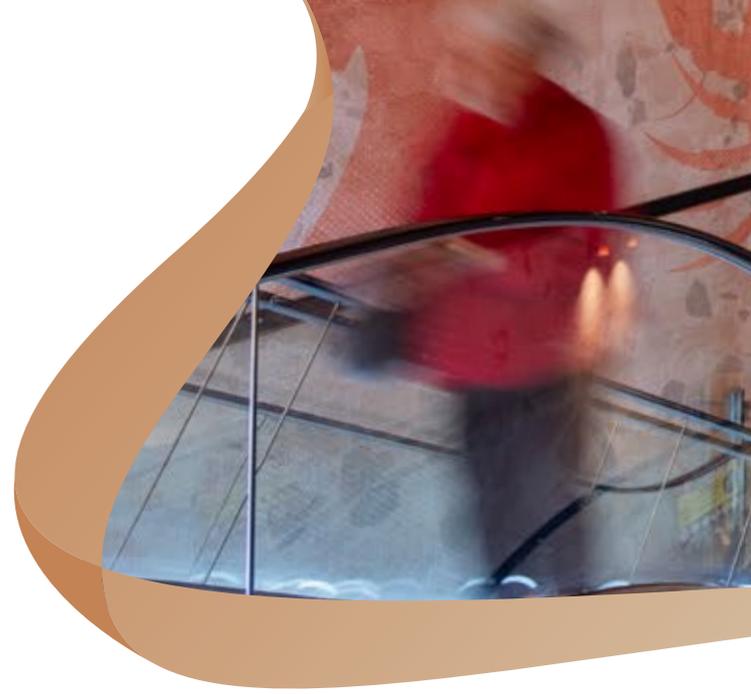




Our destinations play an essential role in their communities, providing a wide range of non-discretionary and discretionary retail, dining, leisure, entertainment and services that deliver engaging experiences for our consumers.



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## 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 \$23.6 billion across 2.5 million sqm of gross lettable area.

Vicinity's directly-owned portfolio (**Direct Portfolio**) of 59 shopping centres is valued at \$14.4 billion<sup>2</sup>, just over half of which comprises Vicinity's Premium portfolio, which includes Chadstone, Australia's pre-eminent retail and mixed-use destination, seven premium CBD centres located across Australia's three largest cities, and Australia's leading outlet centre portfolio.

Vicinity is on track to achieve its target of net zero for Scope 1 and Scope 2 emissions for common mall areas across its wholly-owned retail assets by 2030<sup>3</sup> (**Net Zero**).

Vicinity was again named Oceania Sector Leader and #3 globally in the Listed Retail Shopping Centre category by Global Real Estate Sustainability Benchmark (**GRESB**)<sup>4</sup>, and ranked #8 most sustainable real estate company globally in the Dow Jones Sustainability Index (**DJSI**). Vicinity has a 4.6 Star Portfolio NABERS Energy rating and a 4 Star Green Star Performance Portfolio Rating.

Cover image: Chadstone, VIC

This page: Bankstown Central, NSW

1. Includes Midland Gate, WA, which Vicinity manages on behalf of fund management clients.
2. Reflects ownership share in investment properties and equity accounted investments.
3. Refer to page Page 24 of the 2023 Annual Report for more detail regarding this target.
4. GRESB includes listed and unlisted funds.



### ACKNOWLEDGEMENT OF COUNTRY

Vicinity Centres acknowledges the Traditional Custodians of the land and pays respect to Elders past and present. As a business that operates in many locations across the nation, we recognise and respect the cultural heritage, beliefs, and relationship with the land, which continue to be important to the Traditional Custodians living today.

Aboriginal and Torres Strait Islander people are warned that this report may contain the images of deceased persons which may cause sadness or distress.



**AUTHORISATION:** Mr Peter Huddle, Chief Executive Officer 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 2023 Annual Report lodged with the Australian Securities Exchange on 16 August 2023.

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 (16 August 2023). 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.



**#8 GLOBALLY**  
of real estate companies in DJSI

### SECTOR Leader

Oceania Listed Retail  
Shopping Centre by GRESB<sup>1</sup>

On track to achieve our  
**NET ZERO**  
target

New volunteering donation platform

**VICINITY  
CARES**

utilised by 72% of Vicinity team

**NABERS**

**4.6 Star**

NABERS Energy rating

**greenstar**

**4 Star**

Green Star Performance  
Portfolio Rating

1. GRESB includes listed and unlisted funds.

## Direct Portfolio

### Key statistics by centre type

	Total portfolio	Chadstone	Premium CBDs	Outlet Centres <sup>2</sup>	Core
Number of retail assets	59	1	7	8	43
Gross lettable area (000's) (sqm)	2,437	240	222	285	1,689
Total value <sup>3</sup> (\$m)	14,382	3,325	1,966	2,338	6,754
Portfolio weighting by value (%)	100	23	14	16	47
Capitalisation rate (weighted average) (%)	5.47	3.88	5.14	5.71	6.29
Occupancy rate (%)	98.8	99.6	97.7	98.4	98.9

### Composition by centre type<sup>3</sup>



### Composition by store type (by VCX income)



Totals in all charts included in this Property Book may not sum to 100% due to rounding.  
2. Includes DFO Brisbane business and Harbour Town Premium Outlets Gold Coast.  
3. Reflects ownership share in investment properties and equity accounted investments.



# Direct Portfolio<sup>1</sup>

59

Shopping centres

\$14.4b

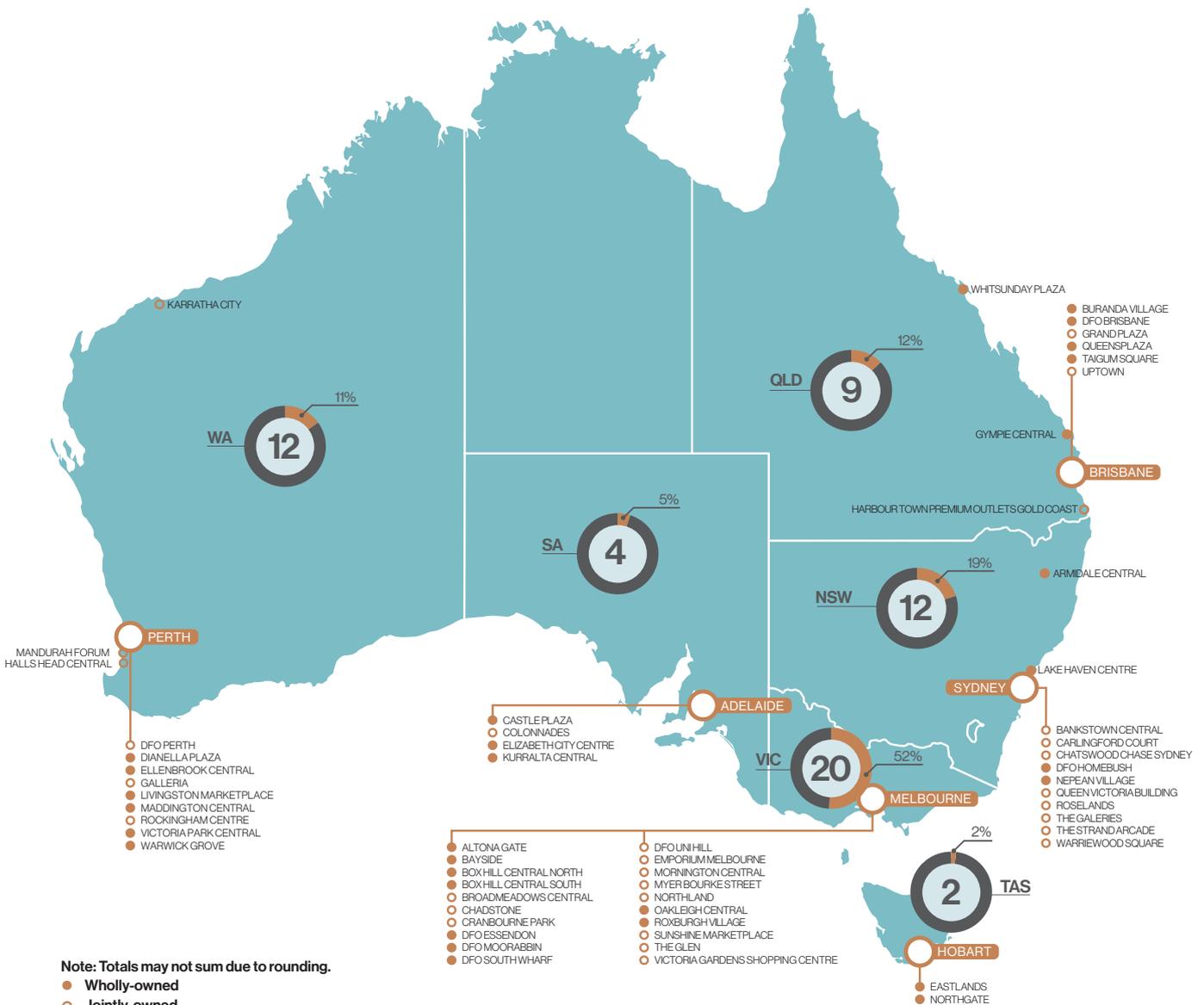
Total value<sup>2</sup>

2.4m sqm

Gross lettable area

5.3m sqm

Total land area



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

# Asset summaries

	Centre type	Ownership interest (%)	Valuation <sup>1</sup> (\$m)	Capitalisation rate (%)	Discount rate (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Moving annual turnover (MAT) (\$m)	MAT/sqm Total (\$)	MAT/sqm Specialty (\$)	Specialty occupancy costs <sup>2</sup> (%)	Page number	
<b>New South Wales</b>													
	Armidale Central <sup>3</sup>	Sub Regional	100	49.0	6.75	7.25	14,566	98.2	n.a.	n.a.	n.a.	n.a.	<b>11</b>
	Bankstown Central <sup>3</sup>	Major Regional	50	267.5	5.88	6.75	86,267	n.a.	n.a.	n.a.	n.a.	n.a.	<b>12</b>
	Carlingford Court	Sub Regional	50	106.3	5.50	6.50	33,295	98.7	216.5	7,435	11,825	14.9	<b>13</b>
	Chatswood Chase Sydney <sup>3</sup>	Major Regional	51	341.7	5.50	6.50	64,465	n.a.	n.a.	n.a.	n.a.	n.a.	<b>14</b>
	DFO Homebush	Outlet Centre	100	690.0	5.25	6.50	28,223	100.0	420.1	15,284	16,530	12.6	<b>15</b>
	Lake Haven Centre	Sub Regional	100	287.0	6.50	7.25	43,212	99.6	345.1	9,866	11,117	11.8	<b>16</b>
	Nepean Village	Sub Regional	100	206.0	5.50	6.50	23,344	100.0	264.6	11,772	12,577	13.2	<b>17</b>
	Queen Victoria Building	City Centre	50	272.5	5.25	6.50	14,199	99.3	247.6	20,004	22,875	23.8	<b>18</b>
	Roselands	Major Regional	50	147.5	6.25	7.00	63,621	99.5	388.3	6,446	9,356	15.1	<b>19</b>
	The Galleries	City Centre	50	153.5	5.25	6.50	14,989	99.8	195.9	13,426	21,245	16.8	<b>20</b>
	The Strand Arcade	City Centre	50	105.5	5.00	6.25	5,582	100.0	141.8	31,042	28,190	15.2	<b>21</b>
	Warriewood Square	Sub Regional	50	131.0	6.00	6.75	30,402	98.4	241.9	8,713	9,152	17.3	<b>22</b>
<b>Queensland</b>													
	Buranda Village	Sub Regional	100	42.5	5.75	6.25	11,546	100.0	73.2	7,322	10,055	13.1	<b>25</b>
	DFO Brisbane	Outlet Centre	100	75.0	7.50	7.75	26,012	100.0	285.6	11,561	11,782	10.3	<b>26</b>
	Grand Plaza	Regional	50	201.0	5.75	6.75	53,344	99.7	450.8	8,902	12,341	13.1	<b>27</b>
	Gympie Central	Sub Regional	100	80.0	6.75	7.25	14,157	99.5	153.7	11,260	12,848	9.4	<b>28</b>
	Harbour Town Premium Outlets Gold Coast	Outlet Centre	50	365.0	5.25	6.75	55,716	98.9	558.6	10,627	12,244	11.5	<b>29</b>
	QueensPlaza	City Centre	100	700.0	4.88	6.50	39,306	95.1	377.5	10,036	32,565	10.6	<b>30</b>
	Taigum Square	Sub Regional	100	98.0	6.50	7.25	22,621	98.8	129.4	6,946	8,187	11.7	<b>31</b>
	Uptown <sup>34</sup>	City Centre	25	80.0	6.50	7.75	63,026	n.a.	n.a.	n.a.	n.a.	n.a.	<b>32</b>
	Whitsunday Plaza	Sub Regional	100	62.0	7.00	7.50	22,345	100.0	163.6	8,536	14,169	7.1	<b>33</b>

