

# REAL LIFE EXPERIENCES



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

We are pleased to see our customers continue to re-engage with their favourite destinations during the period, despite the ongoing impacts of COVID-19.

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Cover image: Chadstone, VIC

This page: The Glen, VIC

### Disclaimer

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

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The information and figures contained in this document are current only as at 30 June 2021 unless otherwise specified. In addition, the information presented is in summary form only and does not purport to be complete. It is to be read in conjunction with the Financial Report for the full-year ended 30 June 2021, lodged with the Australian Securities Exchange (ASX) on 18 August 2021.

### Effect of rounding

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

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### Authorisation

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



# ABOUT VICINITY CENTRES

OUR VISION IS TO REIMAGINE DESTINATIONS OF THE FUTURE, WHERE PEOPLE LOVE TO CONNECT.



Ellenbrook Central, WA

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

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

Vicinity has 61 assets under management around Australia, valued at \$22.2 billion across approximately 2.5 million square metres of gross lettable area.

Vicinity's directly-owned portfolio (Direct Portfolio) of 59 shopping centres is valued at \$13.5 billion, just over half of which comprises Vicinity's Flagship portfolio, which includes Chadstone, Australia's number one shopping centre by retail sales<sup>1</sup>, seven premium CBD centres located across Australia's three largest cities, and Australia's leading outlet centre portfolio, the DFOs.

Vicinity continues to progress implementation of energy, water and carbon reduction programs to improve the environmental efficiency of our shopping centres, as we work towards meeting our target of Net Zero carbon emissions<sup>2</sup> by 2030. In 2021, Vicinity was one of only three Australian companies to be included in CDP's<sup>3</sup> Climate A-List, ranked third in the Australian Retail Shopping Centre category by Global Real Estate Sustainability Benchmark (GRESB)<sup>4</sup>, ranked seventh most sustainable real estate company globally by Dow Jones Sustainability Index (DJSI); and has a 4.4 Star<sup>5</sup> Portfolio NABERS Energy rating.



Vicinity has embarked on a three-year strategic partnership with the Australian Red Cross, leveraging our national centre network to deliver a range of community support programs and localised fundraising activities.

1. Reported in the Big Guns 2020 survey.  
2. For our wholly-owned retail assets. Consistent with GHG Protocol, this applies to common mall areas.  
3. Formerly Carbon Disclosure Project.  
4. GRESB includes listed and unlisted funds.  
5. NABERS Sustainable Portfolio Index 2021, based on Vicinity's ownership interest and 2021 rating as at December 2020 with 91% portfolio coverage.

[DISCOVER MORE](#)

## FIND THE PERFECT FIT



Our customers love browsing through their favourite fashion brands in store. They can see the colours, feel the quality and get the perfect fit every time. Our retailers have the opportunity to offer excellent customer service and ensure a consistent and memorable experience.

## GRAB THE ESSENTIALS



With a broad selection of everyday essentials on offer, our customers can find what they need. From groceries to home office supplies, our centres are the quick and easy place to stock up.

# FOCUS ON HEALTH



In our fast-paced world, looking after our health is more important than ever. Our customers can access our centres for the products and services they need to keep them feeling good. From state of the art gyms to health and supplement stores and the latest fitness apparel, our centres are community health and wellness hubs.

# EXPRESS YOURSELF



With the best in class retailers across our centres, we bring the latest trends in hair, skin, nails and cosmetics to our consumers. Treat yourself to a facial, haircut and manicure in store or grab everything you need for your at-home regime.

# DIRECT PORTFOLIO

## Key statistics by centre type

|  | Total portfolio | Chadstone | Premium CBDs | DFOs <sup>1</sup> | Core  |
|--|-----------------|-----------|--------------|-------------------|-------|
| Number of retail assets                    | 59              | 1         | 7            | 7                 | 44    |
| Gross lettable area (000's) (sqm)          | 2,421           | 234       | 222          | 231               | 1,735 |
| Total value <sup>2</sup> (\$m)             | 13,468          | 3,016     | 1,965        | 1,745             | 6,742 |
| Portfolio weighting by value (%)           | 100             | 22        | 15           | 13                | 50    |
| Capitalisation rate (weighted average) (%) | 5.49            | 3.88      | 4.97         | 5.93              | 6.25  |
| Occupancy rate (%)                         | 98.2            | 99.0      | 96.9         | 98.0              | 98.4  |

Note: Totals may not sum due to rounding.

1. Includes DFO Brisbane business.

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

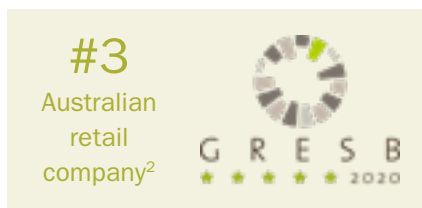
## Composition by centre type<sup>a</sup>



|                |     |
|----------------|-----|
| Super Regional | 22% |
| City Centre    | 15% |
| Major Regional | 18% |
| Regional       | 11% |
| Sub Regional   | 20% |
| Neighbourhood  | 1%  |
| Outlet Centre  | 13% |

Note: Totals may not sum due to rounding.

a Expressed by ownership value.



1. One of only three Australian companies in CDP's Climate A list. CDP formerly known as Carbon Disclosure Project.

2. Global Real Estate Sustainability Benchmark which includes listed and unlisted funds.

3. For our wholly-owned retail assets. Consistent with GHG Protocol, this applies to common mall areas.

4. Dow Jones Sustainability Index.

5. NABERS Sustainable Portfolio Index 2021, based on Vicinity's ownership interest and 2021 rating as at December 2020 with 91% portfolio coverage, December 2019 rating has 86% portfolio coverage.

# DIRECT PORTFOLIO

59

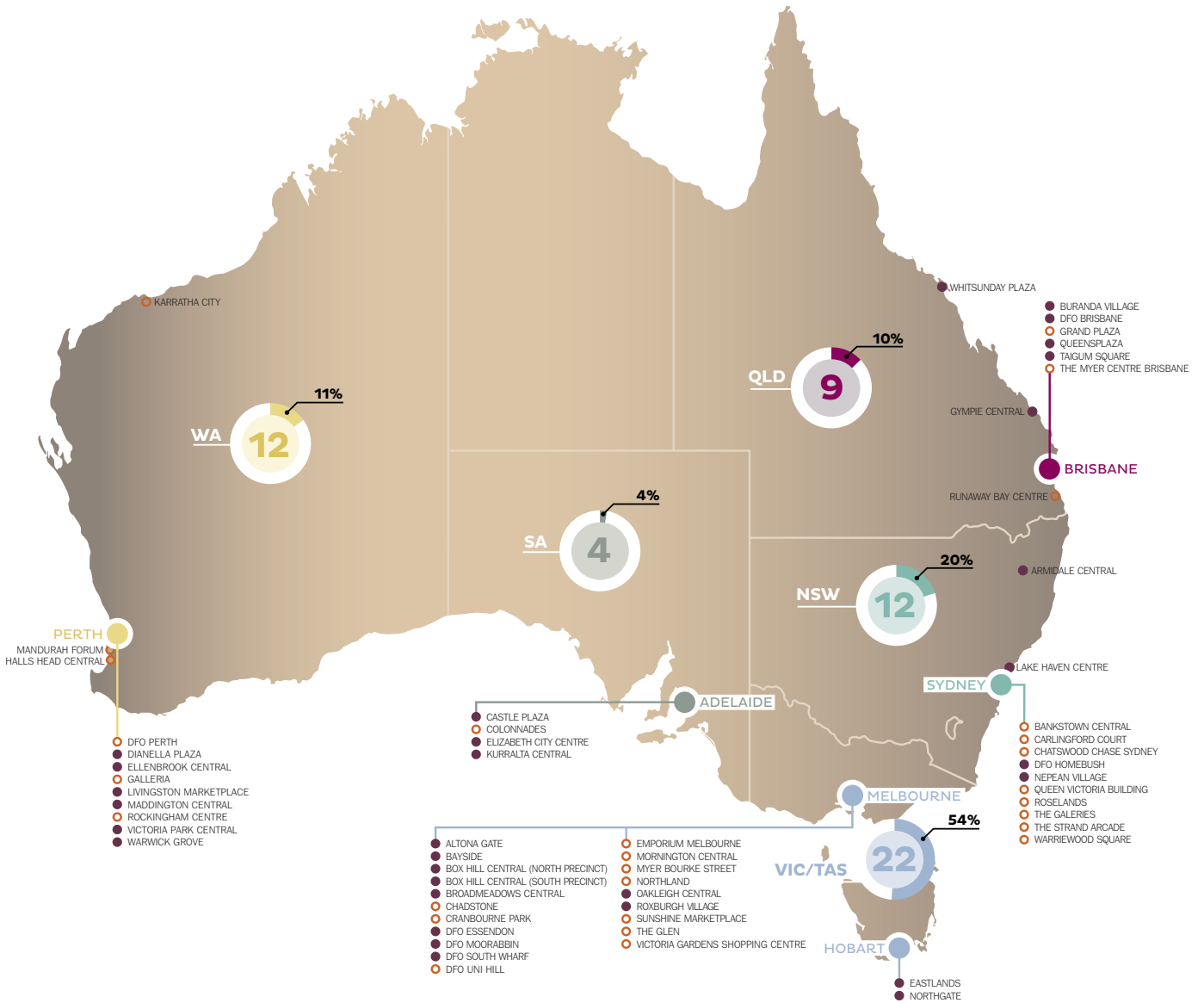
shopping centres

\$13.5 billion

total value

2.4 million sqm

gross lettable area



Note: Totals may not sum due to rounding.

