



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 59 assets under management around Australia, valued at \$23.0 billion across 2.4 million sqm of gross lettable area.

Vicinity's directly-owned portfolio (**Direct Portfolio**) of 59 shopping centres is valued at \$14.4 billion¹, 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 2030² (**Net Zero Target**). Vicinity was named #2 in Oceania in the Listed Retail Shopping Centres category by Global Real Estate Sustainability Benchmark (**GRESB**)³. Vicinity has a 4.6 Star Portfolio NABERS Energy Rating⁴ and a 4 Star Green Star Performance Portfolio Rating.

Cover image: Chadstone, VIC

This page: Harbour Town Premium Outlets, QLD

1. Reflects ownership share in investment properties and equity accounted investments.
2. Refer to page Page 24 of the 2023 Annual Report for more detail regarding this target.
3. GRESB includes listed and unlisted funds.
4. NABERS Sustainability Portfolio Index 2023.



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.



AUTHORISATION: Vicinity Centres' Disclosure Committee 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 December 2023 Half Year Financial Report lodged with the Australian Securities Exchange on 15 February 2024.

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 (15 February 2024). 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.



\$6.0M SPEND

through social and
Indigenous enterprises in FY23

DJSI¹

2024 Yearbook member

#2 OCEANIA

Listed Retail Shopping
Centres by GRESB²

On track to achieve our

NET ZERO

Target by 2030³

New volunteering donation platform

VICINITY CARES

utilised by 72% of Vicinity team



4.6 Star

NABERS Energy Portfolio rating⁴



4 Star

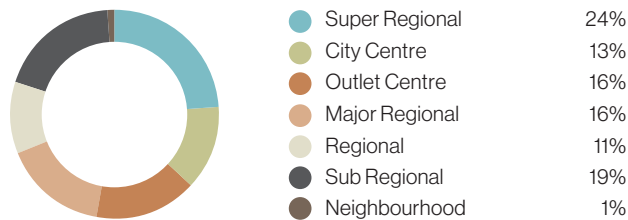
Green Star Performance
Portfolio rating for FY23

Direct Portfolio

Key statistics by centre type

	Total portfolio	Chadstone	Premium CBDs	Outlet Centres ⁵	Core
Number of retail assets	59	1	7	8	43
Gross lettable area (000's) (sqm)	2,421	231	221	285	1,684
Total value ⁶ (\$m)	14,356	3,375	1,933	2,341	6,706
Portfolio weighting by value (%)	100	24	13	16	47
Capitalisation rate (weighted average) (%)	5.65	4.00	5.34	5.95	6.47
Occupancy rate (%)	99.1	99.7	99.6	99.2	99.0

Composition by centre type



Composition by store type (by VCX income)



Note: Totals in all charts included in this Property Book may not sum to 100% due to rounding.

1. Dow Jones Sustainability Index.

2. GRESB includes listed and unlisted funds.

3. Vicinity's Net Zero Target is for Scope 1 and Scope 2 emissions for common mall areas of our wholly-owned retail assets by 2030.

4. NABERS Sustainable Portfolio Index 2023.

5. Includes DFO Brisbane business and Harbour Town Premium Outlets Gold Coast.

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



Direct Portfolio¹

59

Shopping centres

\$14.4b

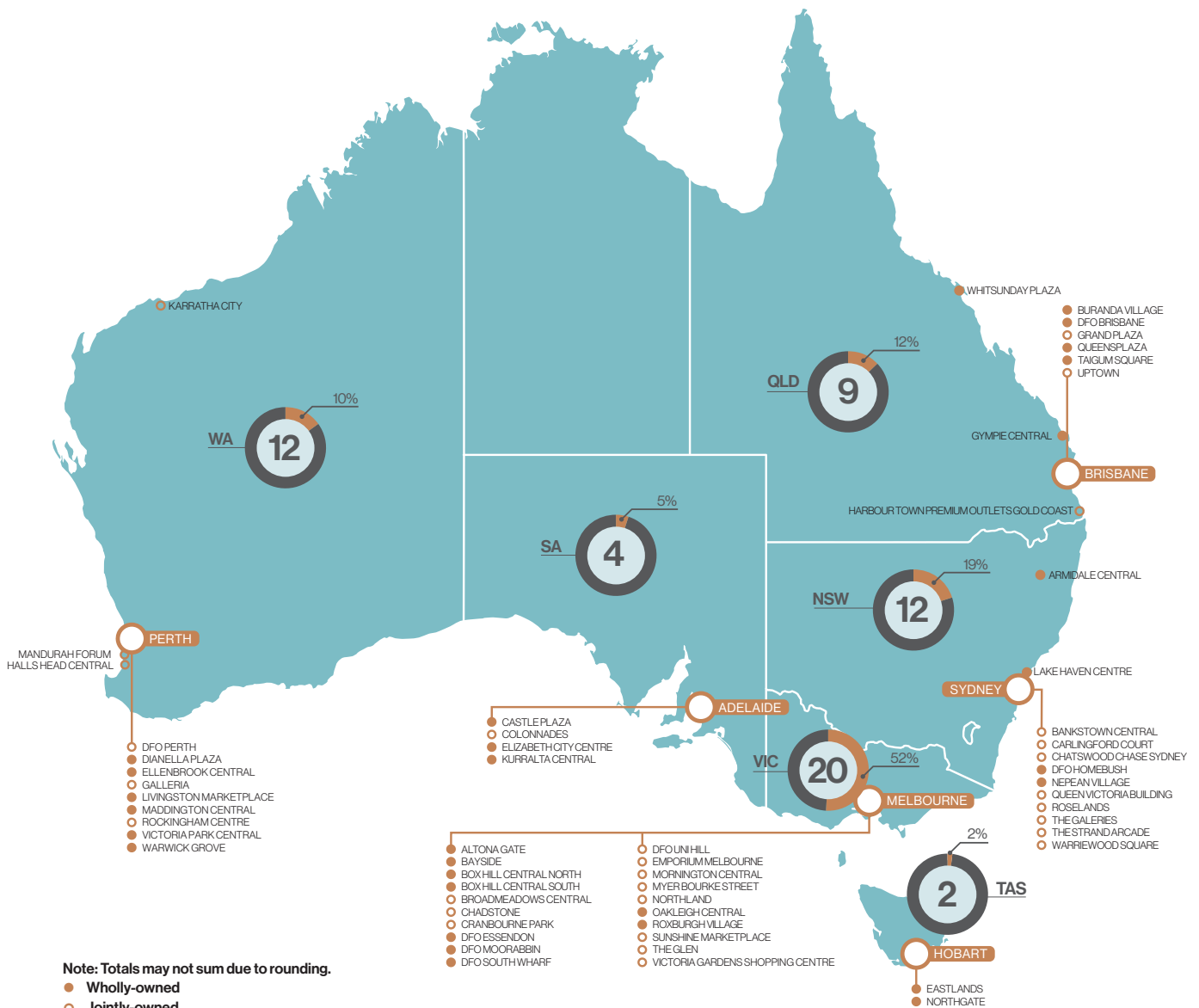
Total value²

2.4m sqm

Gross lettable area

5.3m sqm

Total land area



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 ¹ (\$m)	Capitalisation rate ¹ (%)	Discount rate ¹ (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Moving annual turnover (MAT) (\$m)	MAT/sqm Total (\$)	MAT/sqm Specialty (\$)	Specialty occupancy costs ² (%)	Page number
New South Wales												
Armidale Central ³	Sub Regional	100	N.P.	N.P.	N.P.	14,566	99.4	N.C.	N.C.	N.C.	N.C.	11
Bankstown Central ³	Major Regional	50	264.5	6.00	7.00	86,289	N.C.	N.C.	N.C.	N.C.	N.C.	12
Carlingford Court	Sub Regional	50	N.P.	N.P.	N.P.	33,302	98.7	225.5	7,692	12,084	15.1	13
Chatswood Chase Sydney ³	Major Regional	51	329.0	5.75	6.75	63,530	N.C.	N.C.	N.C.	N.C.	N.C.	14
DFO Homebush	Outlet Centre	100	700.0	5.50	6.75	28,227	100.0	431.9	15,450	16,429	12.8	15
Lake Haven Centre	Sub Regional	100	281.0	6.75	7.50	43,209	99.5	352.4	10,023	10,957	12.0	16
Nepean Village	Sub Regional	100	205.0	5.75	7.00	23,345	100.0	268.3	11,974	12,570	13.7	17
Queen Victoria Building	City Centre	50	260.0	5.38	6.50	14,236	99.7	269.6	21,435	24,620	22.1	18
Roselands	Major Regional	50	143.4	6.75	7.75	63,636	99.7	393.3	6,485	9,313	15.5	19
The Galleries	City Centre	50	150.0	5.50	6.75	14,985	100.0	209.2	14,308	23,178	15.7	20
The Strand Arcade	City Centre	50	101.5	5.25	6.50	5,614	100.0	148.3	32,318	29,264	14.8	21
Warriewood Square	Sub Regional	50	131.0	6.00	6.75	30,272	100.0	250.5	9,155	9,241	17.2	22
Queensland												
Buranda Village	Sub Regional	100	N.P.	N.P.	N.P.	11,549	100.0	70.8	7,117	10,127	13.3	25
DFO Brisbane	Outlet Centre	100	77.0	7.50	7.75	26,009	100.0	281.6	11,753	11,575	10.8	26
Grand Plaza	Regional	50	193.5	6.25	7.00	53,303	100.0	461.8	9,073	12,330	13.5	27
Gympie Central	Sub Regional	100	N.P.	N.P.	N.P.	14,135	100.0	154.7	11,392	13,180	9.5	28
Harbour Town Premium Outlets Gold Coast	Outlet Centre	50	359.6	5.50	7.00	55,471	99.9	559.5	10,473	11,823	12.6	29
QueensPlaza	City Centre	100	695.0	5.13	6.63	39,365	99.7	345.9	9,428	30,797	11.6	30
Taigum Square	Sub Regional	100	N.P.	N.P.	N.P.	22,595	99.0	131.2	7,038	8,237	11.9	31
Uptown ³	City Centre	25	75.0	6.50	8.00	63,026	N.C.	N.C.	N.C.	N.C.	N.C.	32
Whitsunday Plaza	Sub Regional	100	N.P.	N.P.	N.P.	22,345	100.0	169.0	8,573	14,073	7.3	33

