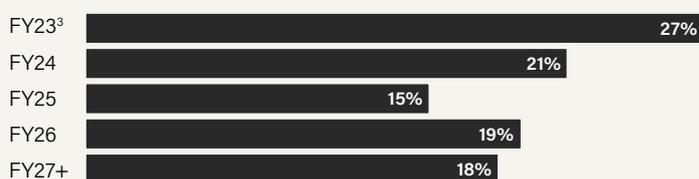
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## KURRALTA CENTRAL

### Kaurna Country

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>	55.8
Valuation date	Jun-22
Capitalisation rate (%)	5.25
Discount rate (%)	6.25

### Property metrics

Gross lettable area (GLA) (sqm)	10,675
Number of tenants	14
Total Trade Area (000's)	58
Major tenants <sup>2</sup>	Coles, Kmart
Car spaces	542
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	8.4
Green Star – Performance	4 Stars
NABERS Energy rating	6 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.

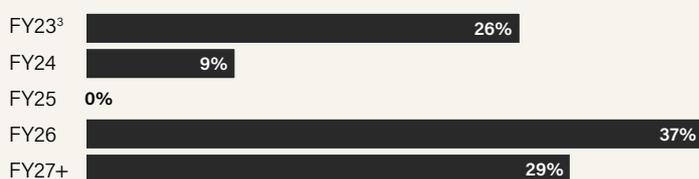
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





TASMANIA



- Wholly-owned
- Jointly-owned



Northgate, TAS

## TASMANIA

Eastlands	42
Northgate	43



## EASTLANDS

### Muwinina Country

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 75 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	Internal
Valuation (\$m) <sup>1</sup>	178.0
Valuation date	Jun-22
Capitalisation rate (%)	6.25
Discount rate (%)	6.75

### Property metrics

Gross lettable area (GLA) (sqm)	33,565
Number of tenants	94
Total Trade Area (000's)	230
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.

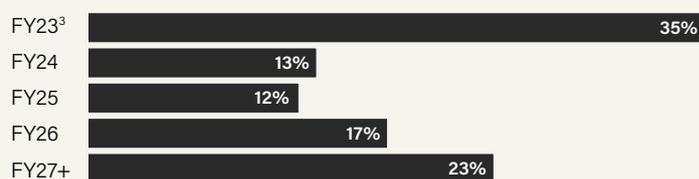
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## NORTHGATE

### Muwinina Country

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 the Hobart CBD. It is anchored by Coles, includes more than 50 specialty stores and a new format Woolworths will be opening in late 2022.

### Property overview

State	TAS
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2009
Centre first opened	1986
Latest redevelopment	1996
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	97.0
Valuation date	Jun-22
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

### Property metrics

Gross lettable area (GLA) (sqm)	19,476
Number of tenants	64
Total Trade Area (000's)	107
Major tenants <sup>2</sup>	Coles
Car spaces	855
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	2.3
Green Star – Performance	4 Stars
NABERS Energy rating	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.

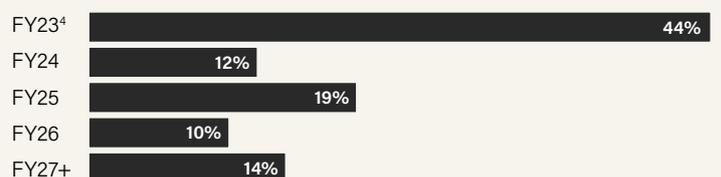
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income



**MELBOURNE**

**VICTORIA**



- Wholly-owned
- Jointly-owned





Chadstone, VIC

## VICTORIA

Altona Gate	46
Bayside	47
Box Hill Central North	48
Box Hill Central South	49
Broadmeadows Central	50
Chadstone	51
Cranbourne Park	52
DFO Essendon	53
DFO Moorabbin	54
DFO South Wharf	55
DFO Uni Hill	56
Emporium Melbourne	57
Mornington Central	58
Myer Bourke Street	59
Northland	60
Oakleigh Central	61
Roxburgh Village	62
Sunshine Marketplace	63
The Glen	64
Victoria Gardens Shopping Centre	65



## ALTONA GATE

Wurundjeri, Bunurong, Boon Wurrung Country  
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. Development works have recently taken place to revitalise the centre with new ambience and presentation upgrades. The new look centre includes a range of new specialty and dining retailers such as Platypus, House, Bed Bath N' Table and an expanded Sacca's Fine Foods.

### Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1977
Latest redevelopment	2014
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	112.0
Valuation date	Jun-22
Capitalisation rate (%)	6.00
Discount rate (%)	6.50

### Property metrics

Gross lettable area (GLA) (sqm)	26,322
Number of tenants	66
Total Trade Area (000's)	155
Major tenants <sup>2</sup>	ALDI, Coles, Kmart
Car spaces	1,622
Occupancy rate by GLA (%)	99.2
Weighted average lease expiry by GLA (years)	4.5
Green Star – Performance	4 Stars
NABERS Energy rating	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.