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

## ASSET SUMMARIES

|                                       | Centre type    | Ownership interest (%) | Gross lettable area (GLA) (sqm) | Occupancy rate by GLA (%) | Value As at 30-Jun-21 <sup>1,2</sup> (\$m) | Net revaluation movement <sup>1,3</sup> (\$m) | Capitalisation rate |                     | Movement | Discount rate As at 30-Jun-21 (%) | Page number |
|---------------------------------------|----------------|------------------------|---------------------------------|---------------------------|--|---|---------------------|---------------------|----------|-----------------------------------|-------------|
|                                       |                |                        |                                 |                           |  |   | As at 30-Jun-21 (%) | As at 31-Dec-20 (%) |          |                                   |             |
| <b>New South Wales</b>                |                |                        |                                 |                           |  |   |                     |                     |          |                                   | <b>11</b>   |
| Armidale Central <sup>4</sup>         | Sub Regional   | 100                    | 14,741                          | n.a.                      | 34.5                                       | (1.1)   | 7.00                | 7.50                | (0.50)   | 7.25                              | <b>13</b>   |
| Bankstown Central <sup>4</sup>        | Major Regional | 50                     | 85,453                          | n.a.                      | 260.5                                      | (13.6)  | 6.00                | 6.00                | -        | 6.75                              | <b>14</b>   |
| Carlingford Court                     | Sub Regional   | 50                     | 33,297                          | 99.3                      | 98.6                                       | (0.6)   | 6.25                | 6.25                | -        | 6.75                              | <b>15</b>   |
| Chatswood Chase Sydney <sup>4</sup>   | Major Regional | 51                     | 63,472                          | n.a.                      | 426.3                                      | (13.4)  | 5.00                | 5.00                | -        | 6.50                              | <b>16</b>   |
| DFO Homebush                          | Outlet Centre  | 100                    | 28,229                          | 97.5                      | 626.9                                      | 16.4  | 5.25                | 5.25                | -        | 6.75                              | <b>17</b>   |
| Lake Haven Centre                     | Sub Regional   | 100                    | 43,145                          | 98.6                      | 270.0                                      | (4.9)   | 6.50                | 6.50                | -        | 7.00                              | <b>18</b>   |
| Nepean Village                        | Sub Regional   | 100                    | 23,058                          | 99.4                      | 201.3                                      | (0.4)   | 5.75                | 5.75                | -        | 6.75                              | <b>19</b>   |
| Queen Victoria Building               | City Centre    | 50                     | 14,029                          | 92.5                      | 270.3                                      | (6.2)   | 5.13                | 5.13                | -        | 6.50                              | <b>20</b>   |
| Roselands <sup>4</sup>                | Major Regional | 50                     | 63,498                          | n.a.                      | 139.0                                      | (7.4)   | 6.25                | 6.25                | -        | 7.00                              | <b>21</b>   |
| The Galleries                         | City Centre    | 50                     | 14,997                          | 99.8                      | 146.5                                      | (6.8)   | 5.00                | 5.00                | -        | 6.25                              | <b>22</b>   |
| The Strand Arcade                     | City Centre    | 50                     | 5,738                           | 95.8                      | 109.4                                      | (6.1)   | 4.75                | 4.75                | -        | 6.25                              | <b>23</b>   |
| Warriewood Square                     | Sub Regional   | 50                     | 30,281                          | 99.0                      | 127.8                                      | (6.9)   | 6.00                | 6.00                | -        | 6.75                              | <b>24</b>   |
| <b>Queensland</b>                     |                |                        |                                 |                           |  |   |                     |                     |          |                                   | <b>25</b>   |
| Buranda Village                       | Sub Regional   | 100                    | 11,645                          | 99.9                      | 38.0                                       | 0.0   | 6.00                | 6.00                | -        | 6.25                              | <b>27</b>   |
| DFO Brisbane                          | Outlet Centre  | 100                    | 26,124                          | 98.7                      | 67.0                                       | 3.8   | 7.75                | 7.75                | -        | 7.25                              | <b>28</b>   |
| Grand Plaza                           | Regional       | 50                     | 53,375                          | 97.4                      | 182.0                                      | 3.7   | 6.00                | 6.00                | -        | 7.00                              | <b>29</b>   |
| Gympie Central                        | Sub Regional   | 100                    | 14,089                          | 97.7                      | 72.5                                       | 2.3   | 7.25                | 7.25                | -        | 7.75                              | <b>30</b>   |
| QueensPlaza <sup>4</sup>              | City Centre    | 100                    | 39,578                          | n.a.                      | 665.0                                      | (17.2)  | 4.75                | 4.75                | -        | 6.25                              | <b>31</b>   |
| Runaway Bay Centre                    | Regional       | 50                     | 42,692                          | 97.5                      | 107.0                                      | (3.0)   | 6.25                | 6.25                | -        | 7.00                              | <b>32</b>   |
| Taigum Square                         | Sub Regional   | 100                    | 22,836                          | 99.2                      | 89.0                                       | 5.5   | 6.75                | 7.00                | (0.25)   | 7.75                              | <b>33</b>   |
| The Myer Centre Brisbane <sup>4</sup> | City Centre    | 25                     | 63,171                          | n.a.                      | 118.8                                      | (7.7)   | 5.75                | 5.75                | -        | 6.75                              | <b>34</b>   |
| Whitsunday Plaza                      | Sub Regional   | 100                    | 22,358                          | 99.7                      | 60.5                                       | (0.4)   | 7.25                | 7.25                | -        | 7.50                              | <b>35</b>   |

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

1. Based on ownership interest.
2. Valuations of NSW assets reflect carrying values, 30 June 2021 valuations have been adjusted for the estimated impacts of the increase in COVID-19 cases observed from June 2021.
3. Net revaluation movement excludes non-cash adjustments for the amortisation of lease incentives and straight lining of rent.
4. Occupancy rate non-comparable for reporting purposes.