1. Valuation reflects Vicinity's ownership interest. Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.

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

3. Non-comparable (N.C.).

Asset summaries

	Centre type	Ownership interest (%)	Valuation ¹ (\$m)	Capitalisation rate ¹ (%)	Discount rate ¹ (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Moving annual turnover (MAT) (\$m)	MAT/sqm Total (\$)	MAT/sqm Specialty (\$)	Specialty occupancy costs ² (%)	Page number
South Australia												
Castle Plaza	Sub Regional	100	151.9	7.00	7.75	22,837	99.7	172.2	8,211	9,485	13.8	36
Colonnades	Regional	50	136.0	7.25	8.00	86,241	98.9	417.4	7,551	8,609	12.3	37
Elizabeth City Centre	Regional	100	326.0	7.50	8.00	80,387	100.0	438.9	7,163	9,089	13.0	38
Kurralta Central	Sub Regional	100	N.P.	N.P.	N.P.	10,676	100.0	104.2	10,145	12,979	11.3	39
Tasmania												
Eastlands	Regional	100	179.5	6.75	7.25	33,584	100.0	300.5	9,263	9,729	12.2	42
Northgate ³	Sub Regional	100	N.P.	N.P.	N.P.	19,385	99.5	N.C.	N.C.	N.C.	N.C.	43
Victoria												
Altona Gate	Sub Regional	100	N.P.	N.P.	N.P.	26,405	98.5	154.3	6,473	7,626	13.4	46
Bayside	Major Regional	100	451.0	6.50	7.00	90,375	99.5	440.7	7,225	8,460	15.6	47
Box Hill Central North ³	Sub Regional	100	N.P.	N.P.	N.P.	14,641	N.C.	N.C.	N.C.	N.C.	N.C.	48
Box Hill Central South ³	Sub Regional	100	271.0	6.00	7.00	25,453	100.0	N.C.	N.C.	N.C.	N.C.	49
Broadmeadows Central	Regional	50	140.0	7.00	7.50	55,665	98.2	333.1	6,517	8,034	15.1	50
Chadstone	Super Regional	50	3,375.0	4.00	6.50	231,286	99.7	2,669.7	14,874	29,741	13.2	51
Cranbourne Park	Regional	50	133.0	6.50	7.25	46,415	100.0	317.3	7,701	10,394	13.2	52
DFO Essendon ⁴	Outlet Centre	100	190.0	6.75	7.75	52,431	100.0	310.4	12,199	11,623	12.4	53
DFO Moorabbin	Outlet Centre	100	100.0	9.00	9.25	24,364	99.1	193.0	8,253	8,322	12.4	54
DFO South Wharf ⁴	Outlet Centre	100	700.0	5.75	7.00	55,041	100.0	469.1	13,108	11,963	11.9	55
DFO Uni Hill	Outlet Centre	50	90.0	6.25	7.25	19,718	100.0	148.6	7,599	7,777	10.4	56
Emporium Melbourne	City Centre	50	520.0	5.25	6.75	44,066	98.7	445.9	13,123	13,838	19.9	57
Mornington Central ³	Sub Regional	50	N.P.	N.P.	N.P.	11,483	91.1	N.C.	N.C.	N.C.	N.C.	58
Myer Bourke Street	City Centre	33	131.7	6.00	7.00	39,924	100.0	N.C.	N.C.	N.C.	N.C.	59
Northland	Major Regional	50	407.5	6.00	7.00	98,053	99.6	662.1	7,211	10,956	14.6	60
Oakleigh Central	Neighbourhood	100	N.P.	N.P.	N.P.	14,153	97.2	152.0	11,730	8,212	12.8	61
Roxburgh Village ³	Sub Regional	100	N.P.	N.P.	N.P.	25,729	100.0	N.C.	N.C.	N.C.	N.C.	62
Sunshine Marketplace	Sub Regional	50	N.P.	N.P.	N.P.	34,175	98.7	146.4	4,801	7,940	14.3	63
The Glen	Major Regional	50	281.0	6.25	7.25	76,508	99.8	525.1	8,084	9,034	17.4	64
Victoria Gardens Shopping Centre	Sub Regional	50	155.0	6.00	6.75	38,039	100.0	245.0	8,240	11,936	12.7	65

1. Valuation reflects Vicinity's ownership interest. Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.

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

3. Non-comparable (N.C.).

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

Asset summaries

	Centre type	Ownership interest (%)	Valuation ¹ (\$m)	Capitalisation rate ¹ (%)	Discount rate ¹ (%)	Gross lettable area (GLA) (sqm)	Occupancy rate by GLA (%)	Moving annual turnover (MAT) (\$m)	MAT/sqm Total (\$)	MAT/sqm Specialty (\$)	Specialty occupancy costs ² (%)	Page number
Western Australia												
DFO Perth	Outlet Centre	50	124.5	6.00	7.25	23,465	98.7	188.7	8,400	8,405	11.6	68
Dianella Plaza	Neighbourhood	100	N.P.	N.P.	N.P.	17,146	93.2	126.0	8,522	7,684	12.2	69
Ellenbrook Central	Regional	100	250.0	6.50	7.50	47,317	98.9	327.3	8,217	10,796	10.5	70
Galleria ³	Major Regional	50	178.0	6.75	7.25	75,413	N.C.	N.C.	N.C.	N.C.	N.C.	71
Halls Head Central	Sub Regional	50	N.P.	N.P.	N.P.	19,379	94.7	135.8	8,039	9,622	9.3	72
Karratha City	Sub Regional	50	N.P.	N.P.	N.P.	22,990	98.1	251.5	11,676	11,995	8.6	73
Livingston Marketplace	Sub Regional	100	N.P.	N.P.	N.P.	15,591	100.0	143.4	10,186	11,602	10.2	74
Maddington Central	Sub Regional	100	N.P.	N.P.	N.P.	27,929	95.4	208.7	8,553	9,040	10.8	75
Mandurah Forum	Major Regional	50	197.5	7.00	7.75	66,199	97.0	457.2	7,432	8,785	14.9	76
Rockingham Centre	Regional	50	195.0	6.75	8.00	62,083	98.2	495.0	9,145	10,222	12.8	77
Victoria Park Central	Neighbourhood	100	N.P.	N.P.	N.P.	5,776	97.3	57.9	10,971	8,189	10.4	78
Warwick Grove	Sub Regional	100	160.3	7.00	7.75	32,099	100.0	278.7	9,356	9,209	12.0	79

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

3. Non-comparable (NC).



- 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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Armidale Central

Anaiwan Country
 225 Beady Street, Armidale NSW 2350
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	Internal
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
 2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
 3 Non-comparable (N.C.).
 4 Inclusive of marketing levy and based on GST inclusive sales.
 5 Includes holdovers.

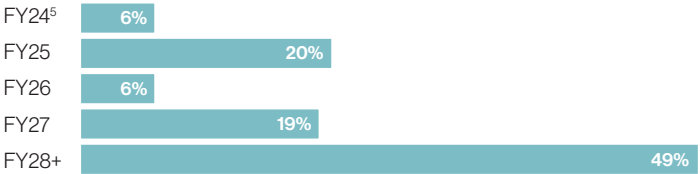
Property metrics

Gross lettable area (GLA) (sqm)	14,566
Number of tenants	35
Total Trade Area (000's)	61
Major tenants ²	Kmart, Woolworths
Car spaces	613
Moving Annual Turnover (MAT) (\$m) ³	N.C.
MAT/sqm – Total (\$) ³	N.C.
MAT/sqm – Specialty (\$) ³	N.C.
Specialty occupancy cost (%) ^{3,4}	N.C.
Occupancy rate by GLA (%) ³	99.4
Weighted average lease expiry by GLA (years)	5.9
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

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, Coles, Kmart and Woolworths and includes more than 190 specialty stores. The centre also includes the 'Grand Market' fresh food precinct, flagship Foot Locker store, as well as Uniqlo, Glue Store and Services Australia.

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	External
Valuation (\$m) ¹	529.0
Valuation date	Dec-23
Capitalisation rate (%)	6.00
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 Non-comparable (N.C.).

⁴ Inclusive of marketing levy and based on GST inclusive sales.

⁵ Includes holdovers.

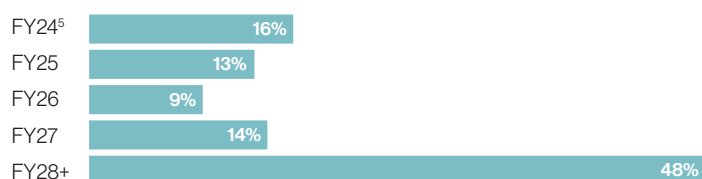
Property metrics

Gross lettable area (GLA) (sqm)	86,289
Number of tenants	241
Total Trade Area (000's)	510
Major tenants ²	Big W, Coles, Kmart, Myer, Woolworths
Car spaces	3,224
Moving Annual Turnover (MAT) (\$m) ³	N.C.
MAT/sqm – Total (\$) ³	N.C.
MAT/sqm – Specialty (\$) ³	N.C.
Specialty occupancy cost (%) ^{3,4}	N.C.
Occupancy rate by GLA (%) ³	N.C.
Weighted average lease expiry by GLA (years)	4.3
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

Wallumattagal Country
 Corner Pennant Hills and Carlingford Roads, Carlingford NSW 2118
carlingfordcourt.com.au

Carlingford Court is a four level Sub Regional shopping centre located approximately 22 kilometres north-west of the Sydney CBD. It is anchored by Target, Coles and Woolworths and includes more than 65 specialty stores. The retail offering is supported by a wide selection of restaurants, cafes and takeaway food.

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Private investor – 50
Date acquired	2013
Centre first opened	1965
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

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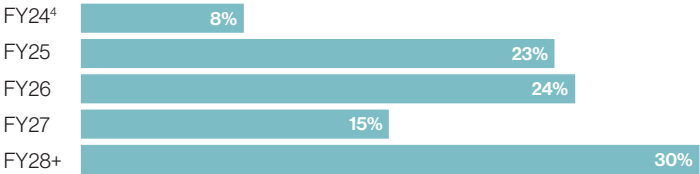
Property metrics

Gross lettable area (GLA) (sqm)	33,302
Number of tenants	95
Total Trade Area (000's)	171
Major tenants ²	Coles, Target, Woolworths
Car spaces	1,340
Moving Annual Turnover (MAT) (\$m)	225.5
MAT/sqm – Total (\$)	7,692
MAT/sqm – Specialty (\$)	12,084
Specialty occupancy cost (%) ³	15.1
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	4.3
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

Cammerigal Country

345 Victoria Avenue, Chatswood NSW 2067

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 115 specialty stores. The centre is nearing completion of a redevelopment of the lower ground dining and fresh food precincts, expected to conclude first half 2024. A major redevelopment is due to commence in March 2024. Works include a new luxury precinct as well as the introduction of Australian designer, athleisure, technology and new to market concept retailers.

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	Internal
Valuation (\$m) ¹	645.0
Valuation date	Dec-23
Capitalisation rate (%)	5.75
Discount rate (%)	6.75

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

¹ Expressed on 100% basis.

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

³ Non-comparable (N.C.).

⁴ Inclusive of marketing levy and based on GST inclusive sales.

⁵ Includes holdovers.

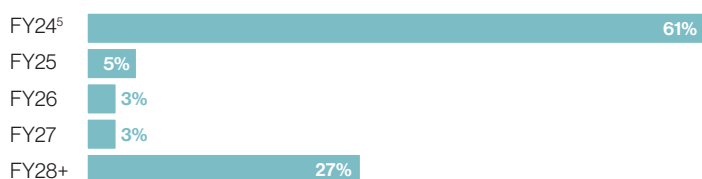
Property metrics

Gross lettable area (GLA) (sqm)	63,530
Number of tenants	138
Total Trade Area (000's)	450
Major tenants ²	Coles, David Jones, Kmart
Car spaces	2,434
Moving Annual Turnover (MAT) (\$m) ³	N.C.
MAT/sqm – Total (\$) ³	N.C.
MAT/sqm – Specialty (\$) ³	N.C.
Specialty occupancy cost (%) ^{3,4}	N.C.
Occupancy rate by GLA (%) ³	N.C.
Weighted average lease expiry by GLA (years)	2.4
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

Burrumbidgeal Country
 3-5 Underwood Road, Homebush NSW 2140
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	External
Valuation (\$m) ¹	700.0
Valuation date	Dec-23
Capitalisation rate (%)	5.50
Discount rate (%)	6.75

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.