1. Valuation reflects Vicinity's ownership interest.

2. Inclusive of marketing levy and based on GST inclusive sales.

3. Non-comparable.

4. Previously The Myer Centre Brisbane.

# Asset summaries

	Centre type	Ownership interest (%)	Valuation <sup>1</sup> (\$m)	Capitalisation rate (%)	Discount rate (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Moving annual turnover (MAT) (\$m)	MAT/sqm Total (\$)	MAT/sqm Specialty (\$)	Specialty occupancy costs <sup>2</sup> (%)	Page number
<b>South Australia</b>												
Castle Plaza	Sub Regional	100	145.3	7.00	7.75	22,834	99.7	168.2	7,980	9,004	14.1	<b>36</b>
Colonnades	Regional	50	136.0	7.00	7.75	86,225	99.2	420.3	7,652	8,558	12.1	<b>37</b>
Elizabeth City Centre	Regional	100	325.0	7.25	7.75	80,378	99.9	431.5	7,021	9,167	12.6	<b>38</b>
Kurralta Central	Sub Regional	100	56.7	5.75	7.25	10,674	100.0	101.9	9,709	12,080	11.9	<b>39</b>
<b>Tasmania</b>												
Eastlands	Regional	100	180.0	6.75	7.25	33,583	99.9	303.1	9,228	9,436	11.9	<b>42</b>
Northgate <sup>3</sup>	Sub Regional	100	105.0	6.75	7.25	19,464	98.7	n.a.	n.a.	n.a.	n.a.	<b>43</b>
<b>Victoria</b>												
Altona Gate	Sub Regional	100	109.0	6.25	7.00	26,408	98.5	146.6	6,138	7,100	14.0	<b>46</b>
Bayside	Major Regional	100	430.0	6.50	7.00	90,355	99.5	453.5	7,063	8,579	14.8	<b>47</b>
Box Hill Central North <sup>3</sup>	Sub Regional	100	122.0	n.a.	n.a.	14,639	n.a.	n.a.	n.a.	n.a.	n.a.	<b>48</b>
Box Hill Central South <sup>3</sup>	Sub Regional	100	276.0	5.75	6.25	24,769	98.9	n.a.	n.a.	n.a.	n.a.	<b>49</b>
Broadmeadows Central	Regional	50	157.2	6.75	7.25	61,179	99.0	350.5	6,461	7,838	14.7	<b>50</b>
Chadstone	Super Regional	50	3,325.0	3.88	6.25	240,105	99.6	2,772.8	16,019	28,569	13.1	<b>51</b>
Cranbourne Park	Regional	50	137.5	6.25	7.00	46,493	99.1	302.5	7,321	10,037	13.5	<b>52</b>
DFO Essendon <sup>4</sup>	Outlet Centre	100	185.0	6.75	7.50	52,432	100.0	312.5	12,620	11,921	11.7	<b>53</b>
DFO Moorabbin	Outlet Centre	100	100.0	8.50	8.75	24,536	98.4	190.8	8,330	8,504	11.9	<b>54</b>
DFO South Wharf <sup>4</sup>	Outlet Centre	100	710.0	5.50	6.75	55,041	99.4	440.6	12,658	11,792	11.5	<b>55</b>
DFO Uni Hill	Outlet Centre	50	85.0	6.00	7.00	19,714	100.0	152.2	7,810	7,904	9.8	<b>56</b>
Emporium Melbourne	City Centre	50	522.5	5.00	6.50	44,978	96.4	422.5	12,700	12,750	21.1	<b>57</b>
Mornington Central <sup>3</sup>	Sub Regional	50	46.0	5.75	6.50	11,481	100.0	n.a.	n.a.	n.a.	n.a.	<b>58</b>
Myer Bourke Street	City Centre	33	131.7	6.00	6.25	39,924	100.0	n.a.	n.a.	n.a.	n.a.	<b>59</b>
Northland	Major Regional	50	405.0	5.75	6.75	97,922	99.3	644.1	6,990	10,501	14.7	<b>60</b>
Oakleigh Central	Neighbourhood	100	92.0	5.50	6.75	14,203	96.5	150.6	11,703	8,269	12.4	<b>61</b>
Roxburgh Village <sup>3</sup>	Sub Regional	100	113.0	6.75	7.25	24,794	100.0	n.a.	n.a.	n.a.	n.a.	<b>62</b>
Sunshine Marketplace	Sub Regional	50	66.0	6.25	7.00	34,171	98.2	152.7	4,771	8,101	14.0	<b>63</b>
The Glen	Major Regional	50	290.3	6.00	7.00	76,622	99.7	516.0	8,142	8,984	17.2	<b>64</b>
Victoria Gardens Shopping Centre	Sub Regional	50	160.0	5.75	6.50	38,055	99.6	236.5	8,092	11,995	12.4	<b>65</b>

1. Valuation reflects Vicinity's ownership interest.

2. Inclusive of marketing levy and based on GST inclusive sales.

3. Non-comparable.

4. Occupancy rate, MAT/sqm Total, MAT/sqm Specialty and Specialty occupancy cost data excludes Homemaker retailers.

## Asset summaries

	Centre type	Ownership interest (%)	Valuation <sup>1</sup> (\$m)	Capitalisation rate (%)	Discount rate (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Moving annual turnover (MAT) (\$m)	MAT/sqm Total (\$)	MAT/sqm Specialty (\$)	Specialty occupancy costs <sup>2</sup> (%)	Page number
<b>Western Australia</b>												
DFO Perth	Outlet Centre	50	127.5	5.75	7.00	23,695	100.0	184.8	8,018	7,974	11.6	<b>68</b>
Dianella Plaza	Neighbourhood	100	72.0	6.75	7.25	17,144	94.4	122.5	8,462	7,366	12.4	<b>69</b>
Ellenbrook Central	Regional	100	252.0	6.25	7.50	47,316	97.6	312.8	7,809	10,599	10.4	<b>70</b>
Galleria <sup>3</sup>	Major Regional	50	205.0	6.25	6.75	75,487	n.a.	n.a.	n.a.	n.a.	n.a.	<b>71</b>
Halls Head Central	Sub Regional	50	36.0	7.25	7.75	19,380	90.8	144.9	8,429	9,258	9.7	<b>72</b>
Karratha City	Sub Regional	50	50.2	7.75	8.25	22,938	98.7	243.0	11,320	11,602	9.0	<b>73</b>
Livingston Marketplace	Sub Regional	100	85.5	6.25	7.00	15,590	100.0	144.0	10,204	11,439	10.2	<b>74</b>
Maddington Central	Sub Regional	100	97.0	7.25	7.75	27,929	97.5	204.7	8,363	8,871	11.2	<b>75</b>
Mandurah Forum	Major Regional	50	200.0	6.75	7.50	66,243	97.0	454.4	7,408	8,997	15.1	<b>76</b>
Rockingham Centre	Regional	50	200.0	6.50	7.75	62,073	97.9	485.4	9,072	10,304	12.8	<b>77</b>
Victoria Park Central	Neighbourhood	100	25.0	5.75	6.50	5,772	97.9	57.4	10,785	7,681	10.9	<b>78</b>
Warwick Grove	Sub Regional	100	160.0	7.00	7.75	32,101	100.0	265.2	8,959	9,101	12.2	<b>79</b>

1. Valuation reflects Vicinity's ownership interest.

2. Inclusive of marketing levy and based on GST inclusive sales.

3. Non-comparable.



- Wholly-owned
- Jointly-owned

## New South Wales



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

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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 Kmart, and includes more than 25 specialty stores.

### Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2007
Centre first opened	2007
Latest redevelopment	2022
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	49.0
Valuation date	Jun-23
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

<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> Non-comparable.

<sup>4</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>5</sup> Includes holdovers.

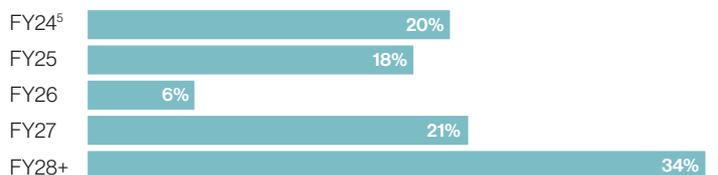
### Property metrics

Gross lettable area (GLA) (sqm)	14,566
Number of tenants	34
Total Trade Area (000's)	61
Major tenants <sup>2</sup>	Kmart, Woolworths
Car spaces	613
Moving Annual Turnover (MAT) (\$m) <sup>3</sup>	n.a.
MAT/sqm – Total (\$) <sup>3</sup>	n.a.
MAT/sqm – Specialty (\$) <sup>3</sup>	n.a.
Specialty occupancy cost (%) <sup>3,4</sup>	n.a.
Occupancy rate by GLA (%) <sup>3</sup>	98.2
Weighted average lease expiry by GLA (years)	6.2
Green Star Performance	3 Star
NABERS Energy rating	0 Star
NABERS Water rating	6 Star

### 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 185 specialty stores. The centre recently completed refurbishment works which included relocating the bus terminal, reconfiguring the tenancies to make way for a new Coles which anchors the 'Grand Market' fresh food precinct, and a number of new tenants, including Uniqlo, Services Australia, Glue Store and a flagship Foot Locker store.

### 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>	535.0
Valuation date	Jun-23
Capitalisation rate (%)	5.88
Discount rate (%)	6.75

<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> Non-comparable.

<sup>4</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>5</sup> Includes holdovers.

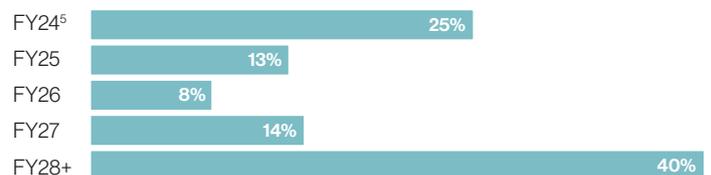
### Property metrics

Gross lettable area (GLA) (sqm)	86,267
Number of tenants	237
Total Trade Area (000's)	510
Major tenants <sup>2</sup>	Big W, Coles, Kmart, Myer, Woolworths
Car spaces	3,224
Moving Annual Turnover (MAT) (\$m) <sup>3</sup>	n.a.
MAT/sqm – Total (\$) <sup>3</sup>	n.a.
MAT/sqm – Specialty (\$) <sup>3</sup>	n.a.
Specialty occupancy cost (%) <sup>3,4</sup>	n.a.
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	3.5
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4.5 Star

### 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	Internal
Valuation (\$m) <sup>1</sup>	212.5
Valuation date	Jun-23
Capitalisation rate (%)	5.50
Discount rate (%)	6.50

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

### Property metrics

Gross lettable area (GLA) (sqm)	33,295
Number of tenants	95
Total Trade Area (000's)	171
Major tenants <sup>2</sup>	Coles, Target, Woolworths
Car spaces	1,340
Moving Annual Turnover (MAT) (\$m)	216.5
MAT/sqm – Total (\$)	7,435
MAT/sqm – Specialty (\$)	11,825
Specialty occupancy cost (%) <sup>3</sup>	14.9
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	3.5
Green Star Performance	4 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	3 Star

### 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 125 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 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>	670.0
Valuation date	Jun-23
Capitalisation rate (%)	5.50
Discount rate (%)	6.50

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

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

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

<sup>3</sup> Non-comparable.

<sup>4</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>5</sup> Includes holdovers.

### Property metrics

Gross lettable area (GLA) (sqm)	64,465
Number of tenants	148
Total Trade Area (000's)	450
Major tenants <sup>2</sup>	Coles, David Jones, Kmart
Car spaces	2,434
Moving Annual Turnover (MAT) (\$m) <sup>3</sup>	n.a.
MAT/sqm – Total (\$) <sup>3</sup>	n.a.
MAT/sqm – Specialty (\$) <sup>3</sup>	n.a.
Specialty occupancy cost (%) <sup>3,4</sup>	n.a.
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	2.5
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	3 Star

### 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, Hugo Boss, Max Mara, Versace, Armani Outlet, Ferragamo, Kate Spade, Coach and Michael Kors. The centre also offers key sporting brands such as Nike, Asics, PUMA and Champion.