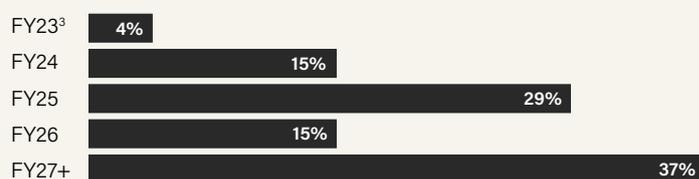
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## BAYSIDE

### Bunurong Country

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 145 speciality 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	Internal
Valuation (\$m) <sup>1</sup>	435.0
Valuation date	Jun-22
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

### Property metrics

Gross lettable area (GLA) (sqm)	89,741
Number of tenants	188
Total Trade Area (000's)	497
Major tenants <sup>2</sup>	ALDI, Coles, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	3,430
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	3.4
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 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.

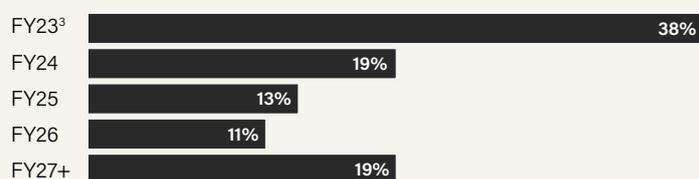
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## BOX HILL CENTRAL NORTH

Wurundjeri, Bunurong, Boon Wurrung Country  
 17-21 Market Street, Box Hill VIC 3128  
[boxhillcentral.com.au](http://boxhillcentral.com.au)

Box Hill Central North is a two level Sub Regional shopping centre adjacent to Box Hill Central South, approximately 15 kilometres east of the Melbourne CBD. Council approval has been received for a proposed mixed-use development, paving the way for office and residential towers, complemented by a new town square.

### 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	Jun-22
Capitalisation rate (%) <sup>2</sup>	n.a.
Discount rate (%) <sup>2</sup>	n.a.

### Property metrics

Gross lettable area (GLA) (sqm)	14,639
Number of tenants	69
Total Trade Area (000's)	176
Major tenants <sup>3,4</sup>	-
Car spaces	866
Occupancy rate by GLA (%) <sup>5</sup>	n.a.
Weighted average lease expiry by GLA (years)	2.5
Green Star – Performance	3 Stars
NABERS Energy rating	2 Stars
NABERS Water rating	0 Star

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

1 Expressed on 100% basis.

2 Capitalisation and discount rates not available as the valuation was derived on a project related site assessment method (mixed-use project).

3 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

4 Coles will vacate Box Hill Central North in August 2022, opening at Box Hill Central South in September 2022. Tenant mix GLA is as at 30 Jun 2022 and has not been adjusted for these changes.

5 Occupancy rate non-comparable for reporting purposes.

6 Includes holdovers.

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



### Specialty store lease expiry profile by income





## BOX HILL CENTRAL SOUTH

Wurundjeri, Bunurong, Boon Wurrung Country  
 1 Main Street, Box Hill VIC 3128  
[boxhillcentral.com.au](http://boxhillcentral.com.au)

Box Hill Central South is a single level Sub Regional shopping centre located above Box Hill train station, adjacent to Box Hill Central North, approximately 15 kilometres east of the Melbourne CBD. It is anchored by Woolworths and a new format Coles (opening September 2022) and includes more than 85 specialty stores. Once the development is completed, Box Hill Central South will include an exciting mix of major and specialty retailers, new restaurants with street frontage, new entrance, new kiosks, and new ambience upgrades. Also included as part of the development is a new commercial building being delivered for leading co-worker operator, Hub Australia.

### Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2000
Centre first opened	1987
Latest redevelopment	2022
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	248.0
Valuation date	Jun-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.25

### Property metrics

Gross lettable area (GLA) (sqm)	25,266
Number of tenants	106
Total Trade Area (000's)	176
Major tenants <sup>2,3</sup>	Coles, Woolworths
Car spaces	1,502
Occupancy rate by GLA (%) <sup>4</sup>	n.a.
Weighted average lease expiry by GLA (years)	3.6
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> Coles will vacate Box Hill Central North in August 2022, opening at Box Hill Central South in September 2022. Tenant mix GLA is as at 30 Jun 2022 and has not been adjusted for these changes.

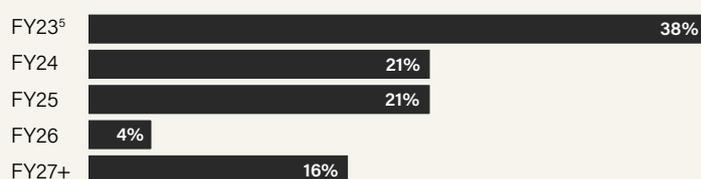
<sup>4</sup> Occupancy rate non-comparable for reporting purposes.

<sup>5</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## BROADMEADOWS CENTRAL

### Wurundjeri Country

1099-1169 Pascoe Vale Road, Broadmeadows VIC 3047

[broadmeadowscentral.com.au](http://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 115 specialty stores. The centre also features family friendly amenities such as the 'Quiet Room', a sensory room for children and their parents.