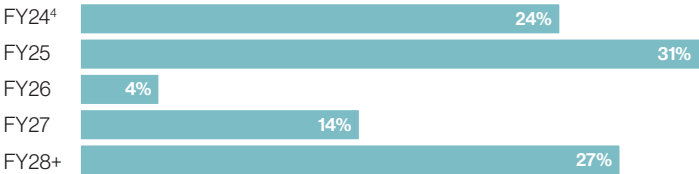
Property metrics

Gross lettable area (GLA) (sqm)	28,227
Number of tenants	123
Total Trade Area (000's)	3,196
Major tenants ²	–
Car spaces	2,020
Moving Annual Turnover (MAT) (\$m)	431.9
MAT/sqm – Total (\$)	15,450
MAT/sqm – Specialty (\$)	16,429
Specialty occupancy cost (%) ³	12.8
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.4
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

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 80 specialty stores.

Property overview

State	NSW
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	1997
Centre first opened	1986
Latest redevelopment	2009
Valuation External/Internal	External
Valuation (\$m) ¹	281.0
Valuation date	Dec-23
Capitalisation rate (%)	6.75
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.

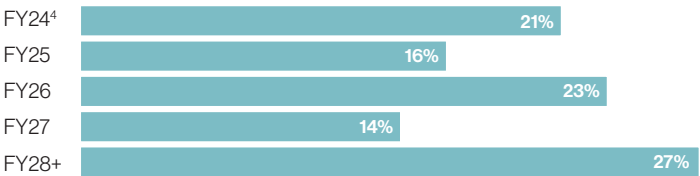
Property metrics

Gross lettable area (GLA) (sqm)	43,209
Number of tenants	125
Total Trade Area (000's)	106
Major tenants ²	ALDI, Coles, Kmart, Woolworths
Car spaces	1,660
Moving Annual Turnover (MAT) (\$m)	352.4
MAT/sqm – Total (\$)	10,023
MAT/sqm – Specialty (\$)	10,957
Specialty occupancy cost (%) ³	12.0
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	5.7
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

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	External
Valuation (\$m) ¹	205.0
Valuation date	Dec-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.

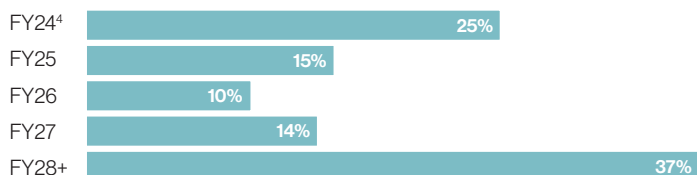
Property metrics

Gross lettable area (GLA) (sqm)	23,345
Number of tenants	68
Total Trade Area (000's)	167
Major tenants ²	Coles, Kmart
Car spaces	861
Moving Annual Turnover (MAT) (\$m)	268.3
MAT/sqm – Total (\$)	11,974
MAT/sqm – Specialty (\$)	12,570
Specialty occupancy cost (%) ³	13.7
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.7
Green Star Performance	4 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

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 150 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	Internal
Valuation (\$m) ¹	520.0
Valuation date	Dec-23
Capitalisation rate (%)	5.38
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.

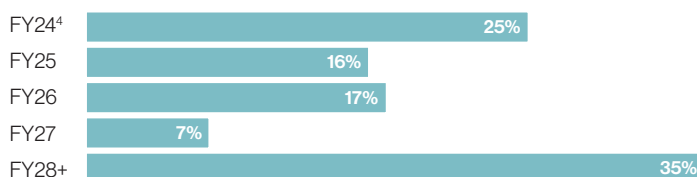
Property metrics

Gross lettable area (GLA) (sqm)	14,236
Number of tenants	164
Total Trade Area (000's)	2,643
Major tenants ²	–
Car spaces	669
Moving Annual Turnover (MAT) (\$m)	269.6
MAT/sqm – Total (\$)	21,435
MAT/sqm – Specialty (\$)	24,620
Specialty occupancy cost (%) ³	22.1
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	3.5
Green Star Performance	3 Star
NABERS Energy rating	0 Star
NABERS Water rating	0 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





Roselands

Bediagal Country

24 Roseland Avenue, Roselands NSW 2196

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	External
Valuation (\$m) ¹	286.7
Valuation date	Dec-23
Capitalisation rate (%)	6.75
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.

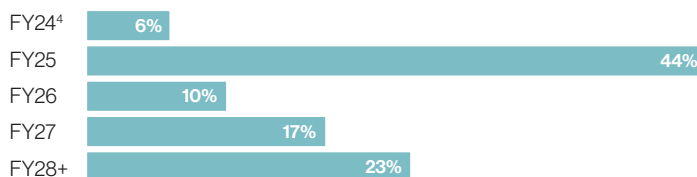
Property metrics

Gross lettable area (GLA) (sqm)	63,636
Number of tenants	142
Total Trade Area (000's)	463
Major tenants ²	ALDI, Coles, Kmart, Myer, Woolworths
Car spaces	3,187
Moving Annual Turnover (MAT) (\$m)	393.3
MAT/sqm – Total (\$)	6,485
MAT/sqm – Specialty (\$)	9,313
Specialty occupancy cost (%) ³	15.5
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	4.1
Green Star Performance	4 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

thegalleries.com

The Galleries is a four level City Centre located in the heart of Sydney's CBD. The Galleries is a lifestyle and cultural destination for fashion, art and dining. 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

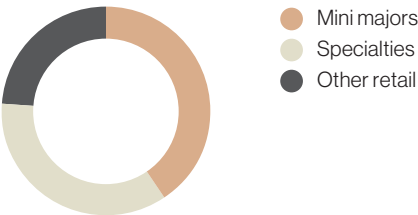
State	NSW
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Link REIT – 50
Date acquired	2018
Centre first opened	2000
Latest redevelopment	N.A.
Valuation External/Internal	Internal
Valuation (\$m) ¹	300.0
Valuation date	Dec-23
Capitalisation rate (%)	5.50
Discount rate (%)	6.75

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.

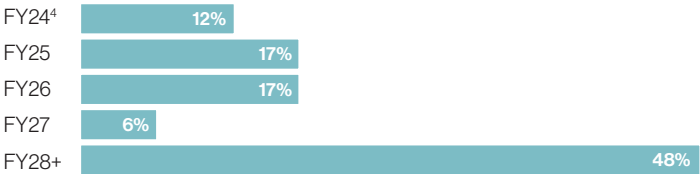
Property metrics

Gross lettable area (GLA) (sqm)	14,985
Number of tenants	72
Total Trade Area (000's)	2,230
Major tenants ²	–
Car spaces	–
Moving Annual Turnover (MAT) (\$m)	209.2
MAT/sqm – Total (\$)	14,308
MAT/sqm – Specialty (\$)	23,178
Specialty occupancy cost (%) ³	15.7
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	3.8
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





The Strand Arcade

Gadigal Country

412-414 George Street, Sydney NSW 2000

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 Cosmetica, 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	Internal
Valuation (\$m) ¹	203.0
Valuation date	Dec-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.

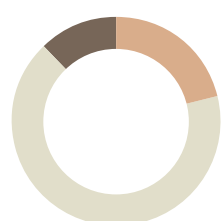
3. Inclusive of marketing levy and based on GST inclusive sales.

4. Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	5,614
Number of tenants	81
Total Trade Area (000's)	1,293
Major tenants ²	–
Car spaces	–
Moving Annual Turnover (MAT) (\$m)	148.3
MAT/sqm – Total (\$)	32,318
MAT/sqm – Specialty (\$)	29,264
Specialty occupancy cost (%) ³	14.8
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.9
Green Star Performance	4 Star
NABERS Energy rating	N.A.
NABERS Water rating	N.A.

Tenant mix by gross lettable area (GLA)



● Mini majors
● Specialties
● Non retail

21%
66%
12%

Specialty store lease expiry profile by income

FY24 ⁴	30%
FY25	23%
FY26	12%
FY27	4%
FY28+	32%



Warriewood Square

Ku-ring-gai Country

12 Jacksons Road, Warriewood NSW 2102

warriewoodsquare.com.au

Warriewood Square is a single level Sub Regional shopping centre located in Sydney's northern beaches, approximately 29 kilometres north-east of the Sydney CBD. The centre is anchored by Kmart, ALDI, Coles and Woolworths and includes more than 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	Internal
Valuation (\$m) ¹	262.0
Valuation date	Dec-23
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

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.

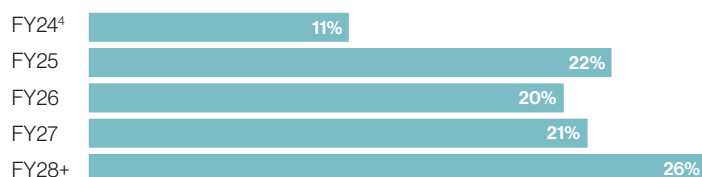
Property metrics

Gross lettable area (GLA) (sqm)	30,272
Number of tenants	107
Total Trade Area (000's)	96
Major tenants ²	ALDI, Coles, Kmart, Woolworths
Car spaces	1,450
Moving Annual Turnover (MAT) (\$m)	250.5
MAT/sqm – Total (\$)	9,155
MAT/sqm – Specialty (\$)	9,241
Specialty occupancy cost (%) ³	17.2
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	6.7
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





- Wholly-owned
- Jointly-owned

Queensland



WHITSUNDAY PLAZA ●

GYMPIE CENTRAL ●

BRISBANE ○

HARBOUR TOWN PREMIUM OUTLETS GOLD COAST ○

Queensland

Buranda Village	25
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Whitsunday Plaza	33



Grand Plaza, QLD



Buranda Village

Turrbal and Yuggera Country

Corner Ipswich Road and Cornwall Street, Buranda QLD 4102

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	Internal
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
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.