## ASSET SUMMARIES

|                                   | Centre type    | Ownership interest (%) | Gross lettable area (GLA) (sqm) | Occupancy rate by GLA (%) | Value As at 30-Jun-21 <sup>1</sup> (\$m) | Net revaluation movement <sup>1,2</sup> (\$m) | Capitalisation rate |                     | Movement | Discount rate As at 30-Jun-21 (%) | Page number |
|-----------------------------------|----------------|------------------------|---------------------------------|---------------------------|--|---|---------------------|---------------------|----------|-----------------------------------|-------------|
|                                   |                |                        |                                 |                           |  |   | As at 30-Jun-21 (%) | As at 31-Dec-20 (%) |          |                                   |             |
| <b>South Australia</b>            |                |                        |                                 |                           |  |   |                     |                     |          |                                   | <b>36</b>   |
| Castle Plaza                      | Sub Regional   | 100                    | 22,838                          | 98.5                      | 142.0                                    | (0.4)   | 7.00                | 7.00                | -        | 7.50                              | <b>38</b>   |
| Colonnades                        | Regional       | 50                     | 86,564                          | 99.0                      | 113.2                                    | (0.8)   | 7.50                | 7.50                | -        | 8.00                              | <b>39</b>   |
| Elizabeth City Centre             | Regional       | 100                    | 80,495                          | 98.9                      | 290.0                                    | (2.0)   | 7.50                | 7.50                | -        | 8.25                              | <b>40</b>   |
| Kurralt Central                   | Sub Regional   | 100                    | 10,675                          | 100.0                     | 45.5                                     | 2.5   | 6.00                | 6.25                | (0.25)   | 6.50                              | <b>41</b>   |
| <b>Victoria</b>                   |                |                        |                                 |                           |  |   |                     |                     |          |                                   | <b>42</b>   |
| Altona Gate                       | Sub Regional   | 100                    | 26,429                          | 97.9                      | 107.0                                    | (0.4)   | 6.25                | 6.25                | -        | 6.50                              | <b>44</b>   |
| Bayside                           | Major Regional | 100                    | 89,144                          | 98.0                      | 430.0                                    | (12.8)  | 6.25                | 6.25                | -        | 7.00                              | <b>45</b>   |
| Box Hill Central (North Precinct) | Sub Regional   | 100                    | 14,639                          | 99.2                      | 118.0                                    | (7.0)   | 6.00                | 6.00                | -        | 6.50                              | <b>46</b>   |
| Box Hill Central (South Precinct) | Sub Regional   | 100                    | 23,180                          | 98.6                      | 203.0                                    | (8.4)   | 6.00                | 6.00                | -        | 7.00                              | <b>47</b>   |
| Broadmeadows Central              | Regional       | 100                    | 61,460                          | 100.0                     | 260.4                                    | 7.0   | 6.75                | 6.75                | -        | 7.50                              | <b>48</b>   |
| Chadstone                         | Super Regional | 50                     | 233,620                         | 99.0                      | 3,016.0                                  | (64.1)  | 3.88                | 3.88                | -        | 6.00                              | <b>49</b>   |
| Cranbourne Park                   | Regional       | 50                     | 46,932                          | 98.6                      | 127.0                                    | 0.6   | 6.25                | 6.25                | -        | 7.00                              | <b>50</b>   |
| DFO Essendon <sup>3</sup>         | Outlet Centre  | 100                    | 52,489                          | 98.6                      | 165.0                                    | 2.7   | 6.75                | 6.75                | -        | 7.00                              | <b>51</b>   |
| DFO Moorabbin                     | Outlet Centre  | 100                    | 24,531                          | 97.6                      | 104.0                                    | (1.7)   | 8.00                | 8.00                | -        | 9.00                              | <b>52</b>   |
| DFO South Wharf <sup>3</sup>      | Outlet Centre  | 100                    | 55,747                          | 94.7                      | 610.0                                    | (3.2)   | 5.75                | 5.75                | -        | 7.00                              | <b>53</b>   |
| DFO Uni Hill                      | Outlet Centre  | 50                     | 19,691                          | 95.5                      | 62.0                                     | 1.7   | 6.75                | 6.75                | -        | 7.25                              | <b>54</b>   |
| Emporium Melbourne <sup>4</sup>   | City Centre    | 50                     | 44,807                          | n.a.                      | 520.0                                    | (24.2)  | 4.75                | 4.75                | -        | 6.50                              | <b>55</b>   |
| Mornington Central                | Sub Regional   | 50                     | 11,798                          | 100.0                     | 35.0                                     | (0.2)   | 6.00                | 6.00                | -        | 6.25                              | <b>56</b>   |
| Myer Bourke Street                | City Centre    | 33                     | 39,924                          | 100.0                     | 135.0                                    | (7.5)   | 6.00                | 5.75                | 0.25     | 7.25                              | <b>57</b>   |
| Northland                         | Major Regional | 50                     | 97,755                          | 97.7                      | 402.5                                    | (11.8)  | 5.50                | 5.50                | -        | 6.75                              | <b>58</b>   |
| Oakleigh Central                  | Neighbourhood  | 100                    | 14,360                          | 97.9                      | 80.0                                     | 2.2   | 5.50                | 5.75                | (0.25)   | 6.50                              | <b>59</b>   |
| Roxburgh Village                  | Sub Regional   | 100                    | 24,745                          | 100.0                     | 93.0                                     | (0.2)   | 7.25                | 7.25                | -        | 7.75                              | <b>60</b>   |
| Sunshine Marketplace              | Sub Regional   | 50                     | 34,184                          | 97.2                      | 61.5                                     | 1.7   | 6.25                | 6.50                | (0.25)   | 6.75                              | <b>61</b>   |
| The Glen <sup>4</sup>             | Major Regional | 50                     | 76,624                          | n.a.                      | 327.5                                    | (4.3)   | 5.50                | 5.50                | -        | 7.00                              | <b>62</b>   |
| Victoria Gardens Shopping Centre  | Sub Regional   | 50                     | 37,949                          | 99.6                      | 144.8                                    | 0.8   | 6.00                | 6.00                | -        | 7.00                              | <b>63</b>   |

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

1. Based on ownership interest.
2. Net revaluation movement excludes non-cash adjustments for the amortisation of lease incentives and straight lining of rent.
3. Occupancy data excludes Homemaker retailers.
4. Occupancy rate non-comparable for reporting purposes.

## ASSET SUMMARIES

|                                 | Centre type    | Ownership interest (%) | Gross lettable area (GLA) (sqm) | Occupancy rate by GLA (%) | Value As at 30-Jun-21 <sup>1</sup> (\$m) | Net revaluation movement <sup>1,2</sup> (\$m) | Capitalisation rate |                     | Movement | Discount rate As at 30-Jun-21 (%) | Page number |
|---------------------------------|----------------|------------------------|---------------------------------|---------------------------|--|---|---------------------|---------------------|----------|-----------------------------------|-------------|
|                                 |                |                        |                                 |                           |  |   | As at 30-Jun-21 (%) | As at 31-Dec-20 (%) |          |                                   |             |
| <b>Tasmania</b>                 |                |                        |                                 |                           |  |   |                     |                     |          |                                   | <b>42</b>   |
| Eastlands                       | Regional       | 100                    | 33,262                          | 99.4                      | 163.0                                    | 4.8   | 6.75                | 7.00                | (0.25)   | 7.00                              | <b>64</b>   |
| Northgate                       | Sub Regional   | 100                    | 19,479                          | 98.7                      | 83.0                                     | (0.6)   | 7.50                | 7.75                | (0.25)   | 7.75                              | <b>65</b>   |
| <b>Western Australia</b>        |                |                        |                                 |                           |  |   |                     |                     |          |                                   | <b>66</b>   |
| DFO Perth                       | Outlet Centre  | 50                     | 23,837                          | 98.9                      | 110.0                                    | 4.9   | 6.00                | 6.00                | -        | 7.25                              | <b>68</b>   |
| Dianella Plaza                  | Neighbourhood  | 100                    | 17,142                          | 95.3                      | 63.0                                     | 1.4   | 7.25                | 7.50                | (0.25)   | 7.75                              | <b>69</b>   |
| Ellenbrook Central <sup>3</sup> | Sub Regional   | 100                    | 46,905                          | n.a.                      | 250.0                                    | 1.6   | 6.00                | 6.00                | -        | 7.00                              | <b>70</b>   |
| Galleria                        | Major Regional | 50                     | 81,679                          | 95.8                      | 235.0                                    | (8.6)   | 6.00                | 6.00                | -        | 6.50                              | <b>71</b>   |
| Halls Head Central              | Sub Regional   | 50                     | 19,368                          | 93.1                      | 38.3                                     | (0.8)   | 7.00                | 7.00                | -        | 7.50                              | <b>72</b>   |
| Karratha City                   | Sub Regional   | 50                     | 23,478                          | 97.4                      | 49.3                                     | 3.4   | 7.75                | 7.75                | -        | 7.75                              | <b>73</b>   |
| Livingston Marketplace          | Sub Regional   | 100                    | 15,601                          | 100.0                     | 79.5                                     | (0.6)   | 6.25                | 6.25                | -        | 7.25                              | <b>74</b>   |
| Maddington Central              | Sub Regional   | 100                    | 27,838                          | 96.7                      | 90.0                                     | (2.6)   | 7.75                | 7.75                | -        | 8.00                              | <b>75</b>   |
| Mandurah Forum                  | Major Regional | 50                     | 66,020                          | 95.7                      | 217.5                                    | 1.9   | 6.25                | 6.25                | -        | 7.00                              | <b>76</b>   |
| Rockingham                      | Regional       | 50                     | 62,216                          | 96.2                      | 210.0                                    | 3.6   | 6.00                | 6.00                | -        | 7.00                              | <b>77</b>   |
| Victoria Park Central           | Neighbourhood  | 100                    | 5,775                           | 96.7                      | 24.5                                     | (0.4)   | 6.00                | 6.25                | (0.25)   | 6.75                              | <b>78</b>   |
| Warwick Grove                   | Sub Regional   | 100                    | 32,113                          | 99.8                      | 152.0                                    | 4.3   | 7.25                | 7.50                | (0.25)   | 8.00                              | <b>79</b>   |

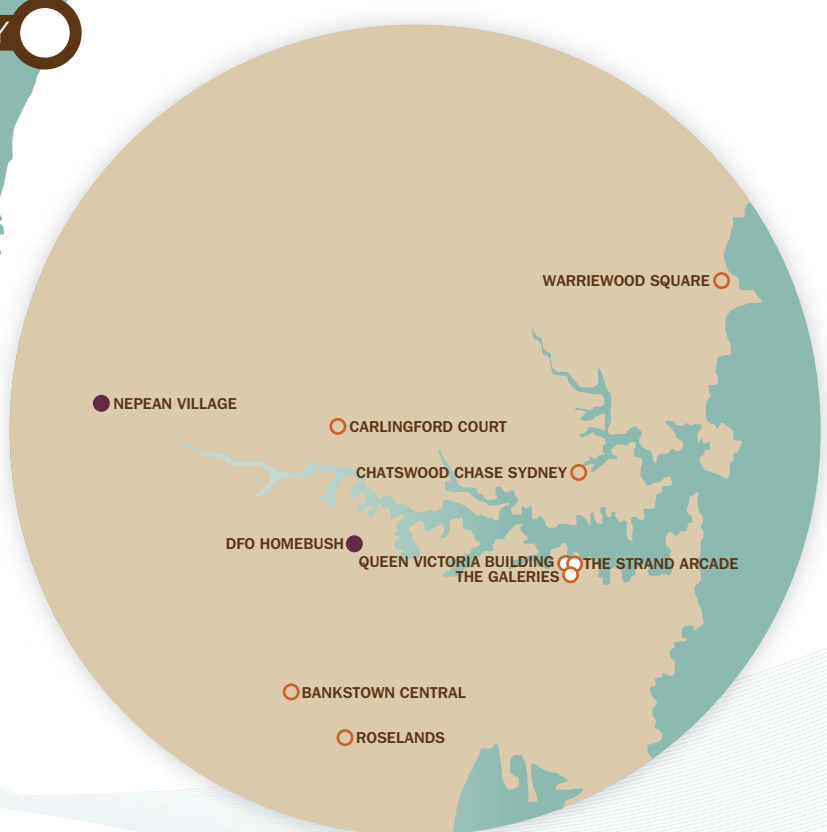
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

1. Based on ownership interest.

2. Net revaluation movement excludes non-cash adjustments for the amortisation of lease incentives and straight lining of rent.