### 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>	283.5
Valuation date	Jun-22
Capitalisation rate (%)	6.50
Discount rate (%)	7.00

### Property metrics

Gross lettable area (GLA) (sqm)	61,206
Number of tenants	165
Total Trade Area (000's)	251
Major tenants <sup>2</sup>	ALDI, Coles, HOYTS Cinemas, Kmart, Woolworths
Car spaces	3,051
Occupancy rate by GLA (%)	98.6
Weighted average lease expiry by GLA (years)	4.6
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	5.5 Stars

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

1 Expressed on 100% basis.

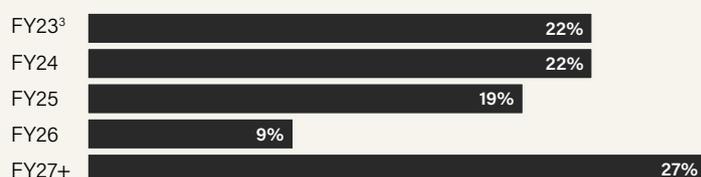
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

3 Includes holdovers.

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



### Specialty store lease expiry profile by income





## CHADSTONE

### Wurundjeri, Bunurong, Boon Wurrung Country

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 375 specialty stores. Chadstone hosts Australia's most expansive luxury offer, a large range of international and Australian flagship stores such as H&M, Morphe, UNIQLO and Zara, a LEGOLAND® Discovery Centre, a five-star Hotel, as well as a world-class food, lifestyle and entertainment precinct. Hotel Chadstone Melbourne features 250 luxury rooms, a 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>	6,275.0
Valuation date	Jun-22
Capitalisation rate (%)	3.88
Discount rate (%)	6.00

#### Property metrics

Gross lettable area (GLA) (sqm)	233,694
Number of tenants	479
Total Trade Area (000's)	2,432
Major tenants <sup>2</sup>	ALDI, Coles, David Jones, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	11,745
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	4.9
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.

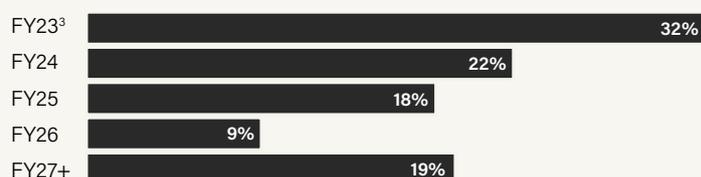
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



#### Specialty store lease expiry profile by income





## CRANBOURNE PARK

Wurundjeri, Bunurong, Boon Wurrung Country  
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 90 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>	295.0
Valuation date	Jun-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

### Property metrics

Gross lettable area (GLA) (sqm)	46,373
Number of tenants	125
Total Trade Area (000's)	294
Major tenants <sup>2</sup>	Coles, Harris Scarfe, Kmart, Target
Car spaces	1,700
Occupancy rate by GLA (%)	98.3
Weighted average lease expiry by GLA (years)	5.6
Green Star – Performance	4 Stars
NABERS Energy rating	3 Stars
NABERS Water rating	4.5 Stars

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

1 Expressed on 100% basis.

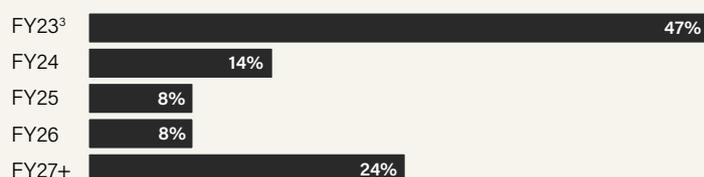
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

3 Includes holdovers.

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



### Specialty store lease expiry profile by income





## DFO ESSENDON

### Wurundjeri Country

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	Internal
Valuation (\$m) <sup>1</sup>	176.0
Valuation date	Jun-22
Capitalisation rate (%)	6.50
Discount rate (%)	6.75

### Property metrics

Gross lettable area (GLA) (sqm)	52,411
Number of tenants	113
Total Trade Area (000's)	1,533
Major tenants <sup>2</sup>	-
Car spaces	2,075
Occupancy rate by GLA (%) <sup>3</sup>	100.0
Weighted average lease expiry by GLA (years)	2.0
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	5.5 Stars

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

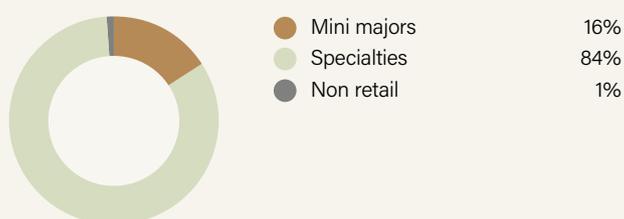
<sup>1</sup> Expressed on 100% basis.

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

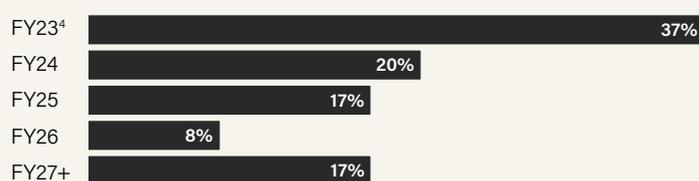
<sup>3</sup> Occupancy data excludes Homemaker retailers.