### 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>	690.0
Valuation date	Jun-23
Capitalisation rate (%)	5.25
Discount rate (%)	6.50

1 Expressed on 100% basis.

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

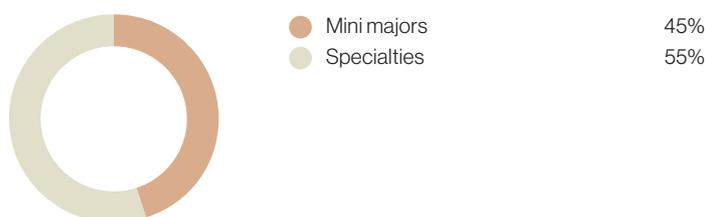
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

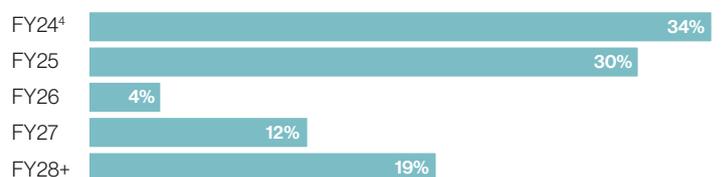
### Property metrics

Gross lettable area (GLA) (sqm)	28,223
Number of tenants	125
Total Trade Area (000's)	3,195
Major tenants <sup>2</sup>	–
Car spaces	2,020
Moving Annual Turnover (MAT) (\$m)	420.1
MAT/sqm – Total (\$)	15,284
MAT/sqm – Specialty (\$)	16,530
Specialty occupancy cost (%) <sup>3</sup>	12.6
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	1.9
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4 Star

### 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>	287.0
Valuation date	Jun-23
Capitalisation rate (%)	6.50
Discount rate (%)	7.25

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

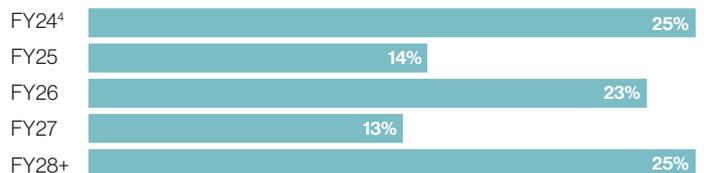
### Property metrics

Gross lettable area (GLA) (sqm)	43,212
Number of tenants	125
Total Trade Area (000's)	106
Major tenants <sup>2</sup>	ALDI, Coles, Kmart, Woolworths
Car spaces	1,660
Moving Annual Turnover (MAT) (\$m)	345.1
MAT/sqm – Total (\$)	9,866
MAT/sqm – Specialty (\$)	11,117
Specialty occupancy cost (%) <sup>3</sup>	11.8
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	5.0
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	3 Star

### 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-23
Capitalisation rate (%)	5.50
Discount rate (%)	6.50

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

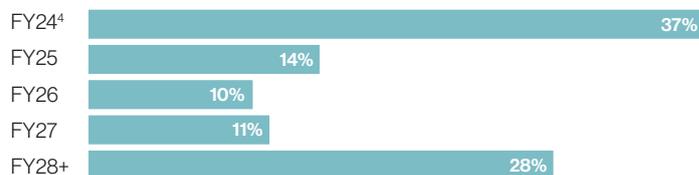
### Property metrics

Gross lettable area (GLA) (sqm)	23,344
Number of tenants	70
Total Trade Area (000's)	167
Major tenants <sup>2</sup>	Coles, Kmart
Car spaces	861
Moving Annual Turnover (MAT) (\$m)	264.6
MAT/sqm – Total (\$)	11,772
MAT/sqm – Specialty (\$)	12,577
Specialty occupancy cost (%) <sup>3</sup>	13.2
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.9
Green Star Performance	3 Star
NABERS Energy rating	5 Star
NABERS Water rating	2.5 Star

### 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, Polo Ralph Lauren, Hugo Boss and Jimmy Choo. There is more than 145 specialty stores, as well as premium dining experiences such as 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>	545.0
Valuation date	Jun-23
Capitalisation rate (%)	5.25
Discount rate (%)	6.50

<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.

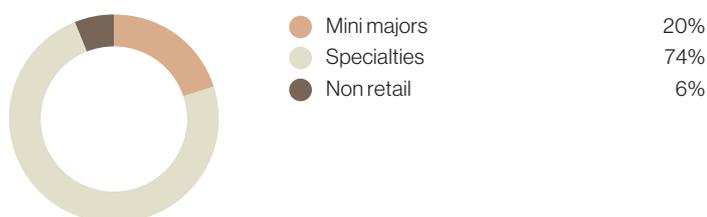
<sup>3</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

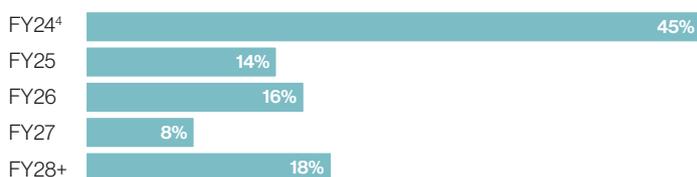
### Property metrics

Gross lettable area (GLA) (sqm)	14,199
Number of tenants	158
Total Trade Area (000's)	2,642
Major tenants <sup>2</sup>	–
Car spaces	669
Moving Annual Turnover (MAT) (\$m)	247.6
MAT/sqm – Total (\$)	20,004
MAT/sqm – Specialty (\$)	22,875
Specialty occupancy cost (%) <sup>3</sup>	23.8
Occupancy rate by GLA (%)	99.3
Weighted average lease expiry by GLA (years)	2.3
Green Star Performance	3 Star
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

### 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>	294.9
Valuation date	Jun-23
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

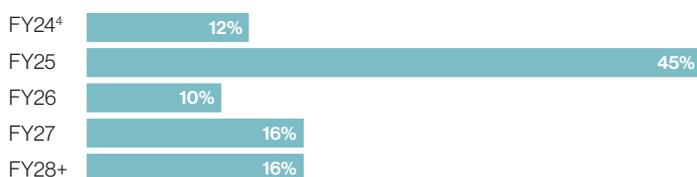
### Property metrics

Gross lettable area (GLA) (sqm)	63,621
Number of tenants	140
Total Trade Area (000's)	463
Major tenants <sup>2</sup>	ALDI, Coles, Kmart, Myer, Woolworths
Car spaces	3,187
Moving Annual Turnover (MAT) (\$m)	388.3
MAT/sqm – Total (\$)	6,446
MAT/sqm – Specialty (\$)	9,356
Specialty occupancy cost (%) <sup>3</sup>	15.1
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	4.5
Green Star Performance	3 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	2 Star

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



### Specialty store lease expiry profile by income





## The Galleries

### 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, Carhartt, Vans and GANNI 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>	307.0
Valuation date	Jun-23
Capitalisation rate (%)	5.25
Discount rate (%)	6.50

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

### Property metrics

Gross lettable area (GLA) (sqm)	14,989
Number of tenants	71
Total Trade Area (000's)	2,230
Major tenants <sup>2</sup>	–
Car spaces	–
Moving Annual Turnover (MAT) (\$m)	195.9
MAT/sqm – Total (\$)	13,426
MAT/sqm – Specialty (\$)	21,245
Specialty occupancy cost (%) <sup>3</sup>	16.8
Occupancy rate by GLA (%)	99.8
Weighted average lease expiry by GLA (years)	3.7
Green Star Performance	3 Star
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

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



Mini majors	41%
Specialties	35%
Other retail	24%

### Specialty store lease expiry profile by income

FY24 <sup>4</sup>	24%
FY25	16%
FY26	18%
FY27	8%
FY28+	35%



## 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 70 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>	211.0
Valuation date	Jun-23
Capitalisation rate (%)	5.00
Discount rate (%)	6.25

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

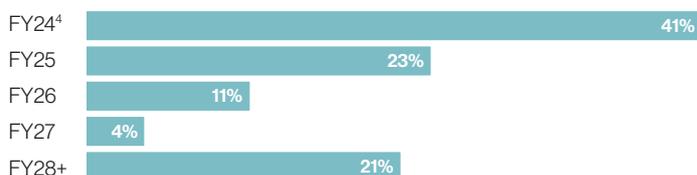
### Property metrics

Gross lettable area (GLA) (sqm)	5,582
Number of tenants	81
Total Trade Area (000's)	1,292
Major tenants <sup>2</sup>	–
Car spaces	–
Moving Annual Turnover (MAT) (\$m)	141.8
MAT/sqm – Total (\$)	31,042
MAT/sqm – Specialty (\$)	28,190
Specialty occupancy cost (%) <sup>3</sup>	15.2
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.1
Green Star Performance	4 Star
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

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



### Specialty store lease expiry profile by income





## Warriewood Square

### Ku-ring-gai Country

12 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>	262.0
Valuation date	Jun-23
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

<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.

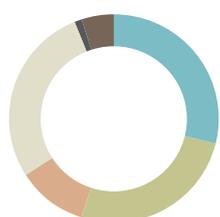
<sup>3</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

### Property metrics

Gross lettable area (GLA) (sqm)	30,402
Number of tenants	107
Total Trade Area (000's)	96
Major tenants <sup>2</sup>	ALDI, Coles, Kmart, Woolworths
Car spaces	1,450
Moving Annual Turnover (MAT) (\$m)	241.9
MAT/sqm – Total (\$)	8,713
MAT/sqm – Specialty (\$)	9,152
Specialty occupancy cost (%) <sup>3</sup>	17.3
Occupancy rate by GLA (%)	98.4
Weighted average lease expiry by GLA (years)	6.9
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	3.5 Star

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



Supermarkets	29%
Discount department stores	26%
Mini majors	11%
Specialties	28%
Other retail	1%
Non retail	5%

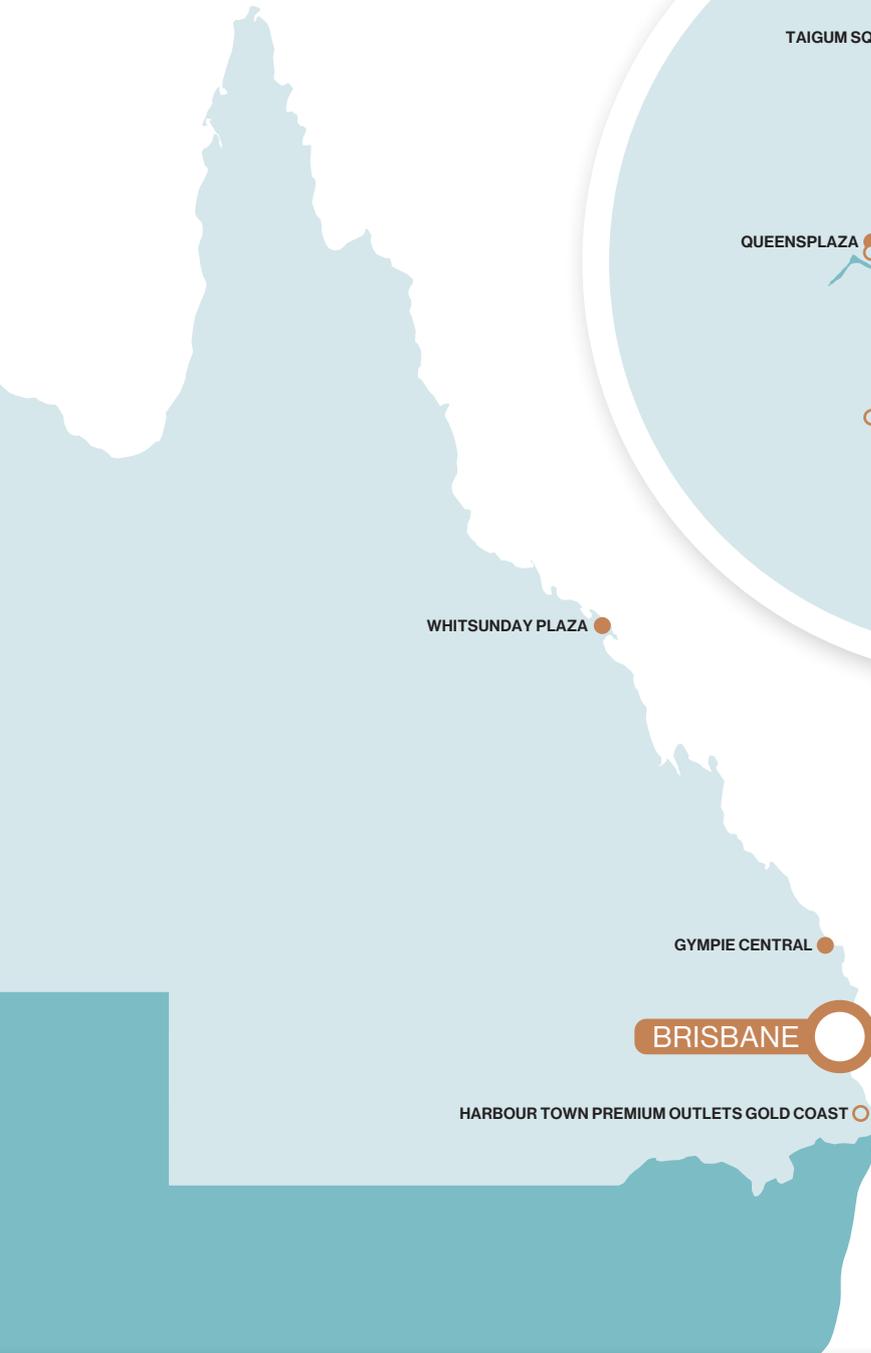
### Specialty store lease expiry profile by income

FY24 <sup>4</sup>	27%
FY25	25%
FY26	15%
FY27	15%
FY28+	17%



- Wholly-owned
- Jointly-owned

## Queensland



# Queensland

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## 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. Approval has been received for a city-shaping development that will transform Buranda Village into a modern, mixed-use precinct for the local community to live, work, shop and play.