3. Occupancy rate non-comparable for reporting purposes.

# NEW SOUTH WALES



- Wholly owned
- Jointly owned

## NEW SOUTH WALES

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





## ARMIDALE CENTRAL

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

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | NSW          |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 2007         |
| Centre first opened          | 2007         |
| Latest redevelopment         | n.a.         |
| Valuation External/Internal  | External     |
| Valuation (\$m) <sup>1</sup> | 34.5         |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 7.00         |
| Discount rate (%)            | 7.25         |

### Property metrics

|  |            |
|--|------------|
| Gross lettable area (GLA) (sqm)              | 14,741     |
| Number of tenants                            | 33         |
| Total Trade Area (000's)                     | 62         |
| Major tenants <sup>2</sup>                   | Woolworths |
| Car spaces                                   | 613        |
| Occupancy rate by GLA (%) <sup>3</sup>       | n.a.       |
| Weighted average lease expiry by GLA (years) | 4.3        |
| Green Star – Performance                     | 3 Stars    |
| NABERS Energy rating                         | 0 Star     |
| NABERS Water rating                          | 5.5 Stars  |

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

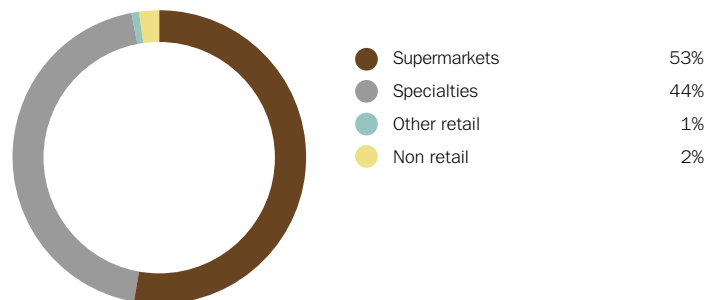
1 Expressed on 100% basis.

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

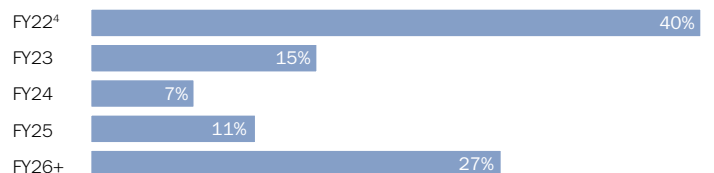
3 Occupancy rate non-comparable for reporting purposes.

4 Includes holdovers.

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



### Specialty store lease expiry profile by income





# BANKSTOWN CENTRAL

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

Bankstown Central is a three level Major Regional shopping centre located approximately 24 kilometres south-west of the Sydney CBD, lying within the area covered by the Sydenham to Bankstown Urban Renewal Corridor. It is anchored by Myer, Big W, Kmart, Target, Woolworths and SUPA IGA and includes more than 210 specialty stores.

## Property overview

|                                |                       |
|--------------------------------|-----------------------|
| State                          | NSW                   |
| Centre type                    | Major Regional        |
| Ownership interest (%)         | Vicinity Centres – 50 |
| Co-owner (%)                   | Private investor – 50 |
| Date acquired                  | 2003                  |
| Centre first opened            | 1966                  |
| Latest redevelopment           | 2008                  |
| Valuation External/Internal    | External              |
| Valuation (\$m) <sup>1,2</sup> | 521.0                 |
| Valuation date                 | Jun-21                |
| Capitalisation rate (%)        | 6.00                  |
| Discount rate (%)              | 6.75                  |

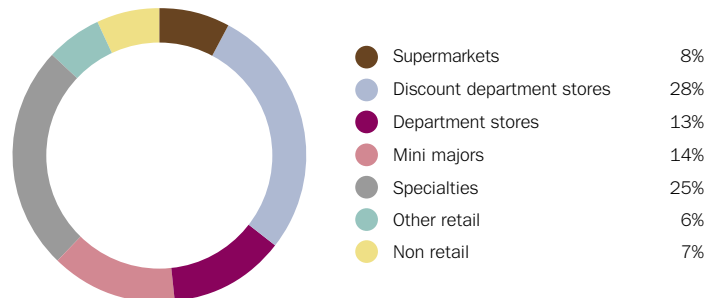
## Property metrics

|  |  |
|--|--|
| Gross lettable area (GLA) (sqm)              | 85,453   |
| Number of tenants                            | 262  |
| Total Trade Area (000's)                     | 516  |
| Major tenants <sup>3</sup>                   | Big W, Kmart, Myer, SUPA IGA, Target, Woolworths |
| Car spaces                                   | 3,174  |
| Occupancy rate by GLA (%) <sup>4</sup>       | n.a.   |
| Weighted average lease expiry by GLA (years) | 3.0  |
| Green Star – Performance                     | 3 Stars  |
| NABERS Energy rating                         | 4.5 Stars  |
| NABERS Water rating                          | 3 Stars  |

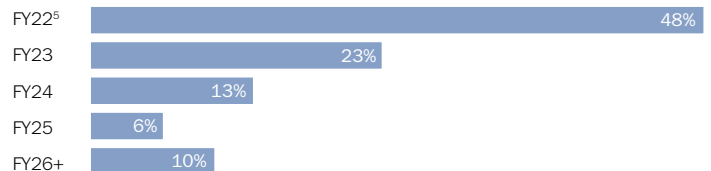
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

- Expressed on 100% basis.
- Valuations of NSW assets reflect carrying values, 30 June 2021 valuations have been adjusted for the estimated impacts of the increase in COVID-19 cases observed from June 2021.
- Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
- Occupancy rate non-comparable for reporting purposes.
- Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income





## CARLINGFORD COURT

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

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

### Property overview

|                                |                       |
|--------------------------------|-----------------------|
| State                          | NSW                   |
| Centre type                    | Sub Regional          |
| Ownership interest (%)         | Vicinity Centres – 50 |
| Co-owner (%)                   | Private investor – 50 |
| Date acquired                  | 2013                  |
| Centre first opened            | 1965                  |
| Latest redevelopment           | 2007                  |
| Valuation External/Internal    | External              |
| Valuation (\$m) <sup>1,2</sup> | 197.2                 |
| Valuation date                 | Jun-21                |
| Capitalisation rate (%)        | 6.25                  |
| Discount rate (%)              | 6.75                  |

### Property metrics

|  |                           |
|--|---------------------------|
| Gross lettable area (GLA) (sqm)              | 33,297                    |
| Number of tenants                            | 99                        |
| Total Trade Area (000's)                     | 171                       |
| Major tenants <sup>3</sup>                   | Coles, Target, Woolworths |
| Car spaces                                   | 1,472                     |
| Occupancy rate by GLA (%)                    | 99.3                      |
| Weighted average lease expiry by GLA (years) | 4.1                       |
| Green Star – Performance                     | 3 Stars                   |
| NABERS Energy rating                         | 3 Stars                   |
| NABERS Water rating                          | 3.5 Stars                 |

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

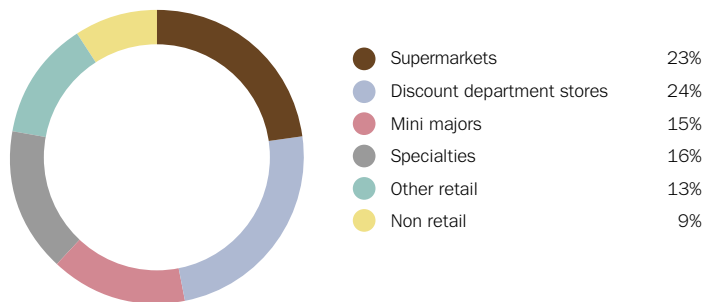
1 Expressed on 100% basis.

2 Valuations of NSW assets reflect carrying values, 30 June 2021 valuations have been adjusted for the estimated impacts of the increase in COVID-19 cases observed from June 2021.