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## DFO MOORABBIN

*Wurundjeri, Bunurong, Boon Wurrung Country*  
 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 105 outlet retailers including Adidas, Polo Ralph Lauren, Puma, Calvin Klein, Tommy Hilfiger, Oron 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>	102.0
Valuation date	Jun-22
Capitalisation rate (%)	8.00
Discount rate (%)	8.50

### Property metrics

Gross lettable area (GLA) (sqm)	24,530
Number of tenants	122
Total Trade Area (000's)	1,688
Major tenants <sup>2</sup>	-
Car spaces	1,362
Occupancy rate by GLA (%)	98.4
Weighted average lease expiry by GLA (years)	2.0
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 Stars
NABERS Water rating	5 Stars

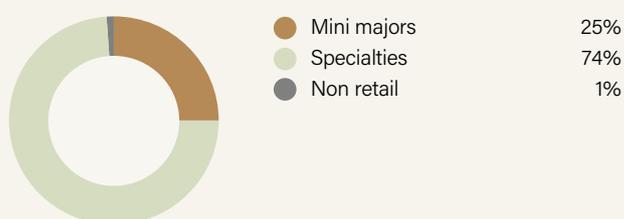
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

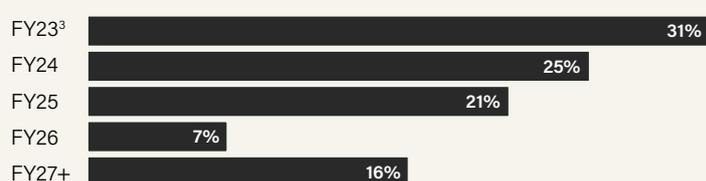
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## DFO SOUTH WHARF

Wurundjeri, Bunurong, Boon Wurrung Country  
 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 150 outlet retailers including Armani Outlet, Coach, Tommy Hilfiger and Michael Kors, as well as an exclusive collection of sporting and active apparel outlets including Nike, Adidas and Puma. With the adjoining Homemaker Hub comprising more than 12 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>	665.0
Valuation date	Jun-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.75

### Property metrics

Gross lettable area (GLA) (sqm)	55,845
Number of tenants	148
Total Trade Area (000's)	2,862
Major tenants <sup>2</sup>	-
Car spaces	3,104
Occupancy rate by GLA (%) <sup>3</sup>	92.7
Weighted average lease expiry by GLA (years)	1.9
Green Star – Performance	3 Stars
NABERS Energy rating	4 Stars
NABERS Water rating	4.5 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.

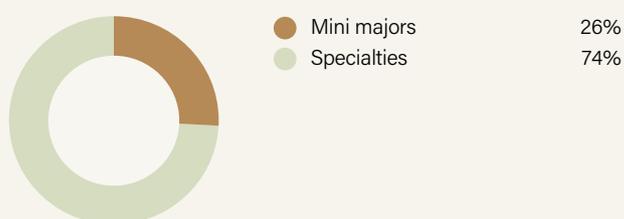
<sup>1</sup> Expressed on 100% basis.

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

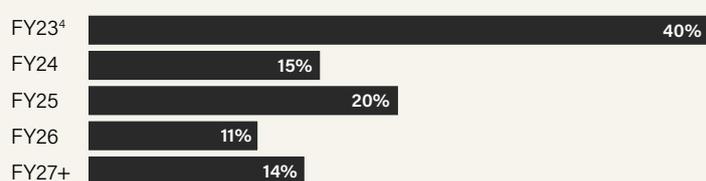
<sup>3</sup> Occupancy data excludes Homemaker retailers.

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## DFO UNI HILL

### Wurundjeri Country

2 Janefield Drive, Bundoora VIC 3083

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

DFO Uni Hill is a single level Outlet Centre located approximately 20 kilometres north of the Melbourne CBD. The centre comprises more than 80 outlet retailers including Nike, Adidas, Polo Ralph Lauren, Calvin Klein, Tommy Hilfiger, 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	Internal
Valuation (\$m) <sup>1</sup>	150.0
Valuation date	Jun-22
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

### Property metrics

Gross lettable area (GLA) (sqm)	19,692
Number of tenants	93
Total Trade Area (000's)	858
Major tenants <sup>2</sup>	-
Car spaces	880
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	2.1
Green Star – Performance	n.a.
NABERS Energy rating	0 Star
NABERS Water rating	5.5 Stars

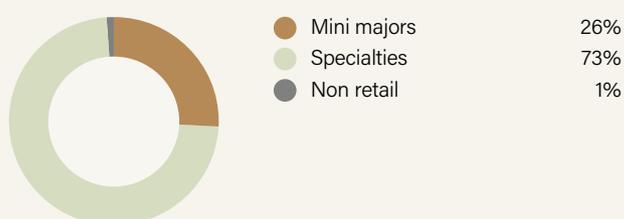
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

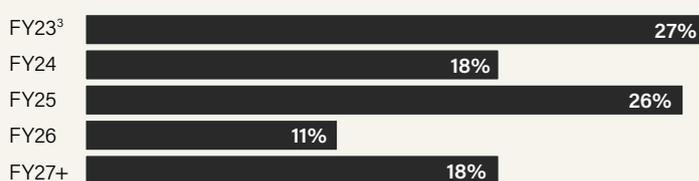
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## EMPORIUM MELBOURNE

Wurundjeri, Bunurong, Boon Wurrung Country  
 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, international retailers, more than 145 specialty stores, and flagships UNIQLO, NBA Store 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	Internal
Valuation (\$m) <sup>1</sup>	1,045.0
Valuation date	Jun-22
Capitalisation rate (%)	4.75
Discount rate (%)	6.00

### Property metrics

Gross lettable area (GLA) (sqm)	44,763
Number of tenants	166
Total Trade Area (000's)	2,825
Major tenants <sup>2</sup>	-
Car spaces	-
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	3.0
Green Star – Performance	3 Stars
NABERS Energy rating	1 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.