### 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-23
Capitalisation rate (%)	5.75
Discount rate (%)	6.25

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

### 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
Moving Annual Turnover (MAT) (\$m)	73.2
MAT/sqm – Total (\$)	7,322
MAT/sqm – Specialty (\$)	10,055
Specialty occupancy cost (%) <sup>3</sup>	13.1
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	3.4
Green Star Performance	3 Star
NABERS Energy rating	3 Star
NABERS Water rating	5 Star

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



Supermarkets	26%
Discount department stores	36%
Specialties	17%
Other retail	9%
Non retail	12%

### Specialty store lease expiry profile by income

FY24 <sup>4</sup>	54%
FY25	13%
FY26	21%
FY27	12%
FY28+	0%



## 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 125 outlet retailers and includes Nike, Calvin Klein, Furla, Polo Ralph Lauren and Tommy Hilfiger.

### Property overview

State	QLD
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2016
Centre first opened	2005
Latest redevelopment	2015
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	75.0
Valuation date	Jun-23
Capitalisation rate (%)	7.50
Discount rate (%)	7.75

<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.

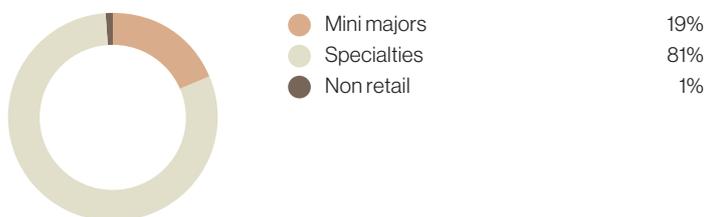
<sup>3</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

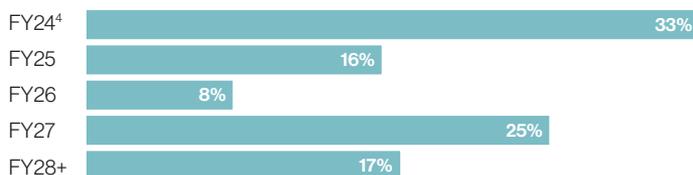
### Property metrics

Gross lettable area (GLA) (sqm)	26,012
Number of tenants	140
Total Trade Area (000's)	1,651
Major tenants <sup>2</sup>	–
Car spaces	2,600
Moving Annual Turnover (MAT) (\$m)	285.6
MAT/sqm – Total (\$)	11,561
MAT/sqm – Specialty (\$)	11,782
Specialty occupancy cost (%) <sup>3</sup>	10.3
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.1
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	5 Star

### 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 110 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	Internal
Valuation (\$m) <sup>1</sup>	402.0
Valuation date	Jun-23
Capitalisation rate (%)	5.75
Discount rate (%)	6.75

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

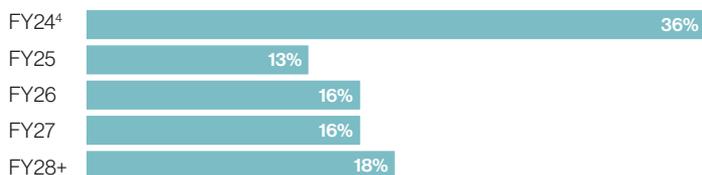
### Property metrics

Gross lettable area (GLA) (sqm)	53,344
Number of tenants	143
Total Trade Area (000's)	307
Major tenants <sup>2</sup>	ALDI, Big W, Coles, Event Cinemas, Kmart, Target, Woolworths
Car spaces	2,667
Moving Annual Turnover (MAT) (\$m)	450.8
MAT/sqm – Total (\$)	8,902
MAT/sqm – Specialty (\$)	12,341
Specialty occupancy cost (%) <sup>3</sup>	13.1
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	2.3
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4 Star

### 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-23
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

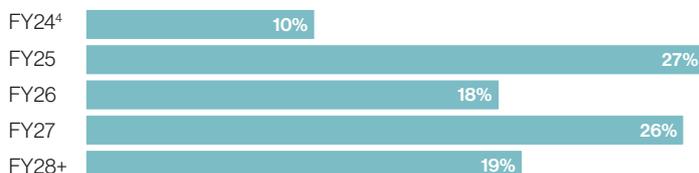
### Property metrics

Gross lettable area (GLA) (sqm)	14,157
Number of tenants	47
Total Trade Area (000's)	52
Major tenants <sup>2</sup>	Big W, Woolworths
Car spaces	749
Moving Annual Turnover (MAT) (\$m)	153.7
MAT/sqm – Total (\$)	11,260
MAT/sqm – Specialty (\$)	12,848
Specialty occupancy cost (%) <sup>3</sup>	9.4
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	3.3
Green Star Performance	4 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	4.5 Star

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



### Specialty store lease expiry profile by income





## Harbour Town Premium Outlets Gold Coast

### Yugambah 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 an expanded entertainment and dining precinct, as well as more than 170 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>	730.0
Valuation date	Jun-23
Capitalisation rate (%)	5.25
Discount rate (%)	6.75

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

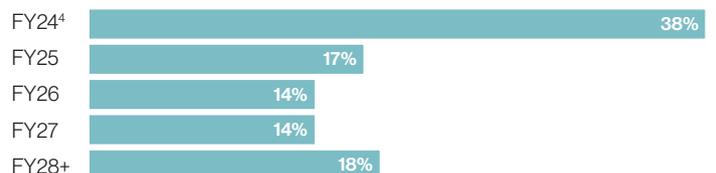
### Property metrics

Gross lettable area (GLA) (sqm)	55,716
Number of tenants	206
Total Trade Area (000's)	1,184
Major tenants <sup>2</sup>	Reading Cinemas, Woolworths
Car spaces	3,022
Moving Annual Turnover (MAT) (\$m)	558.6
MAT/sqm – Total (\$)	10,627
MAT/sqm – Specialty (\$)	12,244
Specialty occupancy cost (%) <sup>3</sup>	11.5
Occupancy rate by GLA (%)	98.9
Weighted average lease expiry by GLA (years)	2.8
Green Star Performance	n.a.
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

### 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 50 specialty stores. The centre features luxury retailers including Balenciaga, Burberry, Bvlgari, Chanel, Dior, Fendi, GUCCI, Paspaley, Saint Laurent, Ferragamo and Tiffany & Co.

### Property overview

State	QLD
Centre type	City Centre
Ownership interest (%)	100
Date acquired	2001
Centre first opened	2005
Latest redevelopment	2019
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	700.0
Valuation date	Jun-23
Capitalisation rate (%)	4.88
Discount rate (%)	6.50

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

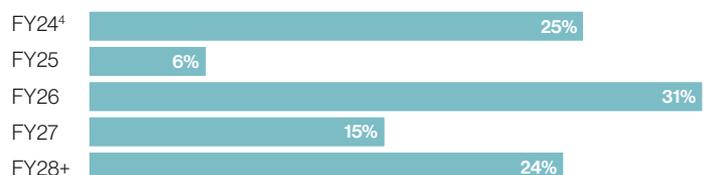
### Property metrics

Gross lettable area (GLA) (sqm)	39,306
Number of tenants	60
Total Trade Area (000's)	2,457
Major tenants <sup>2</sup>	David Jones
Car spaces	600
Moving Annual Turnover (MAT) (\$m)	377.5
MAT/sqm – Total (\$)	10,036
MAT/sqm – Specialty (\$)	32,565
Specialty occupancy cost (%) <sup>3</sup>	10.6
Occupancy rate by GLA (%)	95.1
Weighted average lease expiry by GLA (years)	9.7
Green Star Performance	4 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	3 Star

### 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>	98.0
Valuation date	Jun-23
Capitalisation rate (%)	6.50
Discount rate (%)	7.25

1 Expressed on 100% basis.

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

3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

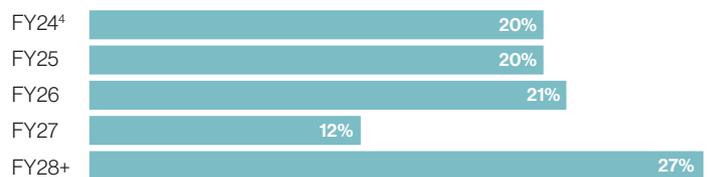
### Property metrics

Gross lettable area (GLA) (sqm)	22,621
Number of tenants	69
Total Trade Area (000's)	90
Major tenants <sup>2</sup>	Big W, Woolworths
Car spaces	1,072
Moving Annual Turnover (MAT) (\$m)	129.4
MAT/sqm – Total (\$)	6,946
MAT/sqm – Specialty (\$)	8,187
Specialty occupancy cost (%) <sup>3</sup>	11.7
Occupancy rate by GLA (%)	98.8
Weighted average lease expiry by GLA (years)	3.8
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	3.5 Star

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



### Specialty store lease expiry profile by income





## Uptown

### Daki Yakka Country

91 Queen Street, Brisbane QLD 4000

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

Uptown<sup>1</sup>, 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 Target, Coles and Event Cinemas and includes more than 100 speciality 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>2</sup>	320.0
Valuation date	Jun-23
Capitalisation rate (%)	6.50
Discount rate (%)	7.75

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

<sup>1</sup> The Myer Centre Brisbane was renamed following the departure of Myer on 31 July 2023. Tenant mix GLA is as at 30 June 2023 and has not been adjusted for these changes.

<sup>2</sup> Expressed on 100% basis.

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

<sup>4</sup> Non-comparable.

<sup>5</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>6</sup> Includes holdovers.

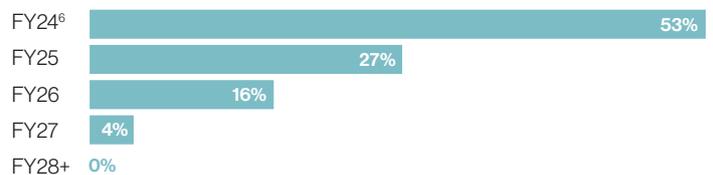
### Property metrics

Gross lettable area (GLA) (sqm)	63,026
Number of tenants	122
Total Trade Area (000's)	3,625
Major tenants <sup>3</sup>	Coles, Event Cinemas, Myer <sup>1</sup> , Target
Car spaces	1,450
Moving Annual Turnover (MAT) (\$m) <sup>4</sup>	n.a.
MAT/sqm – Total (\$) <sup>4</sup>	n.a.
MAT/sqm – Specialty (\$) <sup>4</sup>	n.a.
Specialty occupancy cost (%) <sup>4,5</sup>	n.a.
Occupancy rate by GLA (%) <sup>4</sup>	n.a.
Weighted average lease expiry by GLA (years)	3.7
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	4.5 Star

### 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>	62.0
Valuation date	Jun-23
Capitalisation rate (%)	7.00
Discount rate (%)	7.50

1 Expressed on 100% basis.

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

3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

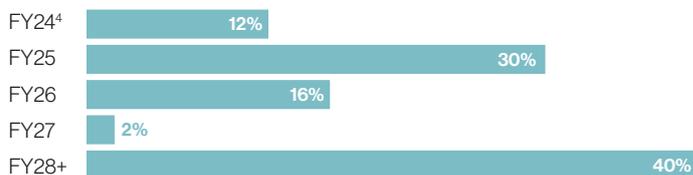
### Property metrics

Gross lettable area (GLA) (sqm)	22,345
Number of tenants	49
Total Trade Area (000's)	36
Major tenants <sup>2</sup>	Big W, Harvey Norman, Woolworths
Car spaces	1,148
Moving Annual Turnover (MAT) (\$m)	163.6
MAT/sqm – Total (\$)	8,536
MAT/sqm – Specialty (\$)	14,169
Specialty occupancy cost (%) <sup>3</sup>	7.1
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	3.0
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	5 Star