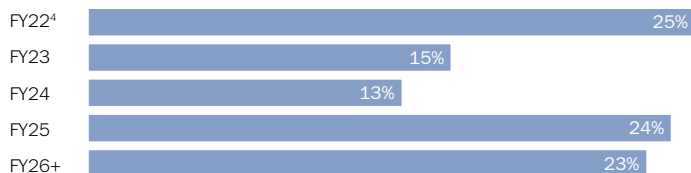
3 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

4 Includes holdovers.

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



### Specialty store lease expiry profile by income





## CHATSWOOD CHASE SYDNEY

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

Chatswood Chase Sydney is a four level Major Regional shopping centre located approximately 11 kilometres north of the Sydney CBD. It is anchored by David Jones, Kmart and Coles and includes more than 135 speciality stores. Chatswood Chase Sydney features iconic international and Australian brands such as Aje., Apple, Coach, Hugo Boss, Incu, lululemon, maje, Max & Co, MECCA, Nespresso, Polo Ralph Lauren, Pottery Barn, Sandro, Tommy Hilfiger, West Elm, Williams-Sonoma and Zimmermann.

### Property overview

|                                |                       |
|--------------------------------|-----------------------|
| State                          | NSW                   |
| Centre type                    | Major Regional        |
| Ownership interest (%)         | Vicinity Centres – 51 |
| Co-owner (%)                   | GIC – 49              |
| Date acquired*                 | 2003                  |
| Centre first opened            | 1980                  |
| Latest redevelopment           | 2009                  |
| Valuation External/Internal    | External              |
| Valuation (\$m) <sup>1,2</sup> | 835.9                 |
| Valuation date                 | Jun-21                |
| Capitalisation rate (%)        | 5.00                  |
| Discount rate (%)              | 6.50                  |

### Property metrics

|  |                           |
|--|---------------------------|
| Gross lettable area (GLA) (sqm)              | 63,472                    |
| Number of tenants                            | 164                       |
| Total Trade Area (000's)                     | 466                       |
| Major tenants <sup>3</sup>                   | Coles, David Jones, Kmart |
| Car spaces                                   | 2,434                     |
| Occupancy rate by GLA (%) <sup>4</sup>       | n.a.                      |
| Weighted average lease expiry by GLA (years) | 3.6                       |
| Green Star – Performance                     | 3 Stars                   |
| NABERS Energy rating                         | 4.5 Stars                 |
| NABERS Water rating                          | 2.5 Stars                 |

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

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

1 Expressed on 100% basis.

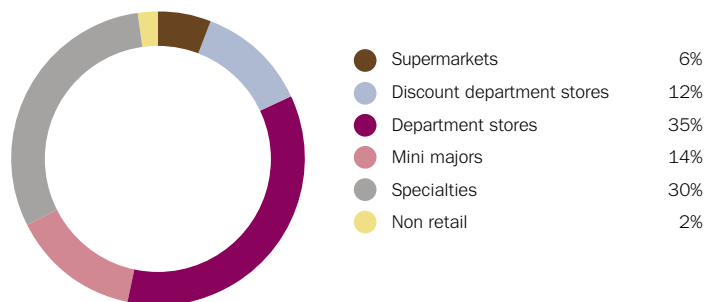
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3 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

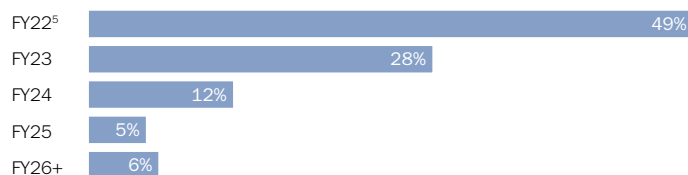
4 Occupancy rate non-comparable for reporting purposes.

5 Includes holdovers.

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



### Specialty store lease expiry profile by income







## DFO HOMEBUSH

3-5 Underwood Road, Homebush NSW 2140  
[homebush.dfo.com.au](http://homebush.dfo.com.au)

DFO Homebush is a two level Outlet Centre located approximately 15 kilometres west of the Sydney CBD. The Centre is home to more than 105 outlet retailers with a unique Premium Outlet Mall, housing high-end luxury fashion retailers including Burberry, Max Mara, Versace, Armani Outlet, Salvatore Ferragamo, Kate Spade, Coach and Michael Kors. The centre also offers key sporting brands such as Nike, Asics, PUMA and Champion as well as a Homemaker Hub.

### Property overview

|                                |               |
|--------------------------------|---------------|
| State                          | NSW           |
| Centre type                    | Outlet Centre |
| Ownership interest (%)         | 100           |
| Date acquired                  | 2010          |
| Centre first opened            | 2002          |
| Latest redevelopment           | 2014          |
| Valuation External/Internal    | Internal      |
| Valuation (\$m) <sup>1,2</sup> | 626.9         |
| Valuation date                 | Jun-21        |
| Capitalisation rate (%)        | 5.25          |
| Discount rate (%)              | 6.75          |

### Property metrics

|  |         |
|--|---------|
| Gross lettable area (GLA) (sqm)              | 28,229  |
| Number of tenants                            | 123     |
| Total Trade Area (000's)                     | 3,190   |
| Major tenants <sup>3</sup>                   | –       |
| Car spaces                                   | 2,020   |
| Occupancy rate by GLA (%)                    | 97.5    |
| Weighted average lease expiry by GLA (years) | 2.6     |
| Green Star – Performance                     | 4 Stars |
| NABERS Energy rating                         | 5 Stars |
| NABERS Water rating                          | 5 Stars |

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

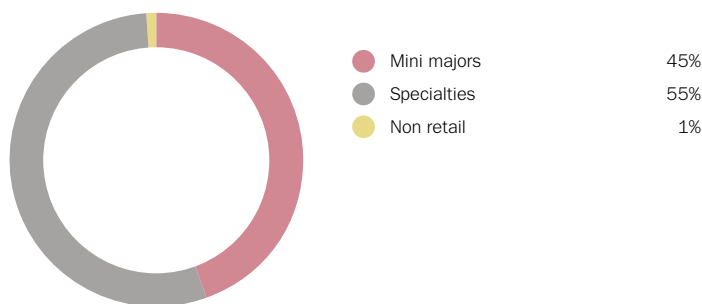
1 Expressed on 100% basis.

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

4 Includes holdovers.

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



### Specialty store lease expiry profile by income





## LAKE HAVEN CENTRE

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

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | NSW          |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 1997         |
| Centre first opened          | 1986         |
| Latest redevelopment         | 2009         |
| Valuation External/Internal  | Internal     |
| Valuation (\$m) <sup>1</sup> | 270.0        |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 6.50         |
| Discount rate (%)            | 7.00         |

### Property metrics

|  |                                |
|--|--------------------------------|
| Gross lettable area (GLA) (sqm)              | 43,145                         |
| Number of tenants                            | 125                            |
| Total Trade Area (000's)                     | 103                            |
| Major tenants <sup>2</sup>                   | ALDI, Coles, Kmart, Woolworths |
| Car spaces                                   | 1,660                          |
| Occupancy rate by GLA (%)                    | 98.6                           |
| Weighted average lease expiry by GLA (years) | 3.0                            |
| Green Star – Performance                     | 4 Stars                        |
| NABERS Energy rating                         | 5 Stars                        |
| NABERS Water rating                          | 4.5 Stars                      |

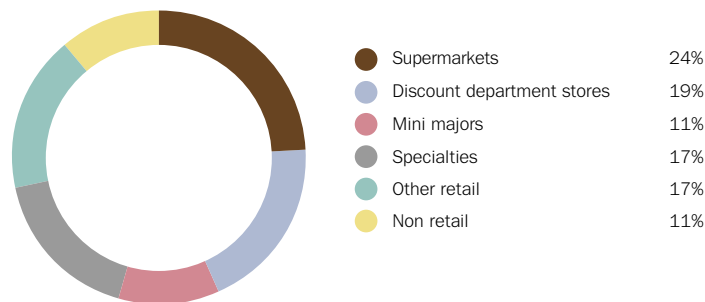
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

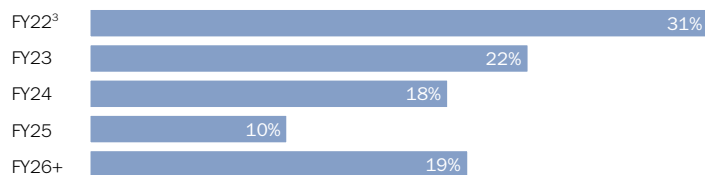
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## NEPEAN VILLAGE

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

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

### Property overview

|                                |              |
|--------------------------------|--------------|
| State                          | NSW          |
| Centre type                    | Sub Regional |
| Ownership interest (%)         | 100          |
| Date acquired                  | 2003         |
| Centre first opened            | 1984         |
| Latest redevelopment           | 1999         |
| Valuation External/Internal    | Internal     |
| Valuation (\$m) <sup>1,2</sup> | 201.3        |
| Valuation date                 | Jun-21       |
| Capitalisation rate (%)        | 5.75         |
| Discount rate (%)              | 6.75         |

### Property metrics

|  |              |
|--|--------------|
| Gross lettable area (GLA) (sqm)              | 23,058       |
| Number of tenants                            | 66           |
| Total Trade Area (000's)                     | 159          |
| Major tenants <sup>3</sup>                   | Coles, Kmart |
| Car spaces                                   | 861          |
| Occupancy rate by GLA (%)                    | 99.4         |
| Weighted average lease expiry by GLA (years) | 5.7          |
| Green Star – Performance                     | 4 Stars      |
| NABERS Energy rating                         | 4.5 Stars    |
| NABERS Water rating                          | 1.5 Stars    |

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

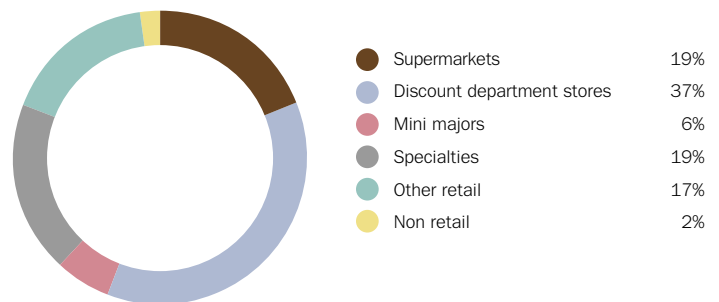
1 Expressed on 100% basis.