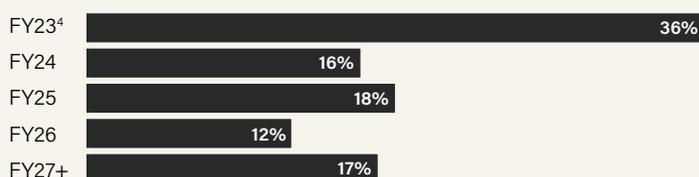
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## MORNINGTON CENTRAL

### Bunurong Country

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 Coles, a newly opened Woolworths and Oasis, and 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	2022
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	94.0
Valuation date	Jun-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.00

### Property metrics

Gross lettable area (GLA) (sqm)	11,370
Number of tenants	39
Total Trade Area (000's)	71
Major tenants <sup>2</sup>	Coles, Woolworths
Car spaces	503
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	6.8
Green Star – Performance	4 Stars
NABERS Energy rating	4 Stars
NABERS Water rating	4.5 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.

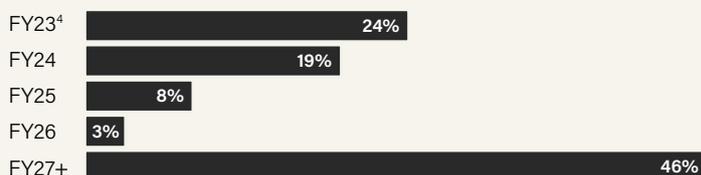
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## MYER BOURKE STREET

*Wurundjeri, Bunurong, Boon Wurrung Country*

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-owner (%)	Abacus Funds Management Ltd - 33 Charter Hall Long Wale REIT - 33
Date acquired	2007
Centre first opened	1914
Latest redevelopment	2011
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	405.0
Valuation date	Jun-22
Capitalisation rate (%)	6.00
Discount rate (%)	6.00

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.

### Property metrics

Gross lettable area (GLA) (sqm)	39,924
Number of tenants	1
Major tenants <sup>2</sup>	Myer
Car spaces	0
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	9.5
Green Star - Performance	n.a.
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

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





## NORTHLAND

### Wurundjeri Country

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 200 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>	805.0
Valuation date	Jun-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.50

### Property metrics

Gross lettable area (GLA) (sqm)	97,459
Number of tenants	243
Total Trade Area (000's)	543
Major tenants <sup>2</sup>	ALDI, Coles, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	4,640
Occupancy rate by GLA (%)	98.8
Weighted average lease expiry by GLA (years)	4.5
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.

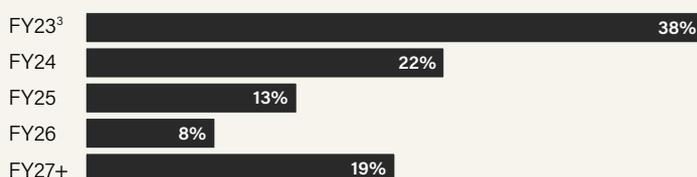
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## OAKLEIGH CENTRAL

Wurundjeri, Bunurong, Boon Wurrung Country  
 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>	90.0
Valuation date	Jun-22
Capitalisation rate (%)	5.25
Discount rate (%)	6.25

### Property metrics

Gross lettable area (GLA) (sqm)	14,206
Number of tenants	38
Total Trade Area (000's)	46
Major tenants <sup>2</sup>	Coles, Woolworths
Car spaces	600
Occupancy rate by GLA (%)	98.3
Weighted average lease expiry by GLA (years)	3.5
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.

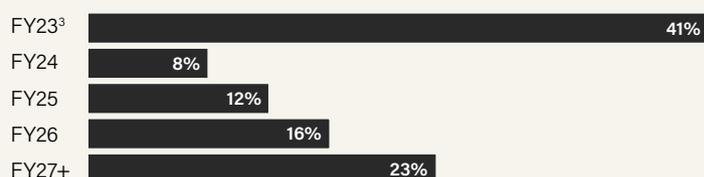
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## ROXBURGH VILLAGE

### Wurundjeri Country

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 and Coles 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	Internal
Valuation (\$m) <sup>1</sup>	106.0
Valuation date	Jun-22
Capitalisation rate (%)	6.50
Discount rate (%)	7.00

### Property metrics

Gross lettable area (GLA) (sqm)	24,738
Number of tenants	66
Total Trade Area (000's)	52
Major tenants <sup>2</sup>	ALDI, Coles
Car spaces	1,096
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	4.4
Green Star – Performance	4 Stars
NABERS Energy rating	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.

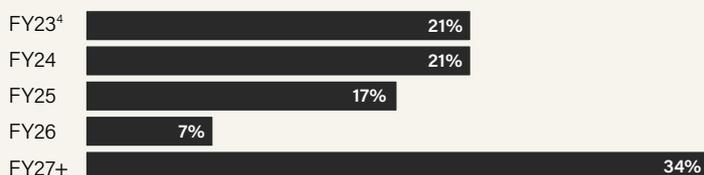
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## SUNSHINE MARKETPLACE

Wurundjeri, Bunurong, Boon Wurrung Country  
 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 40 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>	131.0
Valuation date	Jun-22
Capitalisation rate (%)	6.00
Discount rate (%)	6.50

### Property metrics

Gross lettable area (GLA) (sqm)	34,212
Number of tenants	64
Total Trade Area (000's)	177
Major tenants <sup>2</sup>	Big W, Village Cinemas, Woolworths
Car spaces	1,741
Occupancy rate by GLA (%)	97.9
Weighted average lease expiry by GLA (years)	4.8
Green Star – Performance	4 Stars
NABERS Energy rating	5 Stars
NABERS Water rating	5.5 Stars