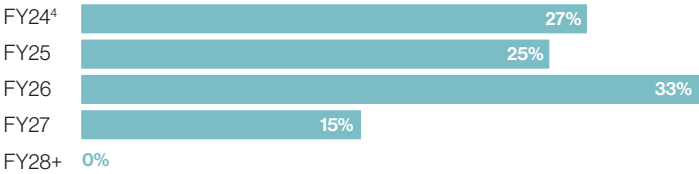
Property metrics

Gross lettable area (GLA) (sqm)	11,549
Number of tenants	30
Total Trade Area (000's)	141
Major tenants ²	Target, Woolworths
Car spaces	520
Moving Annual Turnover (MAT) (\$m)	70.8
MAT/sqm – Total (\$)	7,117
MAT/sqm – Specialty (\$)	10,127
Specialty occupancy cost (%) ³	13.3
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.9
Green Star Performance	3 Star
NABERS Energy rating	3 Star
NABERS Water rating	5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





DFO Brisbane

Turrbal Country

18th Avenue, Brisbane Airport QLD 4008

brisbane.dfo.com.au

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

Property overview

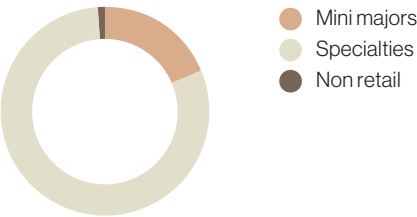
State	QLD
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2016
Centre first opened	2005
Latest redevelopment	2015
Valuation External/Internal	Internal
Valuation (\$m) ¹	77.0
Valuation date	Dec-23
Capitalisation rate (%)	7.50
Discount rate (%)	7.75

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)	26,009
Number of tenants	137
Total Trade Area (000's)	1,651
Major tenants ²	–
Car spaces	2,600
Moving Annual Turnover (MAT) (\$m)	281.6
MAT/sqm – Total (\$)	11,753
MAT/sqm – Specialty (\$)	11,575
Specialty occupancy cost (%) ³	10.8
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.6
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 and Yugambah Country

27-49 Browns Plains Road, Browns Plains QLD 4118

grandplaza.com.au

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

Property overview

State	QLD
Centre type	Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	EG Funds Management – 50
Date acquired	2002
Centre first opened	1994
Latest redevelopment	2006
Valuation External/Internal	External
Valuation (\$m) ¹	387.0
Valuation date	Dec-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.

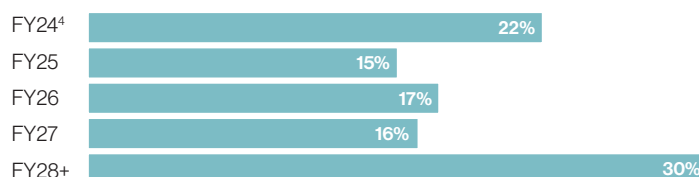
Property metrics

Gross lettable area (GLA) (sqm)	53,303
Number of tenants	144
Total Trade Area (000's)	307
Major tenants ²	ALDI, Big W, Coles, Event Cinemas, Kmart, Target, Woolworths
Car spaces	2,667
Moving Annual Turnover (MAT) (\$m)	461.8
MAT/sqm – Total (\$)	9,073
MAT/sqm – Specialty (\$)	12,330
Specialty occupancy cost (%) ³	13.5
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	3.8
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

Gubbi Gubbi Country

Corner Bruce Highway and Excelsior Road, Gympie QLD 4570

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	External
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
 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.

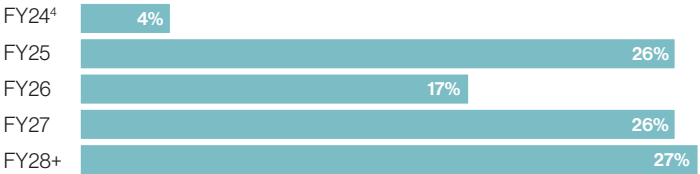
Property metrics

Gross lettable area (GLA) (sqm)	14,135
Number of tenants	49
Total Trade Area (000's)	52
Major tenants ²	Big W, Woolworths
Car spaces	749
Moving Annual Turnover (MAT) (\$m)	154.7
MAT/sqm – Total (\$)	11,392
MAT/sqm – Specialty (\$)	13,180
Specialty occupancy cost (%) ³	9.5
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	3.0
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

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 175 outlet retailers, including Coach, Polo Ralph Lauren, Tommy Hilfiger, Calvin Klein and R.M. Williams.

Property overview

State	QLD
Centre type	Outlet Centre
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Lewis Land Group – 50
Date acquired	2021
Centre first opened	1999
Latest redevelopment	2019
Valuation External/Internal	External
Valuation (\$m) ¹	719.1
Valuation date	Dec-23
Capitalisation rate (%)	5.50
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.

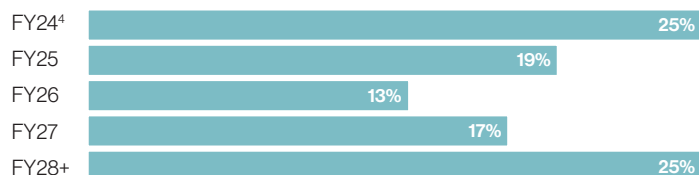
Property metrics

Gross lettable area (GLA) (sqm)	55,471
Number of tenants	211
Total Trade Area (000's)	1,186
Major tenants ²	Reading Cinemas, Woolworths
Car spaces	3,022
Moving Annual Turnover (MAT) (\$m)	559.5
MAT/sqm – Total (\$)	10,473
MAT/sqm – Specialty (\$)	11,823
Specialty occupancy cost (%) ³	12.6
Occupancy rate by GLA (%)	99.9
Weighted average lease expiry by GLA (years)	2.6
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

Turrbal and Yuggera Country

226 Queen Street, Brisbane QLD 4000

queensplaza.com.au

QueensPlaza is a three level City Centre located in the heart of Brisbane's CBD on Queen Street Mall. It is anchored by David Jones and includes more than 45 specialty stores. The centre features luxury retailers including Balenciaga, Burberry, Bvlgari, Chanel, Dior, Fendi, GUCCI, Paspaley, Saint Laurent, Ferragamo and the first to Australia new Tiffany & Co. designed store.

Property overview

State	QLD
Centre type	City Centre
Ownership interest (%)	100
Date acquired	2001
Centre first opened	2005
Latest redevelopment	2019
Valuation External/Internal	External
Valuation (\$m) ¹	695.0
Valuation date	Dec-23
Capitalisation rate (%)	5.13
Discount rate (%)	6.63

¹ Expressed on 100% basis.

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

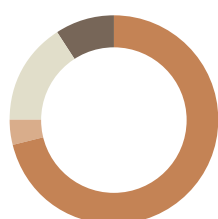
³ Inclusive of marketing levy and based on GST inclusive sales.

⁴ Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	39,365
Number of tenants	58
Total Trade Area (000's)	2,457
Major tenants ²	David Jones
Car spaces	600
Moving Annual Turnover (MAT) (\$m)	345.9
MAT/sqm – Total (\$)	9,428
MAT/sqm – Specialty (\$)	30,797
Specialty occupancy cost (%) ³	11.6
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	9.4
Green Star Performance	4 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	3 Star

Tenant mix by gross lettable area (GLA)



● Department stores
● Mini majors
● Specialties
● Non retail

72%
 4%
 16%
 9%

Specialty store lease expiry profile by income

FY24 ⁴	5%
FY25	10%
FY26	29%
FY27	22%
FY28+	34%



Taigum Square

Turrbal Country

Corner Church and Beams Roads, Taigum QLD 4018

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	External
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
 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.

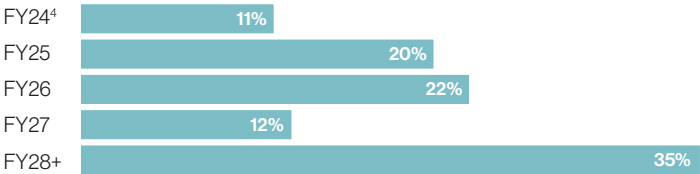
Property metrics

Gross lettable area (GLA) (sqm)	22,595
Number of tenants	68
Total Trade Area (000's)	90
Major tenants ²	Big W, Woolworths
Car spaces	1,072
Moving Annual Turnover (MAT) (\$m)	131.2
MAT/sqm – Total (\$)	7,038
MAT/sqm – Specialty (\$)	8,237
Specialty occupancy cost (%) ³	11.9
Occupancy rate by GLA (%)	99.0
Weighted average lease expiry by GLA (years)	3.6
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

Turrbal and Yuggera Country

91 Queen Street, Brisbane QLD 4000

uptownbrisbane.com.au

Uptown 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 specialty stores.

Property overview

State	QLD
Centre type	City Centre
Ownership interest (%)	Vicinity Centres – 25
Co-owner (%)	ISPT Core Fund – 75
Date acquired*	1998
Centre first opened	1988
Latest redevelopment	2006
Valuation External/Internal	External
Valuation (\$m) ¹	300.0
Valuation date	Dec-23
Capitalisation rate (%)	6.50
Discount rate (%)	8.00

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

¹ Expressed on 100% basis.

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

³ Non-comparable (N.C.).

⁴ Inclusive of marketing levy and based on GST inclusive sales.

⁵ Includes holdovers.

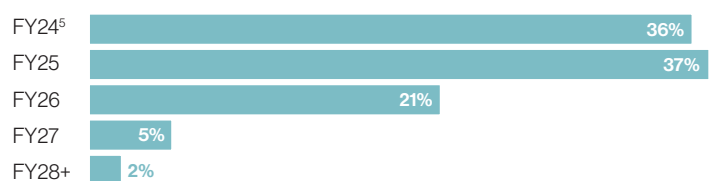
Property metrics

Gross lettable area (GLA) (sqm)	63,026
Number of tenants	120
Total Trade Area (000's)	3,625
Major tenants ²	Coles, Event Cinemas, Target
Car spaces	1,450
Moving Annual Turnover (MAT) (\$m) ³	N.C.
MAT/sqm – Total (\$) ³	N.C.
MAT/sqm – Specialty (\$) ³	N.C.
Specialty occupancy cost (%) ^{3,4}	N.C.
Occupancy rate by GLA (%) ³	N.C.
Weighted average lease expiry by GLA (years)	4.9
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

Ngaro and Giya Country
 8 Galbraith Park Drive, Cannonvale QLD 4802
whitsundayplaza.com.au

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

Property overview

State	QLD
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2005
Centre first opened	2006
Latest redevelopment	N.A.
Valuation External/Internal	External
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
 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.

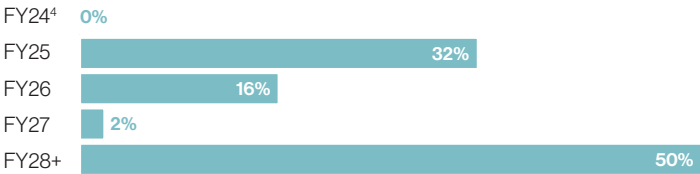
Property metrics

Gross lettable area (GLA) (sqm)	22,345
Number of tenants	49
Total Trade Area (000's)	36
Major tenants ²	Big W, Harvey Norman, Woolworths
Car spaces	1,148
Moving Annual Turnover (MAT) (\$m)	169.0
MAT/sqm – Total (\$)	8,573
MAT/sqm – Specialty (\$)	14,073
Specialty occupancy cost (%) ³	7.3
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.7
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

South Australia

Castle Plaza	36
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Kurralta Central	39



Elizabeth City Centre, SA



Castle Plaza

Kaurna Country

992 South Road, Edwardstown SA 5039

castleplaza.com.au

Castle Plaza is a single level Sub Regional shopping centre located approximately 8 kilometres south-west of the Adelaide CBD. The recently refurbished centre 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	External
Valuation (\$m) ¹	151.9
Valuation date	Dec-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.

Tenant mix by gross lettable area (GLA)



Supermarkets	30%
Discount department stores	35%
Specialties	22%
Other retail	8%
Non retail	6%

Property metrics

Gross lettable area (GLA) (sqm)	22,837
Number of tenants	64
Total Trade Area (000's)	152
Major tenants ²	Coles, Drakes, Target
Car spaces	1,288
Moving Annual Turnover (MAT) (\$m)	172.2
MAT/sqm – Total (\$)	8,211
MAT/sqm – Specialty (\$)	9,485
Specialty occupancy cost (%) ³	13.8
Occupancy rate by GLA (%)	99.7
Weighted average lease expiry by GLA (years)	4.6
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	2.5 Star

Specialty store lease expiry profile by income

FY24 ⁴	25%
FY25	22%
FY26	19%
FY27	7%
FY28+	26%



Colonnades

Kaurna Country

Beach Road, Noarlunga Centre SA 5168

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. Bunnings Warehouse will be opening in the centre in February 2024.