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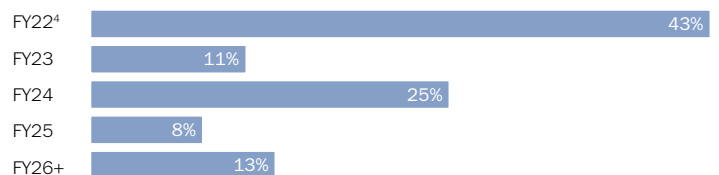
3 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

4 Includes holdovers.

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



### Specialty store lease expiry profile by income





## QUEEN VICTORIA BUILDING

455 George Street, Sydney NSW 2000  
[qvb.com.au](http://qvb.com.au)

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

### Property overview

|                                |                       |
|--------------------------------|-----------------------|
| State                          | NSW                   |
| Centre type                    | City Centre           |
| Ownership interest (%)         | Vicinity Centres – 50 |
| Co-owner (%)                   | GIC – 50              |
| Date acquired                  | 2018                  |
| Centre first opened            | 1898                  |
| Latest redevelopment           | 2008                  |
| Valuation External/Internal    | External              |
| Valuation (\$m) <sup>1,2</sup> | 540.6                 |
| Valuation date                 | Jun-21                |
| Capitalisation rate (%)        | 5.13                  |
| Discount rate (%)              | 6.50                  |

### Property metrics

|  |         |
|--|---------|
| Gross lettable area (GLA) (sqm)              | 14,029  |
| Number of tenants                            | 152     |
| Total Trade Area (000's)                     | 2,750   |
| Major tenants <sup>3</sup>                   | –       |
| Car spaces                                   | 669     |
| Occupancy rate by GLA (%)                    | 92.5    |
| Weighted average lease expiry by GLA (years) | 2.3     |
| Green Star – Performance                     | 2 Stars |
| NABERS Energy rating                         | n.a.    |
| NABERS Water rating                          | n.a.    |

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

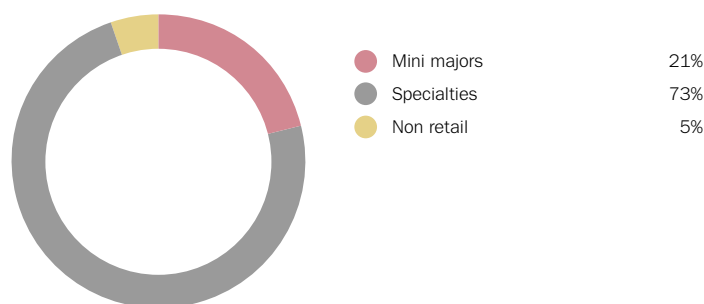
1 Expressed on 100% basis.

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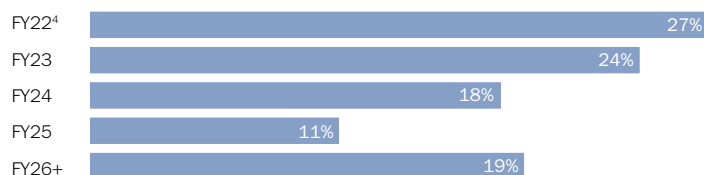
3 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

4 Includes holdovers.

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



### Specialty store lease expiry profile by income





## ROSELANDS

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

Roselands is a three level Major Regional shopping centre located approximately 18 kilometres south-west of the Sydney CBD. It is anchored by Myer, Kmart, ALDI, Coles and Woolworths and includes more than 105 specialty stores. The centre also has one of Sydney's best fresh food retail precincts, The Markets.

### Property overview

|                                |                       |
|--------------------------------|-----------------------|
| State                          | NSW                   |
| Centre type                    | Major Regional        |
| Ownership interest (%)         | Vicinity Centres – 50 |
| Co-owner (%)                   | Private investor – 50 |
| Date acquired                  | 1998                  |
| Centre first opened            | 1965                  |
| Latest redevelopment           | 2019                  |
| Valuation External/Internal    | Internal              |
| Valuation (\$m) <sup>1,2</sup> | 278.0                 |
| Valuation date                 | Jun-21                |
| Capitalisation rate (%)        | 6.25                  |
| Discount rate (%)              | 7.00                  |

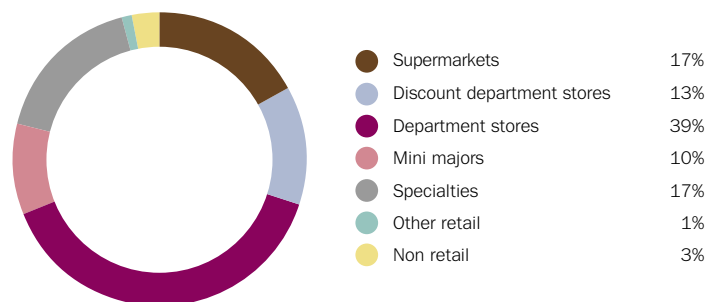
### Property metrics

|  |                                      |
|--|--------------------------------------|
| Gross lettable area (GLA) (sqm)              | 63,498                               |
| Number of tenants                            | 134                                  |
| Total Trade Area (000's)                     | 493                                  |
| Major tenants <sup>3</sup>                   | ALDI, Coles, Kmart, Myer, Woolworths |
| Car spaces                                   | 3,187                                |
| Occupancy rate by GLA (%) <sup>4</sup>       | n.a.                                 |
| Weighted average lease expiry by GLA (years) | 5.9                                  |
| Green Star – Performance                     | 3 Stars                              |
| NABERS Energy rating                         | 4.5 Stars                            |
| NABERS Water rating                          | 2.5 Stars                            |

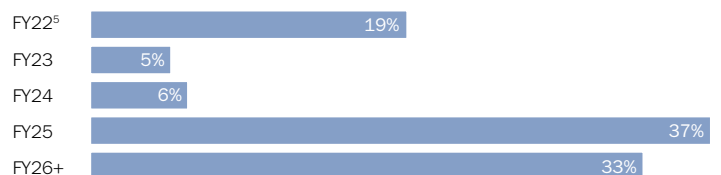
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

- Expressed on 100% basis.
- Valuations of NSW assets reflect carrying values, 30 June 2021 valuations have been adjusted for the estimated impacts of the increase in COVID-19 cases observed from June 2021.
- Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
- Occupancy rate non-comparable for reporting purposes.
- Includes holdovers.

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



### Specialty store lease expiry profile by income





## THE GALERIES

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

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

### Property overview

|                                |                       |
|--------------------------------|-----------------------|
| State                          | NSW                   |
| Centre type                    | City Centre           |
| Ownership interest (%)         | Vicinity Centres – 50 |
| Co-owner (%)                   | GIC – 50              |
| Date acquired                  | 2018                  |
| Centre first opened            | 2000                  |
| Latest redevelopment           | n.a.                  |
| Valuation External/Internal    | External              |
| Valuation (\$m) <sup>1,2</sup> | 293.0                 |
| Valuation date                 | Jun-21                |
| Capitalisation rate (%)        | 5.00                  |
| Discount rate (%)              | 6.25                  |

### Property metrics

|  |         |
|--|---------|
| Gross lettable area (GLA) (sqm)              | 14,997  |
| Number of tenants                            | 72      |
| Total Trade Area (000's)                     | 2,364   |
| Major tenants <sup>3</sup>                   | –       |
| Car spaces                                   | –       |
| Occupancy rate by GLA (%)                    | 99.8    |
| Weighted average lease expiry by GLA (years) | 2.5     |
| Green Star – Performance                     | 2 Stars |
| NABERS Energy rating                         | n.a.    |
| NABERS Water rating                          | n.a.    |