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

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

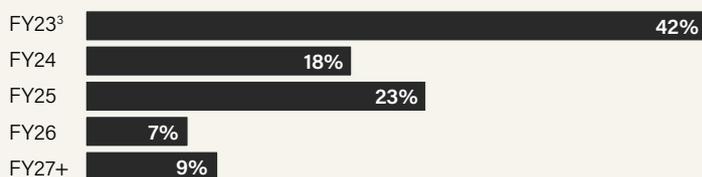
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## THE GLEN

Wurundjeri, Bunurong, Boon Wurrung Country  
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, with a fresh food market hall, more than 195 specialty stores and a beautiful outdoor dining precinct, set over two levels.

### 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	1967
Latest redevelopment	2019
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	640.0
Valuation date	Jun-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.75

### Property metrics

Gross lettable area (GLA) (sqm)	76,949
Number of tenants	239
Total Trade Area (000's)	278
Major tenants <sup>2</sup>	ALDI, Coles, David Jones, Target, Woolworths
Car spaces	3,321
Occupancy rate by GLA (%)	98.2
Weighted average lease expiry by GLA (years)	5.4
Green Star - Performance	3 Stars
NABERS Energy rating	3.5 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.

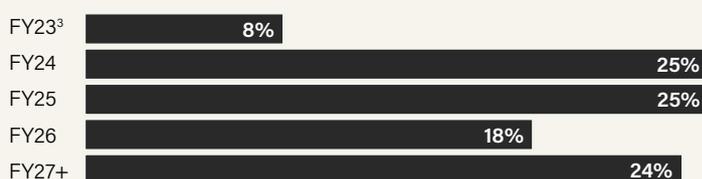
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## VICTORIA GARDENS SHOPPING CENTRE

Wurundjeri, Bunurong, Boon Wurrung Country  
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 Rebel, Freedom Furniture and JB Hi-Fi, plus more than 45 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 ambience and presentation upgrades, a complete food court makeover and new customer lounge areas in the mall.

### 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>	310.0
Valuation date	Jun-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

### Property metrics

Gross lettable area (GLA) (sqm)	38,011
Number of tenants	63
Total Trade Area (000's)	118
Major tenants <sup>2</sup>	Coles, HOYTS Cinemas, Kmart
Car spaces	2,127
Occupancy rate by GLA (%)	98.6
Weighted average lease expiry by GLA (years)	5.3
Green Star – Performance	4 Stars
NABERS Energy rating	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.

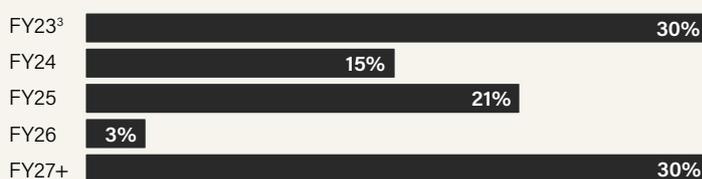
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





○ KARRATHA CITY

○ PERTH

WESTERN AUSTRALIA



- Wholly-owned
- Jointly-owned





DFO Perth, WA

## WESTERN AUSTRALIA

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## DFO PERTH

### Whadjuk Country

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. The centre comprises more than 100 international and Australian outlet retailers including Adidas, Calvin Klein, Coach, GANT, Kate Spade, Michael Kors, Polo Ralph Lauren, Steve Madden, Ted Baker 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	Internal
Valuation (\$m) <sup>1</sup>	244.0
Valuation date	Jun-22
Capitalisation rate (%)	5.75
Discount rate (%)	7.00

### Property metrics

Gross lettable area (GLA) (sqm)	23,730
Number of tenants	112
Total Trade Area (000's)	1,959
Major tenants <sup>2</sup>	-
Car spaces	1,621
Occupancy rate by GLA (%)	98.5
Weighted average lease expiry by GLA (years)	1.9
Green Star - Performance	3 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	3.5 Stars

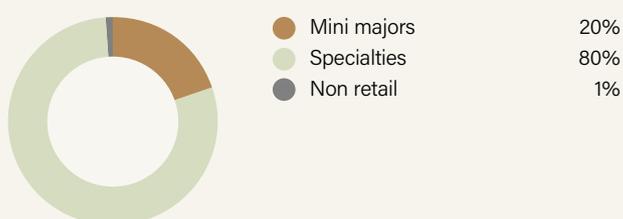
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

<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





## DIANELLA PLAZA

### Whadjuk Country

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>	76.0
Valuation date	Jun-22
Capitalisation rate (%)	6.25
Discount rate (%)	6.75

### Property metrics

Gross lettable area (GLA) (sqm)	17,147
Number of tenants	53
Total Trade Area (000's)	53
Major tenants <sup>2</sup>	Coles, Woolworths
Car spaces	900
Occupancy rate by GLA (%)	94.4
Weighted average lease expiry by GLA (years)	1.7
Green Star – Performance	4 Stars
NABERS Energy rating	5.5 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.