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



### Specialty store lease expiry profile by income





- Wholly-owned
- Jointly-owned

## South Australia



ADELAIDE ○



# Castle Plaza

## South Australia

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Castle Plaza, SA



## 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 45 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	Internal
Valuation (\$m) <sup>1</sup>	145.3
Valuation date	Jun-23
Capitalisation rate (%)	7.00
Discount rate (%)	7.75

1 Expressed on 100% basis.

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

3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

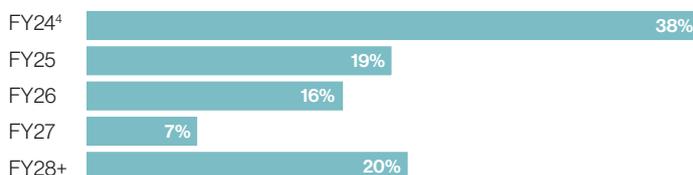
#### Property metrics

Gross lettable area (GLA) (sqm)	22,834
Number of tenants	65
Total Trade Area (000's)	131
Major tenants <sup>2</sup>	Coles, Drakes, Target
Car spaces	1,288
Moving Annual Turnover (MAT) (\$m)	168.2
MAT/sqm – Total (\$)	7,980
MAT/sqm – Specialty (\$)	9,004
Specialty occupancy cost (%) <sup>3</sup>	14.1
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	4.0
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	2.5 Star

#### 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 115 specialty stores, as well as not for profit Can:Do Group.

### 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	2019
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	272.0
Valuation date	Jun-23
Capitalisation rate (%)	7.00
Discount rate (%)	7.75

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

### Property metrics

Gross lettable area (GLA) (sqm)	86,225
Number of tenants	167
Total Trade Area (000's)	204
Major tenants <sup>2</sup>	ALDI, Big W, Coles, Harris Scarfe, Kmart, Woolworths
Car spaces	4,157
Moving Annual Turnover (MAT) (\$m)	420.3
MAT/sqm – Total (\$)	7,652
MAT/sqm – Specialty (\$)	8,558
Specialty occupancy cost (%) <sup>3</sup>	12.1
Occupancy rate by GLA (%)	99.2
Weighted average lease expiry by GLA (years)	4.6
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	4 Star

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



Supermarkets	15%
Discount department stores	28%
Mini majors	13%
Specialties	21%
Other retail	7%
Non retail	15%

### Specialty store lease expiry profile by income

FY24 <sup>4</sup>	32%
FY25	22%
FY26	11%
FY27	21%
FY28+	13%



# 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. The centre features an entertainment precinct and is anchored by Big W, Target, Harris Scarfe, Coles, Woolworths and Reading Cinemas and includes more than 135 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>	325.0
Valuation date	Jun-23
Capitalisation rate (%)	7.25
Discount rate (%)	7.75

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

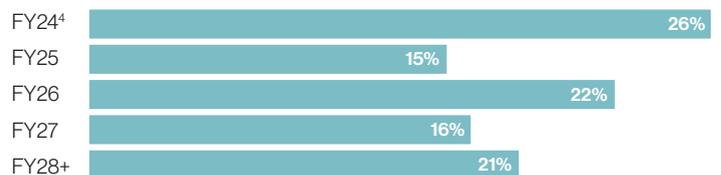
### Property metrics

Gross lettable area (GLA) (sqm)	80,378
Number of tenants	196
Total Trade Area (000's)	244
Major tenants <sup>2</sup>	Big W, Coles, Harris Scarfe, Reading Cinemas, Target, Woolworths
Car spaces	3,183
Moving Annual Turnover (MAT) (\$m)	431.5
MAT/sqm – Total (\$)	7,021
MAT/sqm – Specialty (\$)	9,167
Specialty occupancy cost (%) <sup>3</sup>	12.6
Occupancy rate by GLA (%)	99.9
Weighted average lease expiry by GLA (years)	3.1
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	4.5 Star

### 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>	56.7
Valuation date	Jun-23
Capitalisation rate (%)	5.75
Discount rate (%)	7.25

1 Expressed on 100% basis.

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

3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

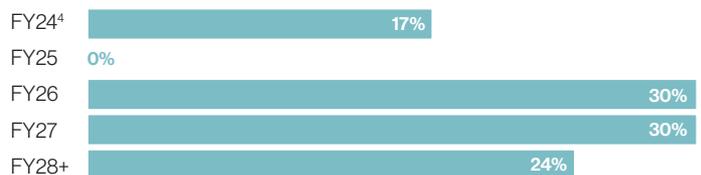
### Property metrics

Gross lettable area (GLA) (sqm)	10,674
Number of tenants	14
Total Trade Area (000's)	58
Major tenants <sup>2</sup>	Coles, Kmart
Car spaces	542
Moving Annual Turnover (MAT) (\$m)	101.9
MAT/sqm – Total (\$)	9,709
MAT/sqm – Specialty (\$)	12,080
Specialty occupancy cost (%) <sup>3</sup>	11.9
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	7.5
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	4 Star

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



### Specialty store lease expiry profile by income





- Wholly-owned
- Jointly-owned

## Tasmania



# Tasmania

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Northgate, TAS



## 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>	180.0
Valuation date	Jun-23
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

#### Property metrics

Gross lettable area (GLA) (sqm)	33,583
Number of tenants	95
Total Trade Area (000's)	230
Major tenants <sup>2</sup>	Big W, Coles, Kmart, Village Cinemas, Woolworths
Car spaces	1,446
Moving Annual Turnover (MAT) (\$m)	303.1
MAT/sqm – Total (\$)	9,228
MAT/sqm – Specialty (\$)	9,436
Specialty occupancy cost (%) <sup>3</sup>	11.9
Occupancy rate by GLA (%)	99.9
Weighted average lease expiry by GLA (years)	4.0
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	3.5 Star

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



Supermarkets	22%
Discount department stores	32%
Mini majors	9%
Specialties	28%
Other retail	6%
Non retail	2%

#### Specialty store lease expiry profile by income

FY24 <sup>4</sup>	26%
FY25	16%
FY26	22%
FY27	19%
FY28+	17%



## 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 and a recently opened new format Woolworths, and more than 45 specialty stores, including TK Maxx.

### Property overview

State	TAS
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2009
Centre first opened	1986
Latest redevelopment	2022
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	105.0
Valuation date	Jun-23
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

<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> Non-comparable.

<sup>4</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>5</sup> Includes holdovers.

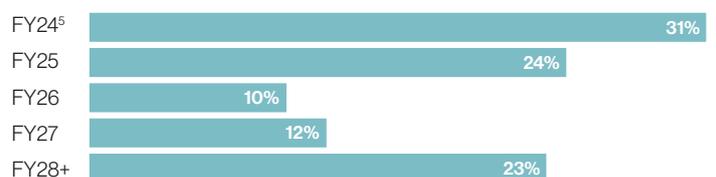
### Property metrics

Gross lettable area (GLA) (sqm)	19,464
Number of tenants	62
Total Trade Area (000's)	107
Major tenants <sup>2</sup>	Coles, Woolworths
Car spaces	843
Moving Annual Turnover (MAT) (\$m) <sup>3</sup>	n.a.
MAT/sqm – Total (\$) <sup>3</sup>	n.a.
MAT/sqm – Specialty (\$) <sup>3</sup>	n.a.
Specialty occupancy cost (%) <sup>3,4</sup>	n.a.
Occupancy rate by GLA (%) <sup>3</sup>	98.7
Weighted average lease expiry by GLA (years)	4.3
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	4.5 Star

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



### Specialty store lease expiry profile by income





# Victoria

- Wholly-owned
- Jointly-owned

## MELBOURNE



## Victoria

Altona Gate	46
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Chadstone, VIC



## 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 includes more than 45 specialty stores, 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>	109.0
Valuation date	Jun-23
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

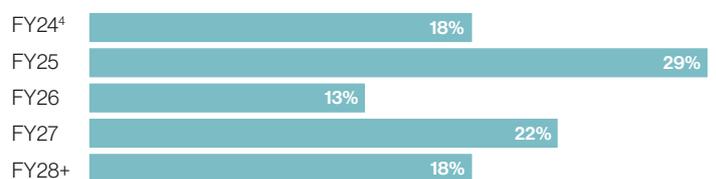
#### Property metrics

Gross lettable area (GLA) (sqm)	26,408
Number of tenants	66
Total Trade Area (000's)	155
Major tenants <sup>2</sup>	ALDI, Coles, Kmart
Car spaces	1,622
Moving Annual Turnover (MAT) (\$m)	146.6
MAT/sqm – Total (\$)	6,138
MAT/sqm – Specialty (\$)	7,100
Specialty occupancy cost (%) <sup>3</sup>	14.0
Occupancy rate by GLA (%)	98.5
Weighted average lease expiry by GLA (years)	5.2
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4.5 Star

#### 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 Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas. The centre includes more than 140 specialty stores and a vibrant food and entertainment precinct.

#### Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1971
Latest redevelopment	2011
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	430.0
Valuation date	Jun-23
Capitalisation rate (%)	6.50
Discount rate (%)	7.00

1 Expressed on 100% basis.

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

3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

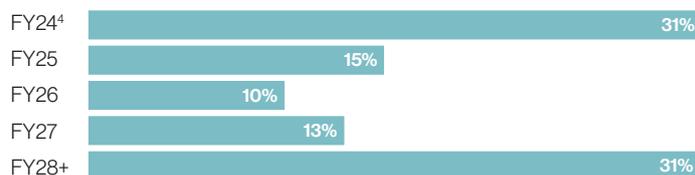
#### Property metrics

Gross lettable area (GLA) (sqm)	90,355
Number of tenants	180
Total Trade Area (000's)	497
Major tenants <sup>2</sup>	ALDI, Coles, HOYTS Cinemas, Kmart, Target, Woolworths
Car spaces	3,430
Moving Annual Turnover (MAT) (\$m)	453.5
MAT/sqm – Total (\$)	7,063
MAT/sqm – Specialty (\$)	8,579
Specialty occupancy cost (%) <sup>4</sup>	14.8
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	3.9
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	4.5 Star

#### 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, and includes more than 25 specialty stores such as Home Avenue and NQR discount supermarket. 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	Internal
Valuation (\$m) <sup>1</sup>	122.0
Valuation date	Jun-23
Capitalisation rate (%) <sup>2</sup>	n.a.
Discount rate (%) <sup>2</sup>	n.a.

<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> Non-comparable.

<sup>4</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>5</sup> Includes holdovers.

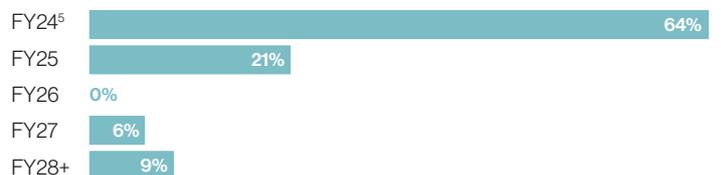
#### Property metrics

Gross lettable area (GLA) (sqm)	14,639
Number of tenants	48
Total Trade Area (000's)	176
Major tenants <sup>2</sup>	–
Car spaces	858
Moving Annual Turnover (MAT) (\$m) <sup>3</sup>	n.a.
MAT/sqm – Total (\$) <sup>3</sup>	n.a.
MAT/sqm – Specialty (\$) <sup>3</sup>	n.a.
Specialty occupancy cost (%) <sup>3,4</sup>	n.a.
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	1.0
Green Star Performance	3 Star
NABERS Energy rating	1.5 Star
NABERS Water rating	3.5 Star

#### 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, a recently opened, new format Coles and includes more than 90 specialty stores. Box Hill Central South now comprises an exciting mix of major and specialty retailers, new restaurants with street frontage, new entrance, new kiosks, and new ambience upgrades. A new commercial building was recently completed 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>	276.0
Valuation date	Jun-23
Capitalisation rate (%)	5.75
Discount rate (%)	6.25

<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> Non-comparable.

<sup>4</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>5</sup> Includes holdovers.

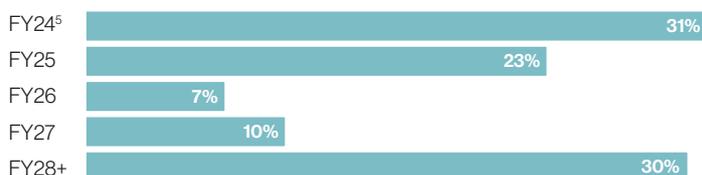
#### Property metrics

Gross lettable area (GLA) (sqm)	24,769
Number of tenants	113
Total Trade Area (000's)	176
Major tenants <sup>2</sup>	Coles, Woolworths
Car spaces	1,445
Moving Annual Turnover (MAT) (\$m) <sup>3</sup>	n.a.
MAT/sqm – Total (\$) <sup>3</sup>	n.a.
MAT/sqm – Specialty (\$) <sup>3</sup>	n.a.
Specialty occupancy cost (%) <sup>3,4</sup>	n.a.
Occupancy rate by GLA (%) <sup>3</sup>	98.9
Weighted average lease expiry by GLA (years)	5.4
Green Star Performance	3 Star
NABERS Energy rating	n.a.
NABERS Water rating	n.a.