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

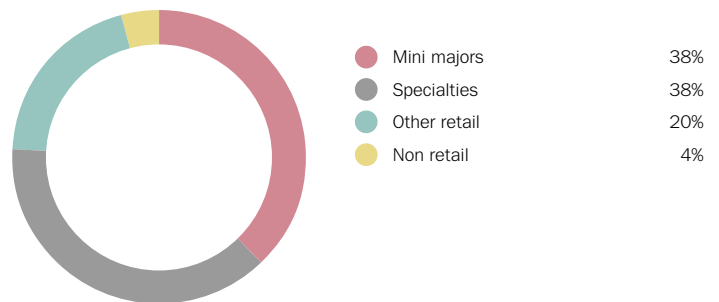
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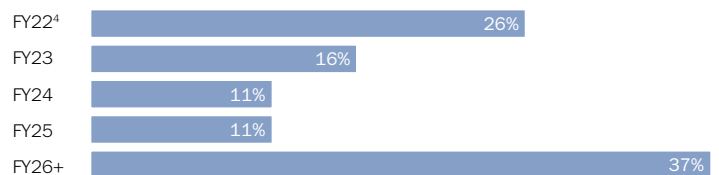
3 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

4 Includes holdovers.

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



### Specialty store lease expiry profile by income





## THE STRAND ARCADE

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

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

### Property overview

|                                |                       |
|--------------------------------|-----------------------|
| State                          | NSW                   |
| Centre type                    | City Centre           |
| Ownership interest (%)         | Vicinity Centres – 50 |
| Co-owner (%)                   | GIC – 50              |
| Date acquired                  | 2018                  |
| Centre first opened            | 1891                  |
| Latest redevelopment           | 1997                  |
| Valuation External/Internal    | External              |
| Valuation (\$m) <sup>1,2</sup> | 218.7                 |
| Valuation date                 | Jun-21                |
| Capitalisation rate (%)        | 4.75                  |
| Discount rate (%)              | 6.25                  |

### Property metrics

|  |         |
|--|---------|
| Gross lettable area (GLA) (sqm)              | 5,738   |
| Number of tenants                            | 79      |
| Total Trade Area (000's)                     | 1,507   |
| Major tenants <sup>3</sup>                   | –       |
| Car spaces                                   | –       |
| Occupancy rate by GLA (%)                    | 95.8    |
| Weighted average lease expiry by GLA (years) | 2.1     |
| Green Star – Performance                     | 3 Stars |
| NABERS Energy rating                         | n.a.    |
| NABERS Water rating                          | n.a.    |

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

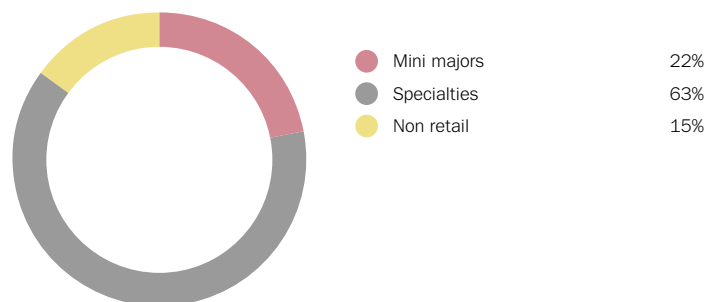
1 Expressed on 100% basis.

2 Valuations of NSW assets reflect carrying values, 30 June 2021 valuations have been adjusted for the estimated impacts of the increase in COVID-19 cases observed from June 2021.

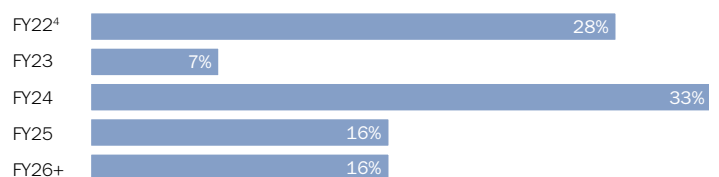
3 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

4 Includes holdovers.

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



### Specialty store lease expiry profile by income





## WARRIEWOOD SQUARE

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

Warriewood Square is a single level Sub Regional shopping centre located in Sydney's northern beaches, approximately 29 kilometres north-east of the Sydney CBD. The centre is anchored by Kmart, ALDI, Coles and Woolworths and includes more than 85 specialty stores.

### Property overview

|                                |                       |
|--------------------------------|-----------------------|
| State                          | NSW                   |
| Centre type                    | Sub Regional          |
| Ownership interest (%)         | Vicinity Centres – 50 |
| Co-owner (%)                   | ISPT Core Fund – 50   |
| Date acquired                  | 1996                  |
| Centre first opened            | 1980                  |
| Latest redevelopment           | 2016                  |
| Valuation External/Internal    | External              |
| Valuation (\$m) <sup>1,2</sup> | 255.6                 |
| Valuation date                 | Jun-21                |
| Capitalisation rate (%)        | 6.00                  |
| Discount rate (%)              | 6.75                  |

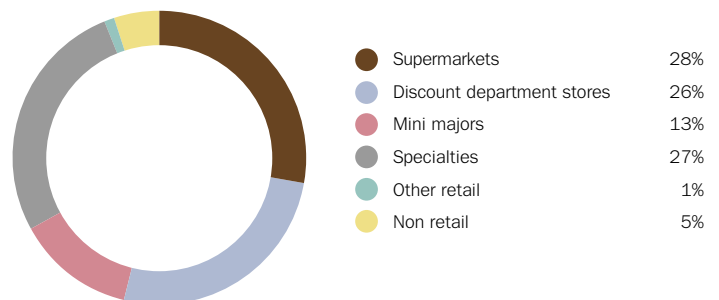
### Property metrics

|  |                                |
|--|--------------------------------|
| Gross lettable area (GLA) (sqm)              | 30,281                         |
| Number of tenants                            | 109                            |
| Total Trade Area (000's)                     | 98                             |
| Major tenants <sup>3</sup>                   | ALDI, Coles, Kmart, Woolworths |
| Car spaces                                   | 1,450                          |
| Occupancy rate by GLA (%)                    | 99.0                           |
| Weighted average lease expiry by GLA (years) | 7.6                            |
| Green Star – Performance                     | 3 Stars                        |
| NABERS Energy rating                         | n.a.                           |
| NABERS Water rating                          | n.a.                           |

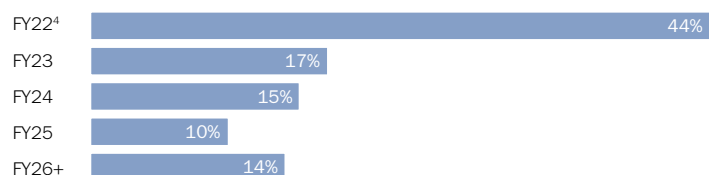
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

- Expressed on 100% basis.
- Valuations of NSW assets reflect carrying values, 30 June 2021 valuations have been adjusted for the estimated impacts of the increase in COVID-19 cases observed from June 2021.
- Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
- Includes holdovers.

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

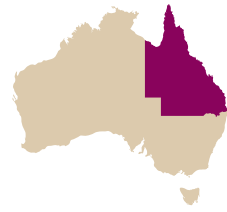


### Specialty store lease expiry profile by income





# QUEENSLAND



- Wholly owned
- Jointly owned

## QUEENSLAND

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





## BURANDA VILLAGE

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

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | QLD          |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 2000         |
| Centre first opened          | 1978         |
| Latest redevelopment         | 2005         |
| Valuation External/Internal  | External     |
| Valuation (\$m) <sup>1</sup> | 38.0         |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 6.00         |
| Discount rate (%)            | 6.25         |

### Property metrics

|  |                    |
|--|--------------------|
| Gross lettable area (GLA) (sqm)              | 11,645             |
| Number of tenants                            | 33                 |
| Total Trade Area (000's)                     | 133                |
| Major tenants <sup>2</sup>                   | Target, Woolworths |
| Car spaces                                   | 520                |
| Occupancy rate by GLA (%)                    | 99.9               |
| Weighted average lease expiry by GLA (years) | 4.8                |
| Green Star – Performance                     | 4 Stars            |
| NABERS Energy rating                         | 3.5 Stars          |
| NABERS Water rating                          | 4 Stars            |

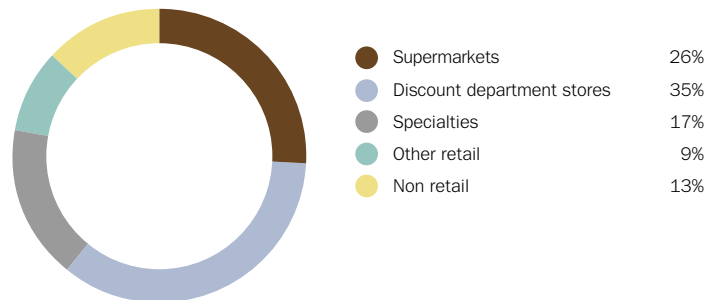
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

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

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## DFO BRISBANE

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

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

### Property overview

|                              |               |
|------------------------------|---------------|
| State                        | QLD           |
| Centre type                  | Outlet Centre |
| Ownership interest (%)       | 100           |
| Date acquired                | 2016          |
| Centre first opened          | 2005          |
| Latest redevelopment         | 2015          |
| Valuation External/Internal  | External      |
| Valuation (\$m) <sup>1</sup> | 67.0          |
| Valuation date               | Jun-21        |
| Capitalisation rate (%)      | 7.75          |
| Discount rate (%)            | 7.25          |