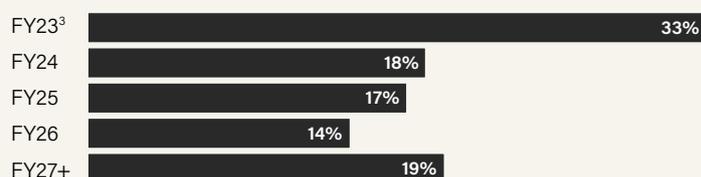
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## ELLENBROOK CENTRAL

### Whadjuk Country

11 Main Street, Ellenbrook WA 6069

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

Ellenbrook Central is a single level 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	Regional
Ownership interest (%)	100
Date acquired	2015
Centre first opened	2004
Latest redevelopment	2019
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	270.0
Valuation date	Jun-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.75

### Property metrics

Gross lettable area (GLA) (sqm)	47,308
Number of tenants	115
Total Trade Area (000's)	72
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)	5.3
Green Star – Performance	4 Stars
NABERS Energy rating	4.5 Stars
NABERS Water rating	5.5 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.

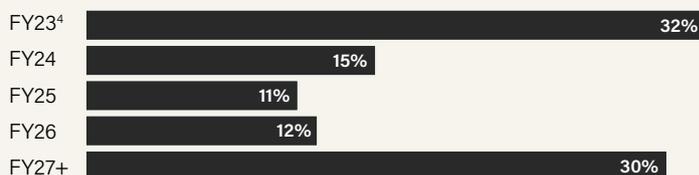
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## GALLERIA

### Whadjuk Country

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 Cinemas and includes more than 125 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	Internal
Valuation (\$m) <sup>1</sup>	450.0
Valuation date	Jun-22
Capitalisation rate (%)	6.00
Discount rate (%)	6.50

### Property metrics

Gross lettable area (GLA) (sqm)	75,566
Number of tenants	162
Total Trade Area (000's)	381
Major tenants <sup>2</sup>	ALDI, Coles, Greater Union, Kmart, Myer, Target, Woolworths
Car spaces	3,999
Occupancy rate by GLA (%)	95.0
Weighted average lease expiry by GLA (years)	3.3
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





## HALLS HEAD CENTRAL

### Bindjareb Country

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 35 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>	83.6
Valuation date	Jun-22
Capitalisation rate (%)	6.50
Discount rate (%)	7.00

### Property metrics

Gross lettable area (GLA) (sqm)	19,369
Number of tenants	49
Total Trade Area (000's)	54
Major tenants <sup>2</sup>	ALDI, Coles, Kmart
Car spaces	960
Occupancy rate by GLA (%)	95.2
Weighted average lease expiry by GLA (years)	4.9
Green Star - Performance	4 Stars
NABERS Energy rating	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.

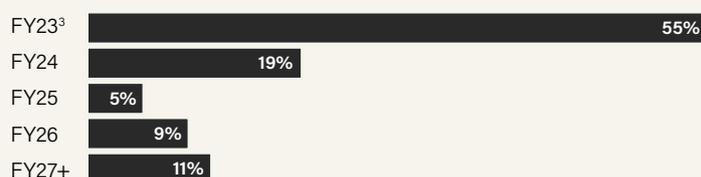
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## KARRATHA CITY

### Ngarluma Country

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 as well as Karratha Furniture & Bedding, Red Dot, Retravisio, The Reject Shop and more than 35 specialty stores. In 2021, Karratha City switched to solar with a new state-of-the-art solar energy system which helps to power the centre.

### 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	External
Valuation (\$m) <sup>1</sup>	96.2
Valuation date	Jun-22
Capitalisation rate (%)	7.50
Discount rate (%)	8.00

### Property metrics

Gross lettable area (GLA) (sqm)	22,865
Number of tenants	52
Total Trade Area (000's)	22
Major tenants <sup>2</sup>	Coles, Kmart, Woolworths
Car spaces	1,275
Occupancy rate by GLA (%)	98.5
Weighted average lease expiry by GLA (years)	4.1
Green Star - Performance	3 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.

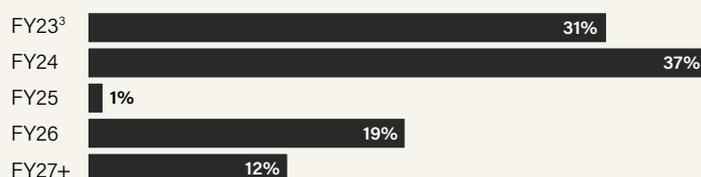
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## LIVINGSTON MARKETPLACE

### Whadjuk Country

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 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>	88.0
Valuation date	Jun-22
Capitalisation rate (%)	5.75
Discount rate (%)	6.75

### Property metrics

Gross lettable area (GLA) (sqm)	15,603
Number of tenants	49
Total Trade Area (000's)	111
Major tenants <sup>2</sup>	Big W, Woolworths
Car spaces	1,004
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.7
Green Star – Performance	3 Stars
NABERS Energy rating	6 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.

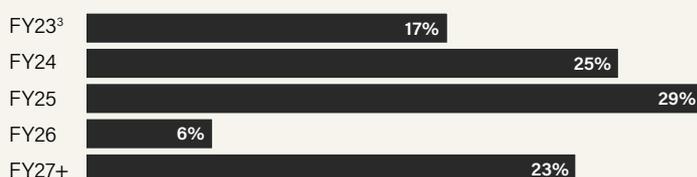
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## MADDINGTON CENTRAL

### Whadjuk Country

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 60 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	Internal
Valuation (\$m) <sup>1</sup>	101.0
Valuation date	Jun-22
Capitalisation rate (%)	7.00
Discount rate (%)	7.50

### Property metrics

Gross lettable area (GLA) (sqm)	27,886
Number of tenants	80
Total Trade Area (000's)	178
Major tenants <sup>2</sup>	Coles, Kmart, Woolworths
Car spaces	2,144
Occupancy rate by GLA (%)	97.6
Weighted average lease expiry by GLA (years)	2.9
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.