#### 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 (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	1994
Centre first opened	1974
Latest redevelopment	2011
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	291.7
Valuation date	Jun-23
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

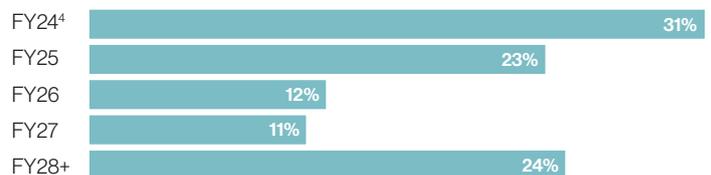
### Property metrics

Gross lettable area (GLA) (sqm)	61,179
Number of tenants	168
Total Trade Area (000's)	251
Major tenants <sup>2</sup>	ALDI, Coles, HOYTS Cinemas, Kmart, Woolworths
Car spaces	2,964
Moving Annual Turnover (MAT) (\$m)	350.5
MAT/sqm – Total (\$)	6,461
MAT/sqm – Specialty (\$)	7,838
Specialty occupancy cost (%) <sup>3</sup>	14.7
Occupancy rate by GLA (%)	99.0
Weighted average lease expiry by GLA (years)	4.7
Green Star Performance	4 Star
NABERS Energy rating	4 Star
NABERS Water rating	5 Star

### 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, Woolworths and HOYTS Cinemas and includes more than 335 specialty stores. Chadstone hosts Australia's most expansive luxury offer and a large range of international and Australian flagship stores, as well as a recently completed dining and entertainment precinct The Social Quarter. Works are underway for One Middle Road office tower and a fresh food Market Pavilion and alfresco dining, which will include a newly re-opened ALDI<sup>1</sup> and Coles<sup>1</sup>. Hotel Chadstone Melbourne features 250 luxury rooms, a 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	2023
Valuation External/Internal	External
Valuation (\$m) <sup>2</sup>	6,650.0
Valuation date	Jun-23
Capitalisation rate (%)	3.88
Discount rate (%)	6.25

<sup>1</sup> ALDI and Coles temporarily closed due to Market Place development works.

<sup>2</sup> Expressed on 100% basis.

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

<sup>4</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>5</sup> Includes holdovers.

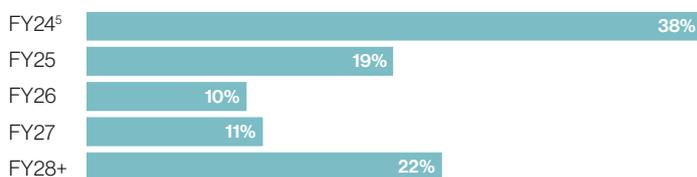
#### Property metrics

Gross lettable area (GLA) (sqm)	240,105
Number of tenants	444
Total Trade Area (000's)	2,432
Major tenants <sup>1,3</sup>	ALDI, Coles, David Jones, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	10,944
Moving Annual Turnover (MAT) (\$m)	2,772.8
MAT/sqm – Total (\$)	16,019
MAT/sqm – Specialty (\$)	28,681
Specialty occupancy cost (%) <sup>4</sup>	13.1
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	4.8
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	2.5 Star

#### 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 95 specialty stores.

### Property overview

State	VIC
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Core Fund – 50
Date acquired	2000
Centre first opened	1979
Latest redevelopment	2015
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	275.0
Valuation date	Jun-23
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

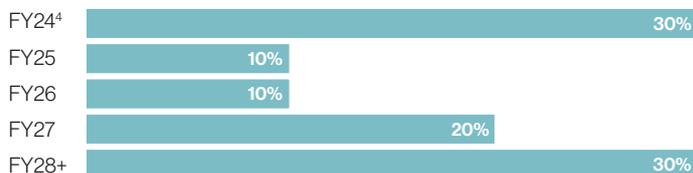
### Property metrics

Gross lettable area (GLA) (sqm)	46,493
Number of tenants	127
Total Trade Area (000's)	294
Major tenants <sup>2</sup>	Coles, Harris Scarfe, Kmart, Target
Car spaces	1,697
Moving Annual Turnover (MAT) (\$m)	302.5
MAT/sqm – Total (\$)	7,321
MAT/sqm – Specialty (\$)	10,037
Specialty occupancy cost (%) <sup>3</sup>	13.5
Occupancy rate by GLA (%)	99.1
Weighted average lease expiry by GLA (years)	5.2
Green Star Performance	3 Star
NABERS Energy rating	3 Star
NABERS Water rating	4.5 Star

### 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 105 outlet retailers including Coach, Furla, Hugo Boss, Polo Ralph Lauren, 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>	185.0
Valuation date	Jun-23
Capitalisation rate (%)	6.75
Discount rate (%)	7.50

<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> MAT/sqm – Total; MAT/sqm – Specialty; Specialty occupancy cost and Occupancy rate data excludes Homemaker retailers.

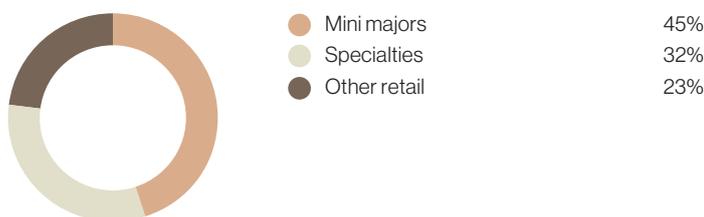
<sup>4</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>5</sup> Includes holdovers.

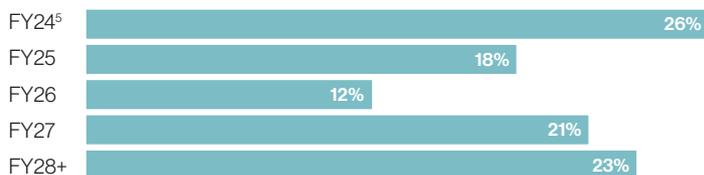
### Property metrics

Gross lettable area (GLA) (sqm)	52,432
Number of tenants	137
Total Trade Area (000's)	1,533
Major tenants <sup>2</sup>	–
Car spaces	2,075
Moving Annual Turnover (MAT) (\$m)	312.5
MAT/sqm – Total (\$) <sup>3</sup>	12,620
MAT/sqm – Specialty (\$) <sup>3</sup>	11,921
Specialty occupancy cost (%) <sup>3,4</sup>	11.7
Occupancy rate by GLA (%) <sup>3</sup>	100.0
Weighted average lease expiry by GLA (years)	2.5
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	5.5 Star

### 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>	100.0
Valuation date	Jun-23
Capitalisation rate (%)	8.50
Discount rate (%)	8.75

<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.

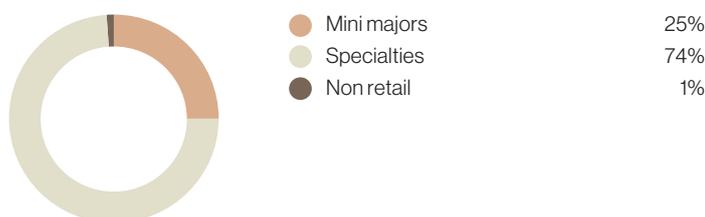
<sup>3</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

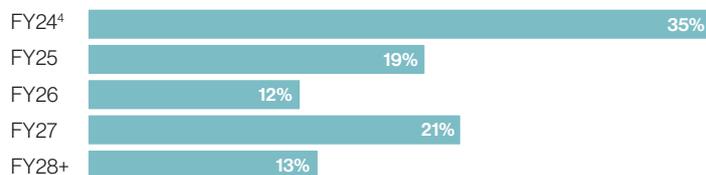
#### Property metrics

Gross lettable area (GLA) (sqm)	24,536
Number of tenants	124
Total Trade Area (000's)	1,688
Major tenants <sup>2</sup>	-
Car spaces	1,362
Moving Annual Turnover (MAT) (\$m)	190.8
MAT/sqm – Total (\$)	8,330
MAT/sqm – Specialty (\$)	8,504
Specialty occupancy cost (%) <sup>3</sup>	11.9
Occupancy rate by GLA (%)	98.4
Weighted average lease expiry by GLA (years)	2.2
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4.5 Star

#### 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>	710.0
Valuation date	Jun-23
Capitalisation rate (%)	5.50
Discount rate (%)	6.75

\* 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> MAT/sqm – Total; MAT/sqm – Specialty; Specialty occupancy cost and Occupancy rate data excludes Homemaker retailers.

<sup>4</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>5</sup> Includes holdovers.

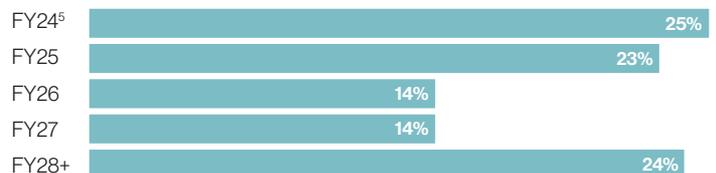
#### Property metrics

Gross lettable area (GLA) (sqm)	55,041
Number of tenants	184
Total Trade Area (000's)	2,862
Major tenants <sup>2</sup>	–
Car spaces	3,104
Moving Annual Turnover (MAT) (\$m)	440.6
MAT/sqm – Total (\$) <sup>3</sup>	12,658
MAT/sqm – Specialty (\$) <sup>3</sup>	11,792
Specialty occupancy cost (%) <sup>3,4</sup>	11.5
Occupancy rate by GLA (%) <sup>3</sup>	99.4
Weighted average lease expiry by GLA (years)	2.5
Green Star Performance	4 Star
NABERS Energy rating	3 Star
NABERS Water rating	3.5 Star

#### 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>	170.0
Valuation date	Jun-23
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

<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.

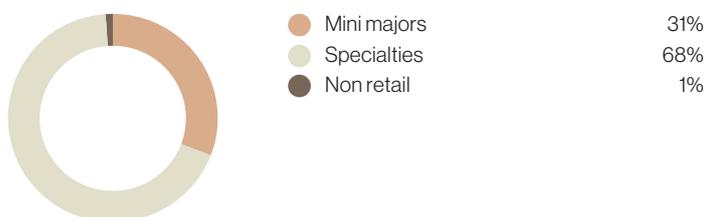
<sup>3</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

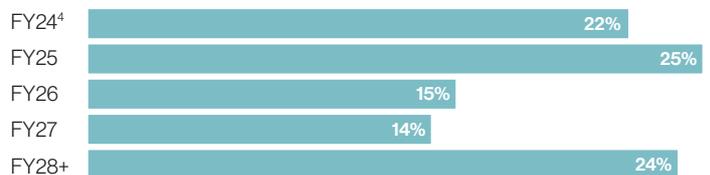
#### Property metrics

Gross lettable area (GLA) (sqm)	19,714
Number of tenants	95
Total Trade Area (000's)	858
Major tenants <sup>2</sup>	–
Car spaces	880
Moving Annual Turnover (MAT) (\$m)	152.2
MAT/sqm – Total (\$)	7,810
MAT/sqm – Specialty (\$)	7,904
Specialty occupancy cost (%) <sup>3</sup>	9.8
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	3.0
Green Star Performance	1 Star
NABERS Energy rating	0 Star
NABERS Water rating	5 Star

#### 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 150 specialty stores, and flagships UNIQLO, NBA Store and FORTRESS MELBOURNE.

## 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	2020
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	1,045.0
Valuation date	Jun-23
Capitalisation rate (%)	5.00
Discount rate (%)	6.50

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

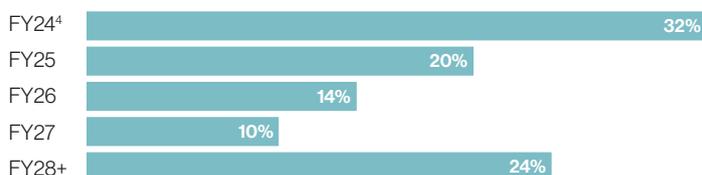
## Property metrics

Gross lettable area (GLA) (sqm)	44,978
Number of tenants	174
Total Trade Area (000's)	2,825
Major tenants <sup>2</sup>	–
Car spaces	–
Moving Annual Turnover (MAT) (\$m)	422.5
MAT/sqm – Total (\$)	12,700
MAT/sqm – Specialty (\$)	12,750
Specialty occupancy cost (%) <sup>3</sup>	21.1
Occupancy rate by GLA (%)	96.4
Weighted average lease expiry by GLA (years)	3.2
Green Star Performance	3 Star
NABERS Energy rating	0 Star
NABERS Water rating	3 Star

## 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 and Woolworths, and more than 35 specialty stores, including Oasis.