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	External
Valuation (\$m) ¹	272.0
Valuation date	Dec-23
Capitalisation rate (%)	7.25
Discount rate (%)	8.00

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.

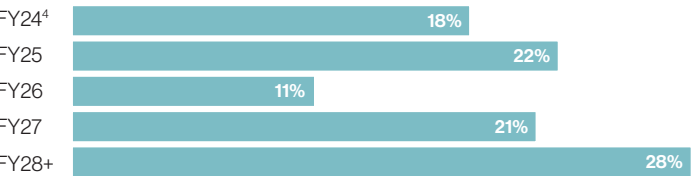
Property metrics

Gross lettable area (GLA) (sqm)	86,241
Number of tenants	166
Total Trade Area (000's)	204
Major tenants ²	ALDI, Big W, Coles, Harris Scarfe, Kmart, Woolworths
Car spaces	4,157
Moving Annual Turnover (MAT) (\$m)	417.4
MAT/sqm – Total (\$)	7,551
MAT/sqm – Specialty (\$)	8,609
Specialty occupancy cost (%) ³	12.3
Occupancy rate by GLA (%)	98.9
Weighted average lease expiry by GLA (years)	4.7
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





Elizabeth City Centre

Kaurna Country
 50 Elizabeth Way, Elizabeth SA 5112
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	External
Valuation (\$m) ¹	326.0
Valuation date	Dec-23
Capitalisation rate (%)	7.50
Discount rate (%)	8.00

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.

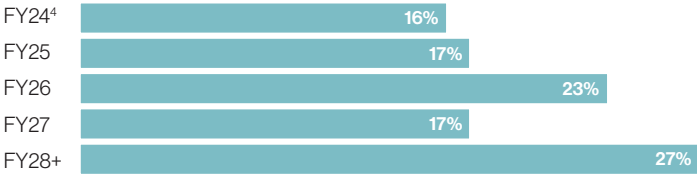
Property metrics

Gross lettable area (GLA) (sqm)	80,387
Number of tenants	197
Total Trade Area (000's)	286
Major tenants ²	Big W, Coles, Harris Scarfe, Reading Cinemas, Target, Woolworths
Car spaces	3,183
Moving Annual Turnover (MAT) (\$m)	438.9
MAT/sqm – Total (\$)	7,163
MAT/sqm – Specialty (\$)	9,089
Specialty occupancy cost (%) ³	13.0
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	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

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 10 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	Internal
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
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)	10,676
Number of tenants	14
Total Trade Area (000's)	58
Major tenants ²	Coles, Kmart
Car spaces	542
Moving Annual Turnover (MAT) (\$m)	104.2
MAT/sqm – Total (\$)	10,145
MAT/sqm – Specialty (\$)	12,979
Specialty occupancy cost (%) ³	11.3
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	7.1
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





Tasmania

- Wholly-owned
- Jointly-owned



Tasmania

Eastlands

42

Northgate

43



Northgate, TAS



Eastlands

Muwinina Country

26 Bligh Street, Rosny Park TAS 7018

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	External
Valuation (\$m) ¹	179.5
Valuation date	Dec-23
Capitalisation rate (%)	6.75
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.

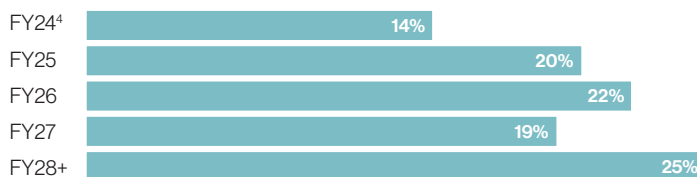
Property metrics

Gross lettable area (GLA) (sqm)	33,584
Number of tenants	93
Total Trade Area (000's)	230
Major tenants ²	Big W, Coles, Kmart, Village Cinemas, Woolworths
Car spaces	1,446
Moving Annual Turnover (MAT) (\$m)	300.5
MAT/sqm – Total (\$)	9,263
MAT/sqm – Specialty (\$)	9,729
Specialty occupancy cost (%) ³	12.2
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	4.8
Green Star Performance	4 Star
NABERS Energy rating	5.5 Star
NABERS Water rating	3.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





Northgate

Muwinina Country
 387-393 Main Road, Glenorchy TAS 7010
northgatesc.com.au

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	Internal
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
 2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
 3 Non-comparable (N.C.).
 4 Inclusive of marketing levy and based on GST inclusive sales.
 5 Includes holdovers.

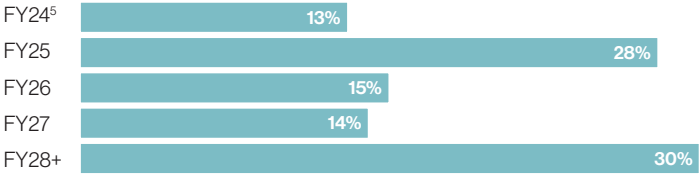
Property metrics

Gross lettable area (GLA) (sqm)	19,385
Number of tenants	61
Total Trade Area (000's)	107
Major tenants ²	Coles, Woolworths
Car spaces	843
Moving Annual Turnover (MAT) (\$m) ³	N.C.
MAT/sqm – Total (\$) ³	N.C.
MAT/sqm – Specialty (\$) ³	N.C.
Specialty occupancy cost (%) ^{3,4}	N.C.
Occupancy rate by GLA (%) ³	99.5
Weighted average lease expiry by GLA (years)	6.9
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





Victoria

- Wholly-owned
- Jointly-owned

MELBOURNE

-
- ROXBURGH VILLAGE
 - BROADMEADOWS CENTRAL
 - DFO UNI HILL
 - DFO ESSENDON
 - NORTHLAND
 - VICTORIA GARDENS SHOPPING CENTRE
 - EMPORIUM MELBOURNE
 - MYER BOURKE STREET
 - BOX HILL CENTRAL NORTH
 - BOX HILL CENTRAL SOUTH
 - SUNSHINE MARKETPLACE
 - DFO SOUTH WHARF
 - ALTONA GATE
 - CHADSTONE
 - THE GLEN
 - OAKLEIGH CENTRAL
 - DFO MOORABBIN
 - CRANBOURNE PARK
 - BAYSIDE
 - MORNINGTON CENTRAL

Victoria

Altona Gate	46
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Northland, VIC



Altona Gate

Wurundjeri, Bunurong, Boon Wurrung Country

124-134 Millers Road, Altona North VIC 3025

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	External
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

- 1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
 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.

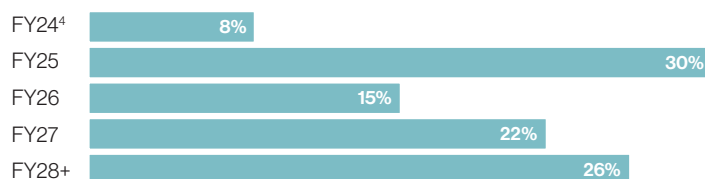
Property metrics

Gross lettable area (GLA) (sqm)	26,405
Number of tenants	68
Total Trade Area (000's)	155
Major tenants ²	ALDI, Coles, Kmart
Car spaces	1,621
Moving Annual Turnover (MAT) (\$m)	154.3
MAT/sqm – Total (\$)	6,473
MAT/sqm – Specialty (\$)	7,626
Specialty occupancy cost (%) ³	13.4
Occupancy rate by GLA (%)	98.5
Weighted average lease expiry by GLA (years)	4.8
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

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, a recently opened Uniqlo, Rebel and expanded Foot Locker, as well as a vibrant food and entertainment precinct.

Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	100
Date acquired	1994
Centre first opened	1971
Latest redevelopment	2011
Valuation External/Internal	External
Valuation (\$m) ¹	451.0
Valuation date	Dec-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.

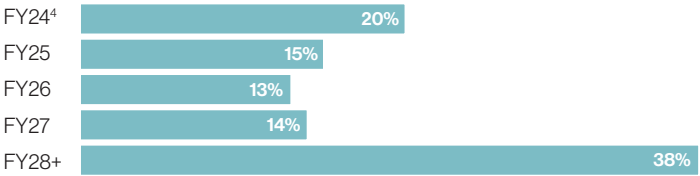
Property metrics

Gross lettable area (GLA) (sqm)	90,375
Number of tenants	180
Total Trade Area (000's)	497
Major tenants ²	ALDI, Coles, HOYTS Cinemas, Kmart, Target, Woolworths
Car spaces	3,430
Moving Annual Turnover (MAT) (\$m)	440.7
MAT/sqm – Total (\$)	7,225
MAT/sqm – Specialty (\$)	8,460
Specialty occupancy cost (%) ⁴	15.6
Occupancy rate by GLA (%)	99.5
Weighted average lease expiry by GLA (years)	4.7
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 Country

17-21 Market Street, Box Hill VIC 3128

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 20 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

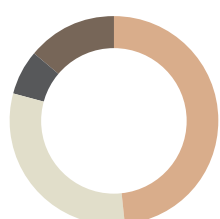
State	VIC
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2001
Centre first opened	1975
Latest redevelopment	2007
Valuation External/Internal	External
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

- ¹ Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
³ Non-comparable (N.C.).
⁴ Inclusive of marketing levy and based on GST inclusive sales.
⁵ Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	14,641
Number of tenants	40
Total Trade Area (000's)	176
Major tenants ²	–
Car spaces	858
Moving Annual Turnover (MAT) (\$m) ³	N.C.
MAT/sqm – Total (\$) ³	N.C.
MAT/sqm – Specialty (\$) ³	N.C.
Specialty occupancy cost (%) ^{3,4}	N.C.
Occupancy rate by GLA (%) ³	N.C.
Weighted average lease expiry by GLA (years)	1.1
Green Star Performance	3 Star
NABERS Energy rating	1.5 Star
NABERS Water rating	3.5 Star

Tenant mix by gross lettable area (GLA)



- Mini majors
- Specialties
- Other retail
- Non retail

49%
31%
7%
14%

Specialty store lease expiry profile by income

FY24 ⁵	19%
FY25	74%
FY26	0%
FY27	7%
FY28+	0%



Box Hill Central South

Wurundjeri Country

1 Main Street, Box Hill VIC 3128

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 95 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	External
Valuation (\$m) ¹	271.0
Valuation date	Dec-23
Capitalisation rate (%)	6.00
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 Non-comparable (N.C.).
4 Inclusive of marketing levy and based on GST inclusive sales.
5 Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	25,453
Number of tenants	117
Total Trade Area (000's)	176
Major tenants ²	Coles, Woolworths
Car spaces	1,445
Moving Annual Turnover (MAT) (\$m) ³	N.C.
MAT/sqm – Total (\$) ³	N.C.
MAT/sqm – Specialty (\$) ³	N.C.
Specialty occupancy cost (%) ^{3,4}	N.C.
Occupancy rate by GLA (%) ³	100.0
Weighted average lease expiry by GLA (years)	5.3
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





Broadmeadows Central

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

Broadmeadows Central is a single level Regional shopping centre with an adjacent Homemaker Centre located approximately 19 kilometres north-west of the Melbourne CBD. It is anchored by Kmart, ALDI, Coles, Woolworths and HOYTS Cinemas and includes more than 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	Internal
Valuation (\$m) ¹	276.0
Valuation date	Dec-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.