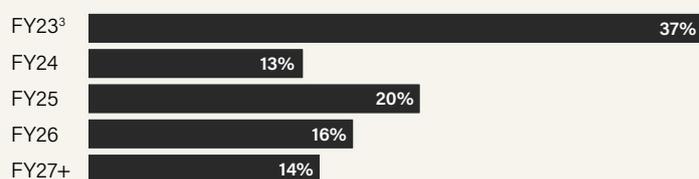
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## MANDURAH FORUM

### Bindjareb Country

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 food court, a casual alfresco dining precinct, a premium fashion mall including H&M, Seed 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>	435.0
Valuation date	Jun-22
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

### Property metrics

Gross lettable area (GLA) (sqm)	66,248
Number of tenants	193
Total Trade Area (000's)	128
Major tenants <sup>2</sup>	Big W, Coles, David Jones, Kmart, Target, Woolworths
Car spaces	3,076
Occupancy rate by GLA (%)	95.8
Weighted average lease expiry by GLA (years)	4.9
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.

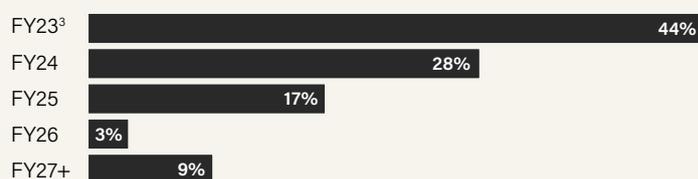
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## ROCKINGHAM CENTRE

### Whadjuk Country

1 Council Avenue, Rockingham WA 6168

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

Rockingham Centre is a single level Regional shopping centre located approximately 47 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	External
Valuation (\$m) <sup>1</sup>	445.0
Valuation date	Jun-22
Capitalisation rate (%)	5.75
Discount rate (%)	7.00

### Property metrics

Gross lettable area (GLA) (sqm)	61,094
Number of tenants	184
Total Trade Area (000's)	226
Major tenants <sup>2</sup>	Ace Cinemas, Coles, Kmart, Target, Woolworths
Car spaces	3,229
Occupancy rate by GLA (%)	96.8
Weighted average lease expiry by GLA (years)	3.6
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.

1 Expressed on 100% basis.

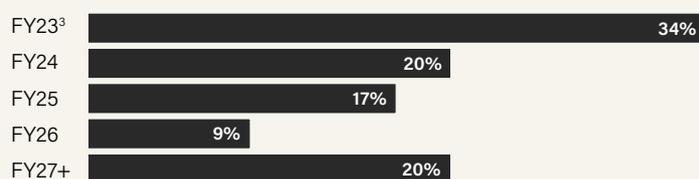
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

3 Includes holdovers.

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



### Specialty store lease expiry profile by income





## VICTORIA PARK CENTRAL

### Whadjuk Country

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	External
Valuation (\$m) <sup>1</sup>	270
Valuation date	Jun-22
Capitalisation rate (%)	5.50
Discount rate (%)	6.25

### Property metrics

Gross lettable area (GLA) (sqm)	5,771
Number of tenants	25
Total Trade Area (000's)	44
Major tenants <sup>2</sup>	Woolworths
Car spaces	225
Occupancy rate by GLA (%)	96.7
Weighted average lease expiry by GLA (years)	2.6
Green Star – Performance	3 Stars
NABERS Energy rating	3.5 Stars
NABERS Water rating	0 Star

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

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

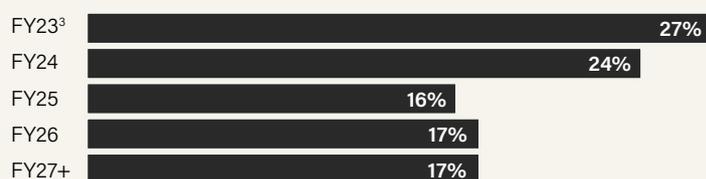
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## WARWICK GROVE

### Whadjuk Country

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 60 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	Internal
Valuation (\$m) <sup>1</sup>	173.0
Valuation date	Jun-22
Capitalisation rate (%)	6.50
Discount rate (%)	7.25

### Property metrics

Gross lettable area (GLA) (sqm)	32,117
Number of tenants	91
Total Trade Area (000's)	105
Major tenants <sup>2</sup>	ALDI, Coles, Grand Cinemas, Kmart, Woolworths
Car spaces	1,547
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	5.0
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.

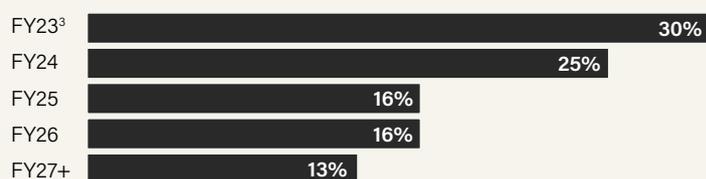
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### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income





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