### 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>	92.0
Valuation date	Jun-23
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

\* 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> Non-comparable.

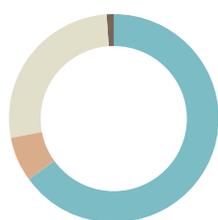
<sup>4</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>5</sup> Includes holdovers.

### Property metrics

Gross lettable area (GLA) (sqm)	11,481
Number of tenants	41
Total Trade Area (000's)	71
Major tenants <sup>2</sup>	Coles, Woolworths
Car spaces	501
Moving Annual Turnover (MAT) (\$m) <sup>3</sup>	n.a.
MAT/sqm – Total (\$) <sup>3</sup>	n.a.
MAT/sqm – Specialty (\$) <sup>3</sup>	n.a.
Specialty occupancy cost (%) <sup>3,4</sup>	n.a.
Occupancy rate by GLA (%) <sup>3</sup>	100.0
Weighted average lease expiry by GLA (years)	6.2
Green Star Performance	4 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	5 Star

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



Supermarkets	65%
Mini majors	7%
Specialties	27%
Non retail	1%

### Specialty store lease expiry profile by income

FY24 <sup>5</sup>	23%
FY25	8%
FY26	5%
FY27	24%
FY28+	39%



## 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>	395.0
Valuation date	Jun-23
Capitalisation rate (%)	6.00
Discount rate (%)	6.25

<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> Inclusive of marketing levy and based on GST inclusive sales.

#### Property metrics

Gross lettable area (GLA) (sqm)	39,924
Number of tenants	1
Major tenants <sup>2</sup>	Myer
Car spaces	–
Moving Annual Turnover (MAT) (\$m)	n.a.
MAT/sqm – Total (\$)	n.a.
MAT/sqm – Specialty (\$)	n.a.
Specialty occupancy cost (%) <sup>3</sup>	n.a.
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	8.5
Green Star Performance	0 Star
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 205 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	2023
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	810.0
Valuation date	Jun-23
Capitalisation rate (%)	5.75
Discount rate (%)	6.75

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> NABERS Energy and Water ratings are as at 31 Dec.2022.

<sup>5</sup> Includes holdovers.

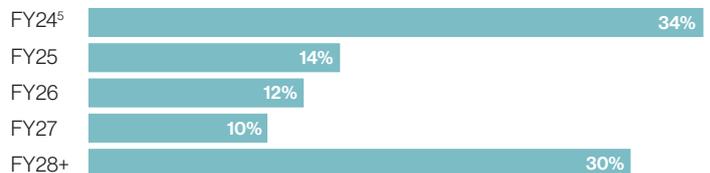
### Property metrics

Gross lettable area (GLA) (sqm)	97,922
Number of tenants	252
Total Trade Area (000's)	543
Major tenants <sup>2</sup>	ALDI, Coles, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	4,512
Moving Annual Turnover (MAT) (\$m)	644.1
MAT/sqm – Total (\$)	6,990
MAT/sqm – Specialty (\$)	10,501
Specialty occupancy cost (%) <sup>3</sup>	14.7
Occupancy rate by GLA (%)	99.3
Weighted average lease expiry by GLA (years)	4.5
Green Star Performance	4 Star
NABERS Energy rating	n.a. <sup>4</sup>
NABERS Water rating	n.a. <sup>4</sup>

### 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>	92.0
Valuation date	Jun-23
Capitalisation rate (%)	5.50
Discount rate (%)	6.75

<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.

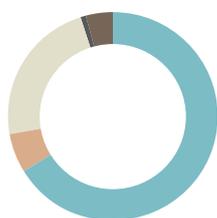
<sup>3</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

### Property metrics

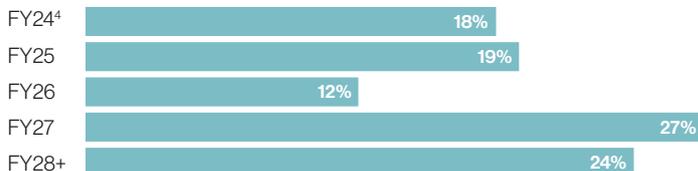
Gross lettable area (GLA) (sqm)	14,203
Number of tenants	38
Total Trade Area (000's)	46
Major tenants <sup>2</sup>	Coles, Woolworths
Car spaces	614
Moving Annual Turnover (MAT) (\$m)	150.6
MAT/sqm – Total (\$)	11,703
MAT/sqm – Specialty (\$)	8,269
Specialty occupancy cost (%) <sup>3</sup>	12.4
Occupancy rate by GLA (%)	96.5
Weighted average lease expiry by GLA (years)	2.9
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	4 Star

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



Supermarkets	67%
Mini majors	6%
Specialties	23%
Other retail	1%
Non retail	4%

### 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 more than 40 specialty stores, including newly opened Sacca's Fine Foods.

### Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1997
Centre first opened	1999
Latest redevelopment	2022
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	113.0
Valuation date	Jun-23
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

<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> Non-comparable.

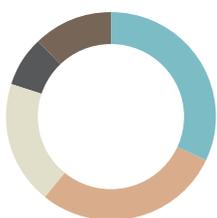
<sup>4</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>5</sup> Includes holdovers.

### Property metrics

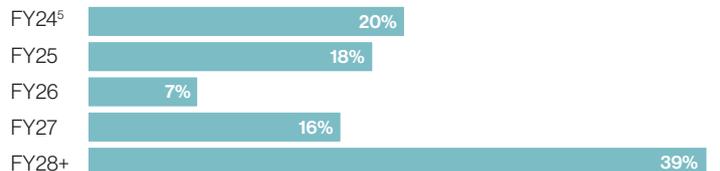
Gross lettable area (GLA) (sqm)	24,794
Number of tenants	66
Total Trade Area (000's)	52
Major tenants <sup>2</sup>	ALDI, Coles
Car spaces	1,096
Moving Annual Turnover (MAT) (\$m) <sup>3</sup>	n.a.
MAT/sqm – Total (\$) <sup>3</sup>	n.a.
MAT/sqm – Specialty (\$) <sup>3</sup>	n.a.
Specialty occupancy cost (%) <sup>3,4</sup>	n.a.
Occupancy rate by GLA (%) <sup>3</sup>	100.0
Weighted average lease expiry by GLA (years)	5.9
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	3 Star

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



Supermarkets	32%
Mini majors	29%
Specialties	19%
Other retail	8%
Non retail	12%

### 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 45 specialty stores.

### Property overview

State	VIC
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Aware Real Estate – 50
Date acquired	2003
Centre first opened	1997
Latest redevelopment	2004
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	132.0
Valuation date	Jun-23
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

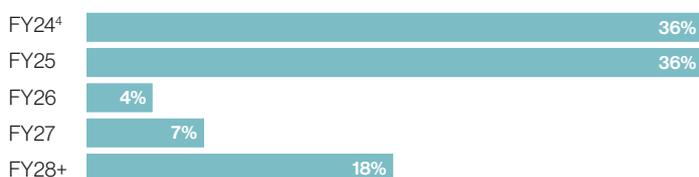
### Property metrics

Gross lettable area (GLA) (sqm)	34,171
Number of tenants	65
Total Trade Area (000's)	177
Major tenants <sup>2</sup>	Big W, Village Cinemas, Woolworths
Car spaces	1,830
Moving Annual Turnover (MAT) (\$m)	152.7
MAT/sqm – Total (\$)	4,771
MAT/sqm – Specialty (\$)	8,101
Specialty occupancy cost (%) <sup>3</sup>	14.0
Occupancy rate by GLA (%)	98.2
Weighted average lease expiry by GLA (years)	4.2
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	5 Star

### 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 200 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>	580.6
Valuation date	Jun-23
Capitalisation rate (%)	6.00
Discount rate (%)	7.00

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

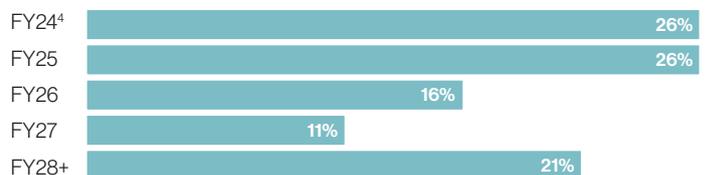
#### Property metrics

Gross lettable area (GLA) (sqm)	76,622
Number of tenants	250
Total Trade Area (000's)	278
Major tenants <sup>2</sup>	ALDI, Coles, David Jones, Target, Woolworths
Car spaces	3,319
Moving Annual Turnover (MAT) (\$m)	516.0
MAT/sqm – Total (\$)	8,142
MAT/sqm – Specialty (\$)	8,984
Specialty occupancy cost (%) <sup>3</sup>	17.2
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	5.1
Green Star Performance	3 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	0 Star

#### 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 50 specialty stores. The centre is located adjacent to an Ikea store (not owned) with access to the store provided through the centre.

#### 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>	320.0
Valuation date	Jun-23
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

#### Property metrics

Gross lettable area (GLA) (sqm)	38,055
Number of tenants	70
Total Trade Area (000's)	118
Major tenants <sup>2</sup>	Coles, HOYTS Cinemas, Kmart
Car spaces	2,127
Moving Annual Turnover (MAT) (\$m)	236.5
MAT/sqm – Total (\$)	8,092
MAT/sqm – Specialty (\$)	11,995
Specialty occupancy cost (%) <sup>3</sup>	12.4
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	6.2
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4.5 Star

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



Supermarkets	13%
Discount department stores	20%
Mini majors	15%
Specialties	21%
Other retail	26%
Non retail	4%

#### Specialty store lease expiry profile by income

FY24 <sup>5</sup>	18%
FY25	23%
FY26	8%
FY27	12%
FY28+	39%



- Wholly-owned
- Jointly-owned

## Western Australia



○ KARRATHA CITY

● ELLENBROOK CENTRAL

● WARWICK GROVE

● DIANELLA PLAZA

○ GALLERIA

○ DFO PERTH

● VICTORIA PARK CENTRAL

● MADDINGTON CENTRAL

● LIVINGSTON MARKETPLACE

○ ROCKINGHAM CENTRE

**PERTH**

○ MANDURAH FORUM

○ HALLS HEAD CENTRAL

## Western Australia

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DFO Perth, WA



## 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>	255.0
Valuation date	Jun-23
Capitalisation rate (%)	5.75
Discount rate (%)	7.00

1 Expressed on 100% basis.

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

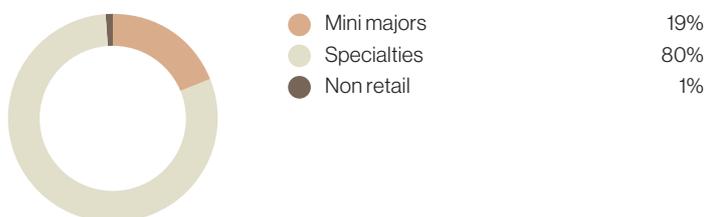
3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

### Property metrics

Gross lettable area (GLA) (sqm)	23,695
Number of tenants	115
Total Trade Area (000's)	1,959
Major tenants <sup>2</sup>	–
Car spaces	1,621
Moving Annual Turnover (MAT) (\$m)	184.8
MAT/sqm – Total (\$)	8,018
MAT/sqm – Specialty (\$)	7,974
Specialty occupancy cost (%) <sup>3</sup>	11.6
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	1.2
Green Star Performance	3 Star
NABERS Energy rating	5 Star
NABERS Water rating	3.5 Star

### 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>	72.0
Valuation date	Jun-23
Capitalisation rate (%)	6.75
Discount rate (%)	7.25

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

### Property metrics

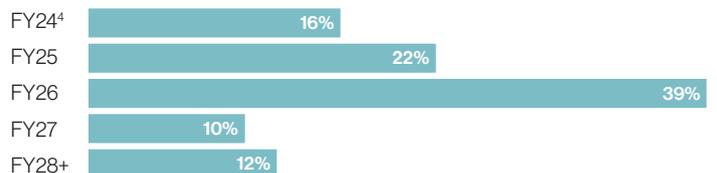
Gross lettable area (GLA) (sqm)	17,144
Number of tenants	55
Total Trade Area (000's)	53
Major tenants <sup>2</sup>	Coles, Woolworths
Car spaces	934
Moving Annual Turnover (MAT) (\$m)	122.5
MAT/sqm – Total (\$)	8,462
MAT/sqm – Specialty (\$)	7,366
Specialty occupancy cost (%) <sup>3</sup>	12.4
Occupancy rate by GLA (%)	94.4
Weighted average lease expiry by GLA (years)	2.6
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	2.5 Star

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



Supermarkets	51%
Mini majors	6%
Specialties	24%
Other retail	10%
Non retail	9%

### 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 centre is anchored by Big W, Kmart, ALDI, Coles and Woolworths and includes more than 85 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>	252.0
Valuation date	Jun-23
Capitalisation rate (%)	6.25
Discount rate (%)	7.50

1 Expressed on 100% basis.

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

3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

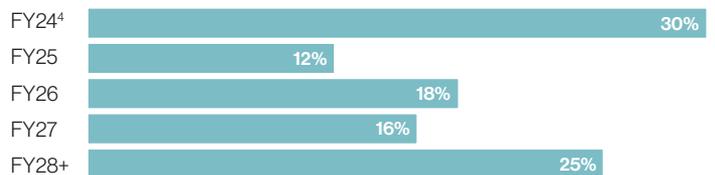
### Property metrics

Gross lettable area (GLA) (sqm)	47,316
Number of tenants	120
Total Trade Area (000's)	84
Major tenants <sup>2</sup>	ALDI, Big W, Coles, Kmart, Woolworths
Car spaces	2,727
Moving Annual Turnover (MAT) (\$m)	312.8
MAT/sqm – Total (\$)	7,809
MAT/sqm – Specialty (\$)	10,599
Specialty occupancy cost (%) <sup>3</sup>	10.4
Occupancy rate by GLA (%)	97.6
Weighted average lease expiry by GLA (years)	4.6
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	4 Star

### 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 115 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>	410.0
Valuation date	Jun-23
Capitalisation rate (%)	6.25
Discount rate (%)	6.75

<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> Non-comparable.