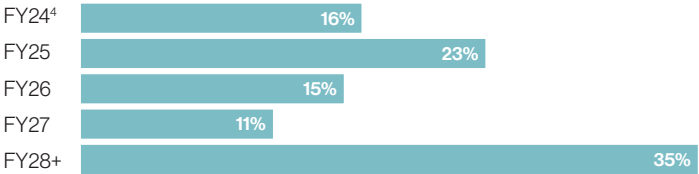
Property metrics

Gross lettable area (GLA) (sqm)	55,665
Number of tenants	156
Total Trade Area (000's)	251
Major tenants ²	ALDI, Coles, HOYTS Cinemas, Kmart, Woolworths
Car spaces	2,186
Moving Annual Turnover (MAT) (\$m)	333.1
MAT/sqm – Total (\$)	6,517
MAT/sqm – Specialty (\$)	8,034
Specialty occupancy cost (%) ³	15.1
Occupancy rate by GLA (%)	98.2
Weighted average lease expiry by GLA (years)	5.8
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 Country

1341 Dandenong Road, Chadstone VIC 3148

chadstone.com.au, hotelchadstone.com.au

Chadstone is a two level Super Regional shopping centre located approximately 17 kilometres south-east of the Melbourne CBD. It is anchored by David Jones, Myer, Kmart, Target, ALDI, Coles 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 Woolworths¹. 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) ²	6,750.0
Valuation date	Dec-23
Capitalisation rate (%)	4.00
Discount rate (%)	6.50

¹ Woolworths temporarily closed from Jan-24 due to Market Place development works.

² Expressed on 100% basis.

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

⁴ Inclusive of marketing levy and based on GST inclusive sales.

⁵ Includes holdovers.

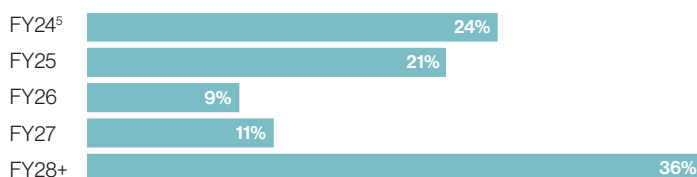
Property metrics

Gross lettable area (GLA) (sqm)	231,286
Number of tenants	443
Total Trade Area (000's)	2,432
Major tenants ^{1,3}	ALDI, Coles, David Jones, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	10,944
Moving Annual Turnover (MAT) (\$m)	2,669.7
MAT/sqm – Total (\$)	14,874
MAT/sqm – Specialty (\$)	29,741
Specialty occupancy cost (%) ⁴	13.2
Occupancy rate by GLA (%)	99.7
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

Bunurong Country

High Street, Cranbourne VIC 3977

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	Internal
Valuation (\$m) ¹	266.0
Valuation date	Dec-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.

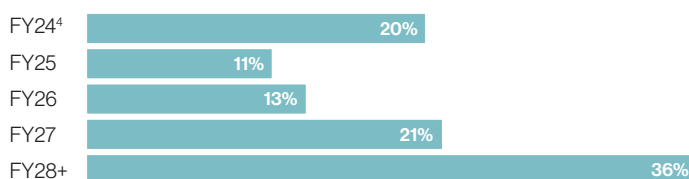
Property metrics

Gross lettable area (GLA) (sqm)	46,415
Number of tenants	127
Total Trade Area (000's)	298
Major tenants ²	Coles, Harris Scarfe, Kmart, Target
Car spaces	1,697
Moving Annual Turnover (MAT) (\$m)	317.3
MAT/sqm – Total (\$)	7,701
MAT/sqm – Specialty (\$)	10,394
Specialty occupancy cost (%) ³	13.2
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	5.0
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

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 and Ted Baker. The adjacent Homemaker Hub comprises over 20 large format stores.

Property overview

State	VIC
Centre type	Outlet Centre
Ownership interest (%)	100
Date acquired	2010
Centre first opened	2005
Latest redevelopment	2006
Valuation External/Internal	External
Valuation (\$m) ¹	190.0
Valuation date	Dec-23
Capitalisation rate (%)	6.75
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 MAT/sqm – Total; MAT/sqm – Specialty; Specialty occupancy cost and Occupancy rate data excludes Homemaker retailers.

⁴ Inclusive of marketing levy and based on GST inclusive sales.

⁵ Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	52,431
Number of tenants	140
Total Trade Area (000's)	1,533
Major tenants ²	–
Car spaces	2,075
Moving Annual Turnover (MAT) (\$m)	310.4
MAT/sqm – Total (\$) ³	12,199
MAT/sqm – Specialty (\$) ³	11,623
Specialty occupancy cost (%) ^{3,4}	12.4
Occupancy rate by GLA (%) ³	100.0
Weighted average lease expiry by GLA (years)	2.8
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	5.5 Star

Tenant mix by gross lettable area (GLA)



● Mini majors
● Specialties
● Other retail

48%
32%
19%

Specialty store lease expiry profile by income

FY24 ⁵	10%
FY25	19%
FY26	14%
FY27	21%
FY28+	36%



DFO Moorabbin

Bunurong Country

250 Centre Dandenong Road, Moorabbin Airport VIC 3194

moorabbin.dfo.com.au

DFO Moorabbin is a single level Outlet Centre located approximately 23 kilometres south-east of the Melbourne CBD. The centre comprises more than 110 outlet retailers including Adidas, Polo Ralph Lauren, Puma, Calvin Klein, Tommy Hilfiger, 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	Internal
Valuation (\$m) ¹	100.0
Valuation date	Dec-23
Capitalisation rate (%)	9.00
Discount rate (%)	9.25

¹ Expressed on 100% basis.

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

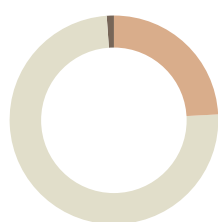
³ Inclusive of marketing levy and based on GST inclusive sales.

⁴ Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	24,364
Number of tenants	125
Total Trade Area (000's)	1,688
Major tenants ²	–
Car spaces	1,362
Moving Annual Turnover (MAT) (\$m)	193.0
MAT/sqm – Total (\$)	8,253
MAT/sqm – Specialty (\$)	8,322
Specialty occupancy cost (%) ³	12.4
Occupancy rate by GLA (%)	99.1
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)



● Mini majors
● Specialties
● Non retail

24%
74%
1%

Specialty store lease expiry profile by income

FY24 ⁴	18%
FY25	22%
FY26	15%
FY27	20%
FY28+	25%



DFO South Wharf

Wurundjeri and Boon Wurrung Country

20 Convention Centre Place, South Wharf VIC 3006

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 145 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	Internal
Valuation (\$m) ¹	700.0
Valuation date	Dec-23
Capitalisation rate (%)	5.75
Discount rate (%)	7.00

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

¹ Expressed on 100% basis.

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

³ MAT/sqm – Total; MAT/sqm – Specialty; Specialty occupancy cost and Occupancy rate data excludes Homemaker retailers.

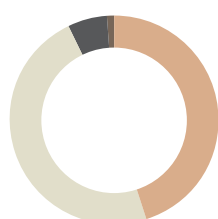
⁴ Inclusive of marketing levy and based on GST inclusive sales.

⁵ Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	55,041
Number of tenants	191
Total Trade Area (000's)	2,862
Major tenants ²	–
Car spaces	3,104
Moving Annual Turnover (MAT) (\$m)	469.1
MAT/sqm – Total (\$) ³	13,108
MAT/sqm – Specialty (\$) ³	11,963
Specialty occupancy cost (%) ^{3,4}	11.9
Occupancy rate by GLA (%) ³	100.0
Weighted average lease expiry by GLA (years)	2.4
Green Star Performance	4 Star
NABERS Energy rating	3 Star
NABERS Water rating	3.5 Star

Tenant mix by gross lettable area (GLA)



● Mini majors
● Specialties
● Other retail
● Non retail

45%
 48%
 6%
 1%

Specialty store lease expiry profile by income

FY24 ⁵	15%
FY25	25%
FY26	14%
FY27	14%
FY28+	31%



DFO Uni Hill

Wurundjeri Country

2 Janefield Drive, Bundoora VIC 3083

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, 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	External
Valuation (\$m) ¹	180.0
Valuation date	Dec-23
Capitalisation rate (%)	6.25
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.

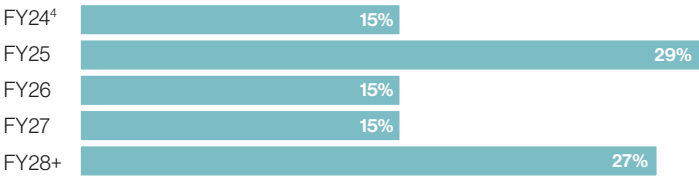
Property metrics

Gross lettable area (GLA) (sqm)	19,718
Number of tenants	94
Total Trade Area (000's)	858
Major tenants ²	–
Car spaces	880
Moving Annual Turnover (MAT) (\$m)	148.6
MAT/sqm – Total (\$)	7,599
MAT/sqm – Specialty (\$)	7,777
Specialty occupancy cost (%) ³	10.4
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	2.6
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 and Boon Wurrung Country
 287 Lonsdale Street, Melbourne VIC 3000
emporiummelbourne.com.au

Emporium Melbourne is a seven level City Centre located in the heart of Melbourne. Opened in 2014, Emporium Melbourne evolved from a beautiful heritage building to be 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, FORTRESS MELBOURNE and newly opened Rebel.

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	External
Valuation (\$m) ¹	1,040.0
Valuation date	Dec-23
Capitalisation rate (%)	5.25
Discount rate (%)	6.75

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.

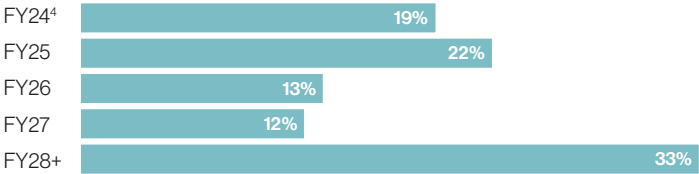
Property metrics

Gross lettable area (GLA) (sqm)	44,066
Number of tenants	176
Total Trade Area (000's)	2,825
Major tenants ²	–
Car spaces	–
Moving Annual Turnover (MAT) (\$m)	445.9
MAT/sqm – Total (\$)	13,123
MAT/sqm – Specialty (\$)	13,838
Specialty occupancy cost (%) ³	19.9
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	3.4
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

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.

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	External
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

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

¹ Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.

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

³ Non-comparable (N.C.).

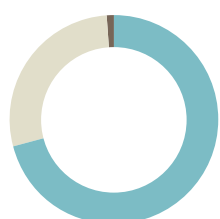
⁴ Inclusive of marketing levy and based on GST inclusive sales.