<sup>4</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>5</sup> Includes holdovers.

### Property metrics

Gross lettable area (GLA) (sqm)	75,487
Number of tenants	155
Total Trade Area (000's)	381
Major tenants <sup>2</sup>	ALDI, Coles, Greater Union Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	3,999
Moving Annual Turnover (MAT) (\$m) <sup>3</sup>	n.a.
MAT/sqm – Total (\$) <sup>3</sup>	n.a.
MAT/sqm – Specialty (\$) <sup>3</sup>	n.a.
Specialty occupancy cost (%) <sup>3,4</sup>	n.a.
Occupancy rate by GLA (%) <sup>3</sup>	n.a.
Weighted average lease expiry by GLA (years)	2.7
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	5.5 Star

### 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>	72.0
Valuation date	Jun-23
Capitalisation rate (%)	7.25
Discount rate (%)	7.75

<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.

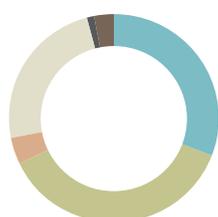
<sup>3</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

### Property metrics

Gross lettable area (GLA) (sqm)	19,380
Number of tenants	45
Total Trade Area (000's)	54
Major tenants <sup>2</sup>	ALDI, Coles, Kmart
Car spaces	960
Moving Annual Turnover (MAT) (\$m)	144.9
MAT/sqm – Total (\$)	8,429
MAT/sqm – Specialty (\$)	9,258
Specialty occupancy cost (%) <sup>3</sup>	9.7
Occupancy rate by GLA (%)	90.8
Weighted average lease expiry by GLA (years)	4.6
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	4.5 Star

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



Supermarkets	31%
Discount department stores	37%
Mini majors	4%
Specialties	24%
Other retail	1%
Non retail	3%

### Specialty store lease expiry profile by income

FY24 <sup>4</sup>	32%
FY25	20%
FY26	13%
FY27	20%
FY28+	15%



## 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, Retravision, 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>	95.1
Valuation date	Jun-23
Capitalisation rate (%)	7.75
Discount rate (%)	8.25

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

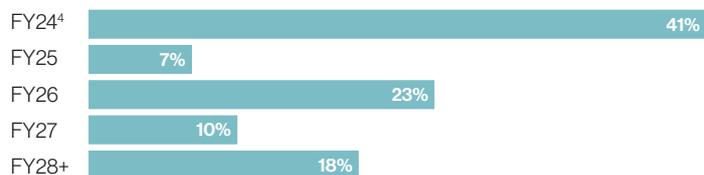
### Property metrics

Gross lettable area (GLA) (sqm)	22,938
Number of tenants	53
Total Trade Area (000's)	22
Major tenants <sup>2</sup>	Coles, Kmart, Woolworths
Car spaces	1,275
Moving Annual Turnover (MAT) (\$m)	243.0
MAT/sqm – Total (\$)	11,320
MAT/sqm – Specialty (\$)	11,602
Specialty occupancy cost (%) <sup>3</sup>	9.0
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	3.8
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	3 Star

### 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>	85.5
Valuation date	Jun-23
Capitalisation rate (%)	6.25
Discount rate (%)	7.00

1 Expressed on 100% basis.

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

3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

### Property metrics

Gross lettable area (GLA) (sqm)	15,590
Number of tenants	49
Total Trade Area (000's)	111
Major tenants <sup>2</sup>	Big W, Woolworths
Car spaces	1,004
Moving Annual Turnover (MAT) (\$m)	144.0
MAT/sqm – Total (\$)	10,204
MAT/sqm – Specialty (\$)	11,439
Specialty occupancy cost (%) <sup>3</sup>	10.2
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.0
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	3 Star

### 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 55 specialty stores.

### Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2002
Centre first opened	1980
Latest redevelopment	2004
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	97.0
Valuation date	Jun-23
Capitalisation rate (%)	7.25
Discount rate (%)	7.75

1 Expressed on 100% basis.

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

3 Inclusive of marketing levy and based on GST inclusive sales.

4 Includes holdovers.

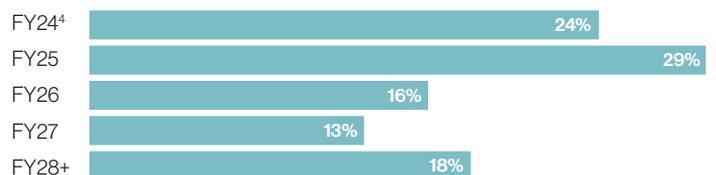
### Property metrics

Gross lettable area (GLA) (sqm)	27,929
Number of tenants	77
Total Trade Area (000's)	178
Major tenants <sup>2</sup>	Coles, Kmart, Woolworths
Car spaces	2,144
Moving Annual Turnover (MAT) (\$m)	204.7
MAT/sqm – Total (\$)	8,363
MAT/sqm – Specialty (\$)	8,871
Specialty occupancy cost (%) <sup>3</sup>	11.2
Occupancy rate by GLA (%)	97.5
Weighted average lease expiry by GLA (years)	2.5
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	3.5 Star

### 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 160 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>	400.0
Valuation date	Jun-23
Capitalisation rate (%)	6.75
Discount rate (%)	7.50

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

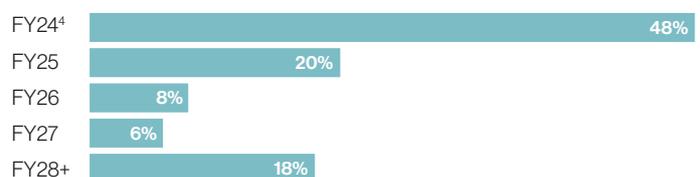
### Property metrics

Gross lettable area (GLA) (sqm)	66,243
Number of tenants	199
Total Trade Area (000's)	128
Major tenants <sup>2</sup>	Big W, Coles, David Jones, Kmart, Target, Woolworths
Car spaces	3,076
Moving Annual Turnover (MAT) (\$m)	454.4
MAT/sqm – Total (\$)	7,408
MAT/sqm – Specialty (\$)	8,997
Specialty occupancy cost (%) <sup>3</sup>	15.1
Occupancy rate by GLA (%)	97.0
Weighted average lease expiry by GLA (years)	4.5
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	3.5 Star

### 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 (%)	IP Generation – 50
Date acquired	2002
Centre first opened	1971
Latest redevelopment	2009
Valuation External/Internal	External
Valuation (\$m) <sup>1</sup>	400.0
Valuation date	Jun-23
Capitalisation rate (%)	6.50
Discount rate (%)	7.75

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

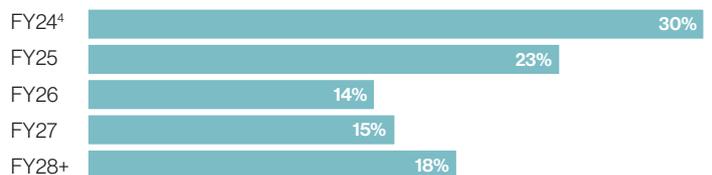
### Property metrics

Gross lettable area (GLA) (sqm)	62,073
Number of tenants	185
Total Trade Area (000's)	226
Major tenants <sup>2</sup>	Ace Cinemas, Coles, Kmart, Target, Woolworths
Car spaces	3,229
Moving Annual Turnover (MAT) (\$m)	485.4
MAT/sqm – Total (\$)	9,072
MAT/sqm – Specialty (\$)	10,304
Specialty occupancy cost (%) <sup>3</sup>	12.8
Occupancy rate by GLA (%)	97.9
Weighted average lease expiry by GLA (years)	3.4
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	3.5 Star

### 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>	25.0
Valuation date	Jun-23
Capitalisation rate (%)	5.75
Discount rate (%)	6.50

<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.

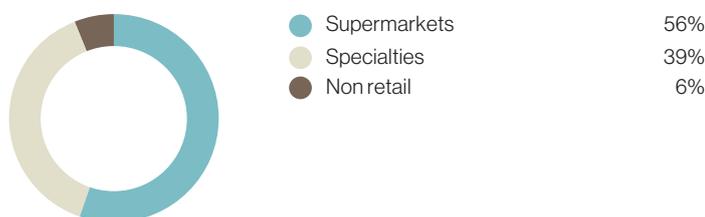
<sup>3</sup> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

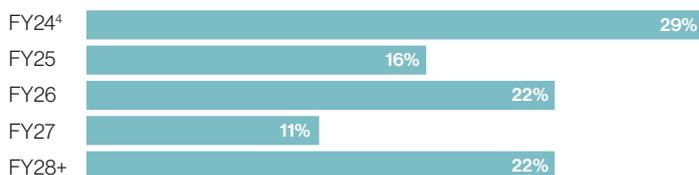
### Property metrics

Gross lettable area (GLA) (sqm)	5,772
Number of tenants	25
Total Trade Area (000's)	44
Major tenants <sup>2</sup>	Woolworths
Car spaces	225
Moving Annual Turnover (MAT) (\$m)	57.4
MAT/sqm – Total (\$)	10,785
MAT/sqm – Specialty (\$)	7,681
Specialty occupancy cost (%) <sup>3</sup>	10.9
Occupancy rate by GLA (%)	97.9
Weighted average lease expiry by GLA (years)	2.0
Green Star Performance	3 Star
NABERS Energy rating	6 Star
NABERS Water rating	0 Star

### 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 HOYTS Cinemas and includes more than 65 specialty stores.

### Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2001
Centre first opened	1974
Latest redevelopment	2003
Valuation External/Internal	Internal
Valuation (\$m) <sup>1</sup>	160.0
Valuation date	Jun-23
Capitalisation rate (%)	7.00
Discount rate (%)	7.75

<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> Inclusive of marketing levy and based on GST inclusive sales.

<sup>4</sup> Includes holdovers.

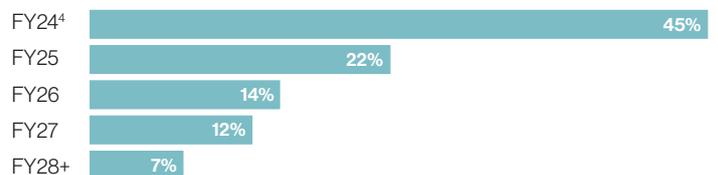
### Property metrics

Gross lettable area (GLA) (sqm)	32,101
Number of tenants	92
Total Trade Area (000's)	105
Major tenants <sup>2</sup>	ALDI, Coles, HOYTS Cinemas, Kmart, Woolworths
Car spaces	1,547
Moving Annual Turnover (MAT) (\$m)	265.2
MAT/sqm – Total (\$)	8,959
MAT/sqm – Specialty (\$)	9,101
Specialty occupancy cost (%) <sup>3</sup>	12.2
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.2
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	4 Star

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



### Specialty store lease expiry profile by income





[VICINITY.COM.AU](http://VICINITY.COM.AU)