⁵ Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	11,483
Number of tenants	39
Total Trade Area (000's)	71
Major tenants ²	Coles, Woolworths
Car spaces	501
Moving Annual Turnover (MAT) (\$m) ³	N.C.
MAT/sqm – Total (\$) ³	N.C.
MAT/sqm – Specialty (\$) ³	N.C.
Specialty occupancy cost (%) ^{3,4}	N.C.
Occupancy rate by GLA (%) ³	91.1
Weighted average lease expiry by GLA (years)	8.8
Green Star Performance	4 Star
NABERS Energy rating	3.5 Star
NABERS Water rating	5 Star

Tenant mix by gross lettable area (GLA)



● Supermarkets
● Specialties
● Non retail

71%
28%
1%

Specialty store lease expiry profile by income

FY24 ⁵	13%
FY25	9%
FY26	4%
FY27	33%
FY28+	41%



Myer Bourke Street

Wurundjeri and 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	External
Valuation (\$m) ¹	395.0
Valuation date	Dec-23
Capitalisation rate (%)	6.00
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.

Property metrics

Gross lettable area (GLA) (sqm)	39,924
Number of tenants	1
Major tenants ²	Myer
Car spaces	–
Moving Annual Turnover (MAT) (\$m)	N.A.
MAT/sqm – Total (\$)	N.A.
MAT/sqm – Specialty (\$)	N.A.
Specialty occupancy cost (%) ³	N.A.
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	8.0
Green Star Performance	N.A.
NABERS Energy rating	N.A.
NABERS Water rating	N.A.

Tenant mix by gross lettable area (GLA)





Northland

Wurundjeri Country

2-50 Murray Road, Preston VIC 3072

northlandsc.com.au

Northland is a two level Major Regional shopping centre located approximately 13 kilometres north-east of the Melbourne CBD. It is anchored by Myer, Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas and includes international retailers H&M, JD Sports, Sephora, UNIQLO and more than 200 specialty stores. The centre is complemented by an outdoor entertainment and dining precinct and features facilities such as a 'Quiet Room' and Changing Places 'High Care Lounge'.

Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	GPT Wholesale Shopping Centre Fund – 50
Date acquired	1994
Centre first opened	1966
Latest redevelopment	2023
Valuation External/Internal	Internal
Valuation (\$m) ¹	815.0
Valuation date	Dec-23
Capitalisation rate (%)	6.00
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.

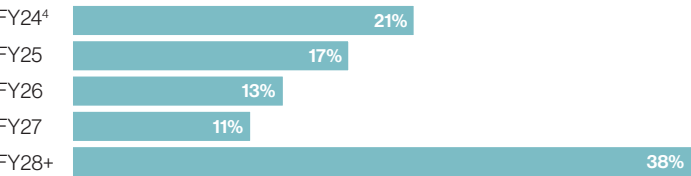
Property metrics

Gross lettable area (GLA) (sqm)	98,053
Number of tenants	249
Total Trade Area (000's)	543
Major tenants ²	ALDI, Coles, HOYTS Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	4,512
Moving Annual Turnover (MAT) (\$m)	662.1
MAT/sqm – Total (\$)	7,211
MAT/sqm – Specialty (\$)	10,956
Specialty occupancy cost (%) ³	14.6
Occupancy rate by GLA (%)	99.6
Weighted average lease expiry by GLA (years)	5.6
Green Star Performance	4 Star
NABERS Energy rating	0 Star
NABERS Water rating	0 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income





Oakleigh Central

Wurundjeri Country

39 Hanover Street, Oakleigh VIC 3166

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

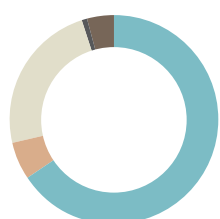
State	VIC
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2003
Centre first opened	1987
Latest redevelopment	2008
Valuation External/Internal	Internal
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

- ¹ Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
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)	14,153
Number of tenants	38
Total Trade Area (000's)	46
Major tenants ²	Coles, Woolworths
Car spaces	614
Moving Annual Turnover (MAT) (\$m)	152.0
MAT/sqm – Total (\$)	11,730
MAT/sqm – Specialty (\$)	8,212
Specialty occupancy cost (%) ³	12.8
Occupancy rate by GLA (%)	97.2
Weighted average lease expiry by GLA (years)	6.2
Green Star Performance	4 Star
NABERS Energy rating	5 Star
NABERS Water rating	4 Star

Tenant mix by gross lettable area (GLA)



- Supermarkets
- Mini majors
- Specialties
- Other retail
- Non retail

67%
6%
24%
1%
4%

Specialty store lease expiry profile by income

FY24 ⁴	8%
FY25	20%
FY26	12%
FY27	25%
FY28+	34%



Roxburgh Village

Wurundjeri Country

250 Somerton Road, Roxburgh Park VIC 3064

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	External
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

¹ Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
² Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

³ Non-comparable (N.C.).

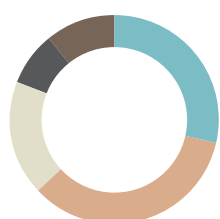
⁴ Inclusive of marketing levy and based on GST inclusive sales.

⁵ Includes holdovers.

Property metrics

Gross lettable area (GLA) (sqm)	25,729
Number of tenants	69
Total Trade Area (000's)	52
Major tenants ²	ALDI, Coles
Car spaces	1,096
Moving Annual Turnover (MAT) (\$m) ³	N.C.
MAT/sqm – Total (\$) ³	N.C.
MAT/sqm – Specialty (\$) ³	N.C.
Specialty occupancy cost (%) ^{3,4}	N.C.
Occupancy rate by GLA (%) ³	100.0
Weighted average lease expiry by GLA (years)	6.3
Green Star Performance	4 Star
NABERS Energy rating	4.5 Star
NABERS Water rating	3 Star

Tenant mix by gross lettable area (GLA)



● Supermarkets
 ● Mini majors
 ● Specialties
 ● Other retail
 ● Non retail

32%
 28%
 20%
 9%
 12%

Specialty store lease expiry profile by income

FY24 ⁵	12%
FY25	19%
FY26	9%
FY27	13%
FY28+	47%



Sunshine Marketplace

Wurundjeri Country

80 Harvester Road, Sunshine VIC 3020

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	Internal
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

- 1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
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.

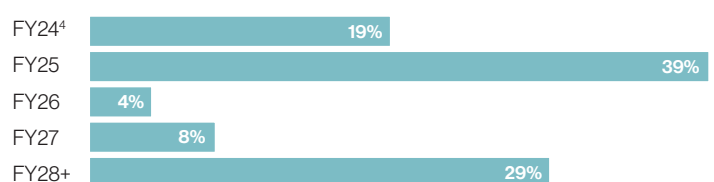
Property metrics

Gross lettable area (GLA) (sqm)	34,175
Number of tenants	68
Total Trade Area (000's)	177
Major tenants ²	Big W, Village Cinemas, Woolworths
Car spaces	1,828
Moving Annual Turnover (MAT) (\$m)	146.4
MAT/sqm – Total (\$)	4,801
MAT/sqm – Specialty (\$)	7,940
Specialty occupancy cost (%) ³	14.3
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	4.1
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 Country

235 Springvale Road, Glen Waverley VIC 3150

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 205 specialty stores and a beautiful outdoor dining precinct.

Property overview

State	VIC
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	1994
Centre first opened	1967
Latest redevelopment	2019
Valuation External/Internal	Internal
Valuation (\$m) ¹	562.0
Valuation date	Dec-23
Capitalisation rate (%)	6.25
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.

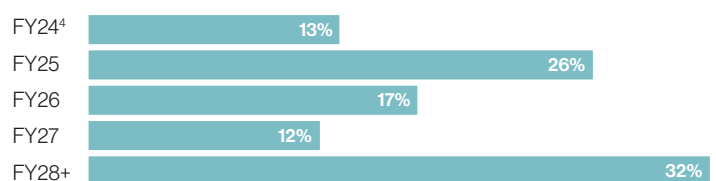
Property metrics

Gross lettable area (GLA) (sqm)	76,508
Number of tenants	253
Total Trade Area (000's)	278
Major tenants ²	ALDI, Coles, David Jones, Target, Woolworths
Car spaces	3,319
Moving Annual Turnover (MAT) (\$m)	525.1
MAT/sqm – Total (\$)	8,084
MAT/sqm – Specialty (\$)	9,034
Specialty occupancy cost (%) ³	17.4
Occupancy rate by GLA (%)	99.8
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 Country

620 Victoria Street, Richmond VIC 3121

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 55 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	Internal
Valuation (\$m) ¹	310.0
Valuation date	Dec-23
Capitalisation rate (%)	6.00
Discount rate (%)	6.75

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.

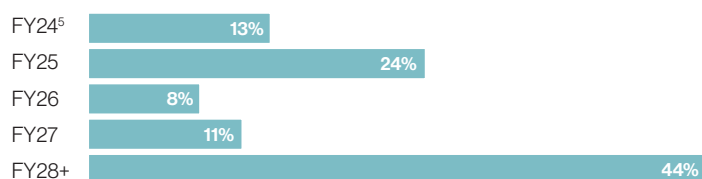
Property metrics

Gross lettable area (GLA) (sqm)	38,039
Number of tenants	74
Total Trade Area (000's)	118
Major tenants ²	Coles, HOYTS Cinemas, Kmart
Car spaces	2,127
Moving Annual Turnover (MAT) (\$m)	245.0
MAT/sqm – Total (\$)	8,240
MAT/sqm – Specialty (\$)	11,936
Specialty occupancy cost (%) ³	12.7
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	5.8
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





- 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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Victoria Park Central	78
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DFO Perth, WA



DFO Perth

Whadjuk Country

11 High Street, Perth Airport WA 6105

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	External
Valuation (\$m) ¹	249.0
Valuation date	Dec-23
Capitalisation rate (%)	6.00
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.

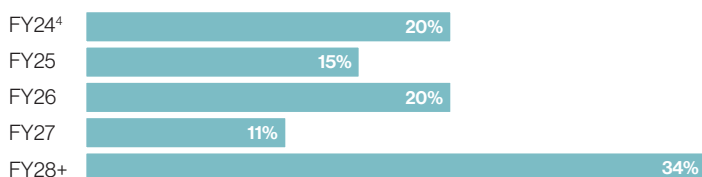
Property metrics

Gross lettable area (GLA) (sqm)	23,465
Number of tenants	113
Total Trade Area (000's)	1,960
Major tenants ²	–
Car spaces	1,621
Moving Annual Turnover (MAT) (\$m)	188.7
MAT/sqm – Total (\$)	8,400
MAT/sqm – Specialty (\$)	8,405
Specialty occupancy cost (%) ³	11.6
Occupancy rate by GLA (%)	98.7
Weighted average lease expiry by GLA (years)	2.2
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

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	Internal
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
 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.

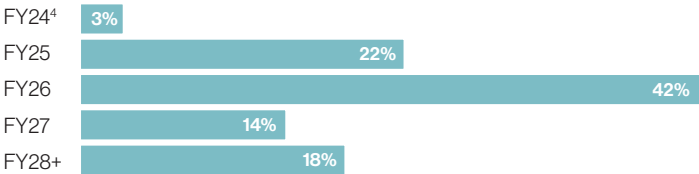
Property metrics

Gross lettable area (GLA) (sqm)	17,146
Number of tenants	53
Total Trade Area (000's)	53
Major tenants ²	Coles, Woolworths
Car spaces	934
Moving Annual Turnover (MAT) (\$m)	126.0
MAT/sqm – Total (\$)	8,522
MAT/sqm – Specialty (\$)	7,684
Specialty occupancy cost (%) ³	12.2
Occupancy rate by GLA (%)	93.2
Weighted average lease expiry by GLA (years)	3.8
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





Ellenbrook Central

Whadjuk Country

11 Main Street, Ellenbrook WA 6069

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	External
Valuation (\$m) ¹	250.0
Valuation date	Dec-23
Capitalisation rate (%)	6.50
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.

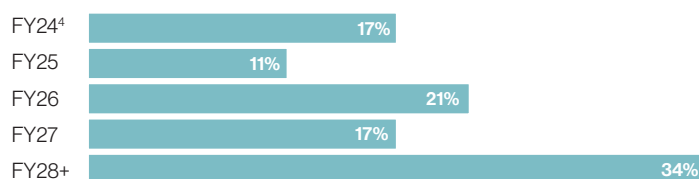
Property metrics

Gross lettable area (GLA) (sqm)	47,317
Number of tenants	118
Total Trade Area (000's)	84
Major tenants ²	ALDI, Big W, Coles, Kmart, Woolworths
Car spaces	2,489
Moving Annual Turnover (MAT) (\$m)	327.3
MAT/sqm – Total (\$)	8,217
MAT/sqm – Specialty (\$)	10,796
Specialty occupancy cost (%) ³	10.5
Occupancy rate by GLA (%)	98.9
Weighted average lease expiry by GLA (years)	4.3
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

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 105 specialty stores.

Property overview

State	WA
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	Perron Investments Pty Ltd – 50
Date acquired	2003
Centre first opened	1994
Latest redevelopment	2008
Valuation External/Internal	External
Valuation (\$m) ¹	356.0
Valuation date	Dec-23
Capitalisation rate (%)	6.75
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 Non-comparable (N.C.).

⁴ Inclusive of marketing levy and based on GST inclusive sales.

⁵ Includes holdovers.

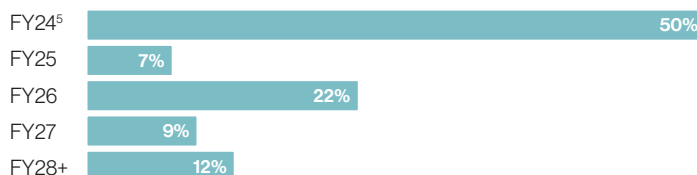
Property metrics

Gross lettable area (GLA) (sqm)	75,413
Number of tenants	144
Total Trade Area (000's)	381
Major tenants ²	ALDI, Coles, Greater Union Cinemas, Kmart, Myer, Target, Woolworths
Car spaces	3,999
Moving Annual Turnover (MAT) (\$m) ³	N.C.
MAT/sqm – Total (\$) ³	N.C.
MAT/sqm – Specialty (\$) ³	N.C.
Specialty occupancy cost (%) ^{3,4}	N.C.
Occupancy rate by GLA (%) ³	N.C.
Weighted average lease expiry by GLA (years)	2.5
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

Gnaala Karla Boodja Country

14 Guava Way, Halls Head WA 6210

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	Internal
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

- 1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
 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)	19,379
Number of tenants	45
Total Trade Area (000's)	54
Major tenants ²	ALDI, Coles, Kmart
Car spaces	960
Moving Annual Turnover (MAT) (\$m)	135.8
MAT/sqm – Total (\$)	8,039
MAT/sqm – Specialty (\$)	9,622
Specialty occupancy cost (%) ³	9.3
Occupancy rate by GLA (%)	94.7
Weighted average lease expiry by GLA (years)	4.4
Green Star Performance	4 Star
NABERS Energy rating	6 Star
NABERS Water rating	4.5 Star

Tenant mix by gross lettable area (GLA)



Specialty store lease expiry profile by income

FY24 ⁴	20%
FY25	20%
FY26	19%
FY27	21%
FY28+	21%



Karratha City

Ngarluma Country

16 Sharpe Avenue, Karratha WA 6714

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	Internal
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
 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.

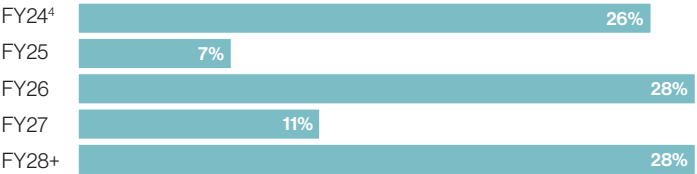
Property metrics

Gross lettable area (GLA) (sqm)	22,990
Number of tenants	53
Total Trade Area (000's)	22
Major tenants ²	Coles, Kmart, Woolworths
Car spaces	1,275
Moving Annual Turnover (MAT) (\$m)	251.5
MAT/sqm – Total (\$)	11,676
MAT/sqm – Specialty (\$)	11,995
Specialty occupancy cost (%) ³	8.6
Occupancy rate by GLA (%)	98.1
Weighted average lease expiry by GLA (years)	3.7
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

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 25 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	Internal
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
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)	15,591
Number of tenants	47
Total Trade Area (000's)	111
Major tenants ²	Big W, Woolworths
Car spaces	1,004
Moving Annual Turnover (MAT) (\$m)	143.4
MAT/sqm – Total (\$)	10,186
MAT/sqm – Specialty (\$)	11,602
Specialty occupancy cost (%) ³	10.2
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	1.7
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

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

Property overview

State	WA
Centre type	Sub Regional
Ownership interest (%)	100
Date acquired	2002
Centre first opened	1980
Latest redevelopment	2004
Valuation External/Internal	External
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
 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.

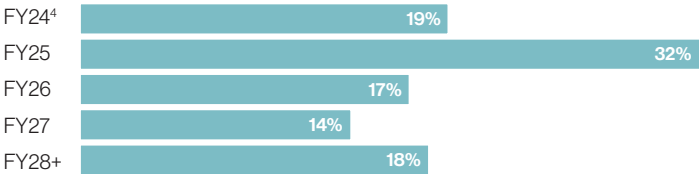
Property metrics

Gross lettable area (GLA) (sqm)	27,929
Number of tenants	75
Total Trade Area (000's)	178
Major tenants ²	Coles, Kmart, Woolworths
Car spaces	2,164
Moving Annual Turnover (MAT) (\$m)	208.7
MAT/sqm – Total (\$)	8,553
MAT/sqm – Specialty (\$)	9,040
Specialty occupancy cost (%) ³	10.8
Occupancy rate by GLA (%)	95.4
Weighted average lease expiry by GLA (years)	5.7
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

Gnaala Karla Boodja Country
 330 Pinjarra Road, Mandurah WA 6210
mandurahforum.com.au

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

Property overview

State	WA
Centre type	Major Regional
Ownership interest (%)	Vicinity Centres – 50
Co-owner (%)	ISPT Core Fund – 50
Date acquired	1985
Centre first opened	1983
Latest redevelopment	2018
Valuation External/Internal	External
Valuation (\$m) ¹	395.0
Valuation date	Dec-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)	66,199
Number of tenants	195
Total Trade Area (000's)	128
Major tenants ²	Big W, Coles, David Jones, Kmart, Target, Woolworths
Car spaces	3,076
Moving Annual Turnover (MAT) (\$m)	457.2
MAT/sqm – Total (\$)	7,432
MAT/sqm – Specialty (\$)	8,785
Specialty occupancy cost (%) ³	14.9
Occupancy rate by GLA (%)	97.0
Weighted average lease expiry by GLA (years)	4.8
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

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	Internal
Valuation (\$m) ¹	390.0
Valuation date	Dec-23
Capitalisation rate (%)	6.75
Discount rate (%)	8.00

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.

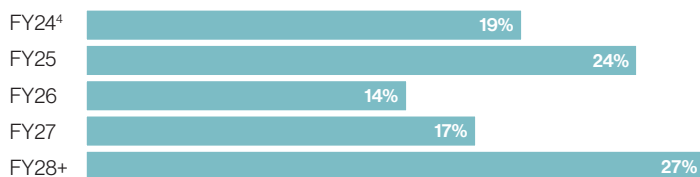
Property metrics

Gross lettable area (GLA) (sqm)	62,083
Number of tenants	186
Total Trade Area (000's)	226
Major tenants ²	Ace Cinemas, Coles, Kmart, Target, Woolworths
Car spaces	3,229
Moving Annual Turnover (MAT) (\$m)	495.0
MAT/sqm – Total (\$)	9,145
MAT/sqm – Specialty (\$)	10,222
Specialty occupancy cost (%) ³	12.8
Occupancy rate by GLA (%)	98.2
Weighted average lease expiry by GLA (years)	4.0
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

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

Property overview

State	WA
Centre type	Neighbourhood
Ownership interest (%)	100
Date acquired	2004
Centre first opened	2004
Latest redevelopment	N.A.
Valuation External/Internal	Internal
Valuation (\$m) ¹	N.P.
Valuation date	Dec-23
Capitalisation rate (%) ¹	N.P.
Discount rate (%) ¹	N.P.

1 Assets with valuations that are less than \$125m (Vicinity share) are not published (N.P.) for commercial reasons.
 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.

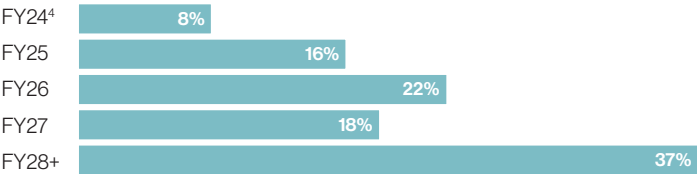
Property metrics

Gross lettable area (GLA) (sqm)	5,776
Number of tenants	25
Total Trade Area (000's)	44
Major tenants ²	Woolworths
Car spaces	219
Moving Annual Turnover (MAT) (\$m)	57.9
MAT/sqm – Total (\$)	10,971
MAT/sqm – Specialty (\$)	8,189
Specialty occupancy cost (%) ³	10.4
Occupancy rate by GLA (%)	97.3
Weighted average lease expiry by GLA (years)	1.9
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

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	External
Valuation (\$m) ¹	160.3
Valuation date	Dec-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.

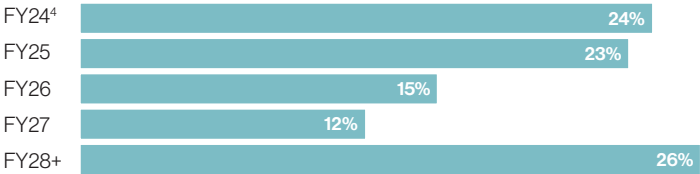
Property metrics

Gross lettable area (GLA) (sqm)	32,099
Number of tenants	94
Total Trade Area (000's)	105
Major tenants ²	ALDI, Coles, HOYTS Cinemas, Kmart, Woolworths
Car spaces	1,543
Moving Annual Turnover (MAT) (\$m)	278.7
MAT/sqm – Total (\$)	9,356
MAT/sqm – Specialty (\$)	9,209
Specialty occupancy cost (%) ³	12.0
Occupancy rate by GLA (%)	100.0
Weighted average lease expiry by GLA (years)	5.5
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





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