### Property metrics

|  |           |
|--|-----------|
| Gross lettable area (GLA) (sqm)              | 26,124    |
| Number of tenants                            | 140       |
| Total Trade Area (000's)                     | 2,064     |
| Major tenants <sup>2</sup>                   | -         |
| Car spaces                                   | 2,600     |
| Occupancy rate by GLA (%)                    | 98.7      |
| Weighted average lease expiry by GLA (years) | 1.3       |
| Green Star – Performance                     | 4 Stars   |
| NABERS Energy rating                         | 4.5 Stars |
| NABERS Water rating                          | 5 Stars   |

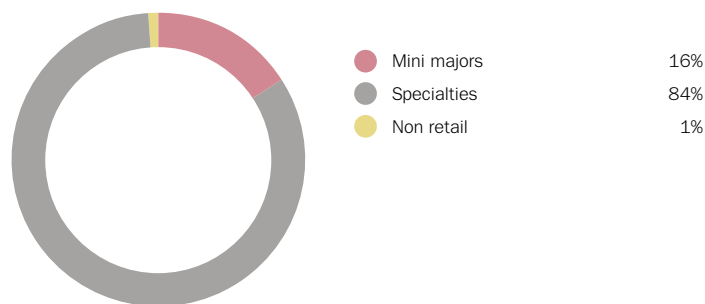
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

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

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## GRAND PLAZA

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

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

### Property overview

|                              |                       |
|------------------------------|-----------------------|
| State                        | QLD                   |
| Centre type                  | Regional              |
| Ownership interest (%)       | Vicinity Centres – 50 |
| Co-owner (%)                 | Private investor – 50 |
| Date acquired                | 2002                  |
| Centre first opened          | 1994                  |
| Latest redevelopment         | 2006                  |
| Valuation External/Internal  | Internal              |
| Valuation (\$m) <sup>1</sup> | 364.0                 |
| Valuation date               | Jun-21                |
| Capitalisation rate (%)      | 6.00                  |
| Discount rate (%)            | 7.00                  |

### Property metrics

|  |  |
|--|--|
| Gross lettable area (GLA) (sqm)              | 53,375   |
| Number of tenants                            | 145  |
| Total Trade Area (000's)                     | 287  |
| Major tenants <sup>2</sup>                   | ALDI, Big W, Coles, Event Cinemas, Kmart, Target, Woolworths |
| Car spaces                                   | 2,667  |
| Occupancy rate by GLA (%)                    | 97.4   |
| Weighted average lease expiry by GLA (years) | 2.7  |
| Green Star – Performance                     | 3 Stars  |
| NABERS Energy rating                         | 4.5 Stars  |
| NABERS Water rating                          | 4 Stars  |

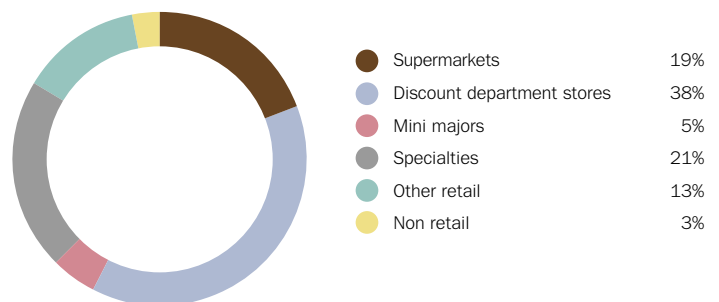
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

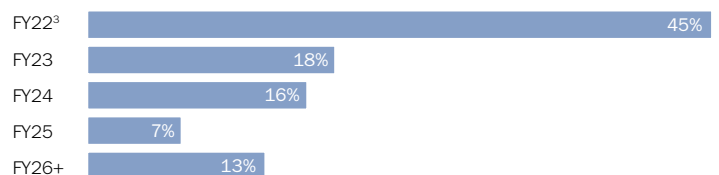
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## GYMPIE CENTRAL

Corner Bruce Highway and Excelsior Road, Gympie QLD 4570  
[gypiecentral.com.au](http://gypiecentral.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) <sup>1</sup> | 72.5         |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 7.25         |
| Discount rate (%)            | 7.75         |

### Property metrics

|  |                   |
|--|-------------------|
| Gross lettable area (GLA) (sqm)              | 14,089            |
| Number of tenants                            | 47                |
| Total Trade Area (000's)                     | 50                |
| Major tenants <sup>2</sup>                   | Big W, Woolworths |
| Car spaces                                   | 752               |
| Occupancy rate by GLA (%)                    | 97.7              |
| Weighted average lease expiry by GLA (years) | 4.3               |
| Green Star – Performance                     | 3 Stars           |
| NABERS Energy rating                         | 3 Stars           |
| NABERS Water rating                          | 5.5 Stars         |

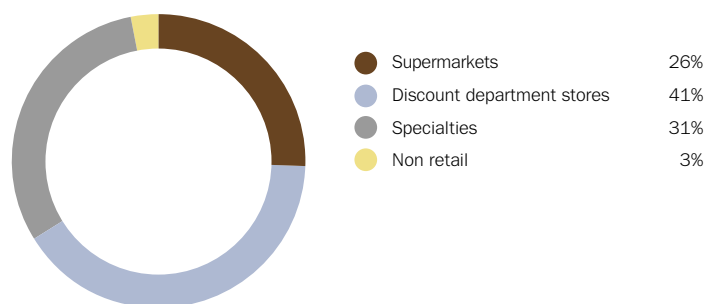
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

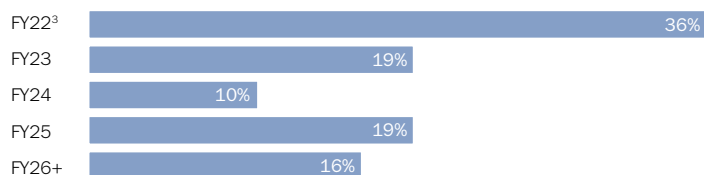
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## QUEENSPLAZA

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

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

### Property overview

|                              |             |
|------------------------------|-------------|
| State                        | QLD         |
| Centre type                  | City Centre |
| Ownership interest (%)       | 100         |
| Date acquired                | 2001        |
| Centre first opened          | 2005        |
| Latest redevelopment         | 2018        |
| Valuation External/Internal  | External    |
| Valuation (\$m) <sup>1</sup> | 665.0       |
| Valuation date               | Jun-21      |
| Capitalisation rate (%)      | 4.75        |
| Discount rate (%)            | 6.25        |

### Property metrics

|  |                    |
|--|--------------------|
| Gross lettable area (GLA) (sqm)              | 39,578             |
| Number of tenants                            | 61                 |
| Total Trade Area (000's)                     | 2,394              |
| Major tenants <sup>2</sup>                   | Coles, David Jones |
| Car spaces                                   | 600                |
| Occupancy rate by GLA (%) <sup>3</sup>       | n.a.               |
| Weighted average lease expiry by GLA (years) | 12.1               |
| Green Star – Performance                     | 3 Stars            |
| NABERS Energy rating                         | 4 Stars            |
| NABERS Water rating                          | 3 Stars            |

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

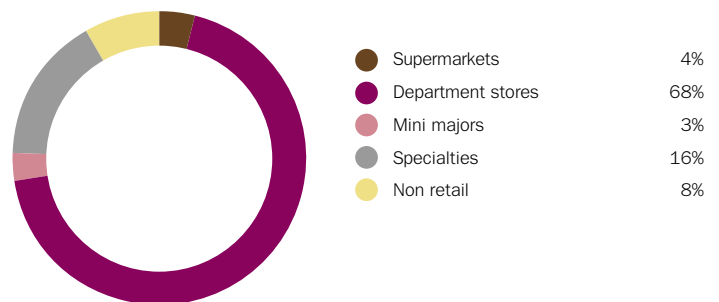
<sup>1</sup> Expressed on 100% basis.

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

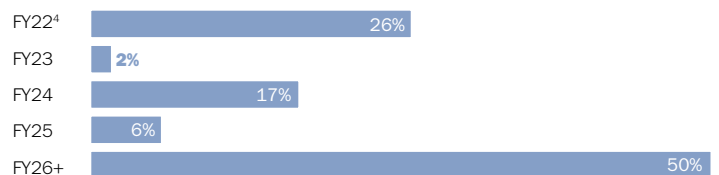
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## RUNAWAY BAY CENTRE

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

Runaway Bay Centre is a single level Regional shopping centre located approximately 11 kilometres north of Surfers Paradise on the Gold Coast. It is anchored by Big W, Target, ALDI, Coles and Woolworths and includes more than 55 specialty stores, as well as an alfresco dining precinct on the waterfront.

### Property overview

|                              |                                 |
|------------------------------|---------------------------------|
| State                        | QLD                             |
| Centre type                  | Regional                        |
| Ownership interest (%)       | Vicinity Centres – 50           |
| Co-owner (%)                 | Perron Investments Pty Ltd – 50 |
| Date acquired                | 2002                            |
| Centre first opened          | 1974                            |
| Latest redevelopment         | 1995                            |
| Valuation External/Internal  | External                        |
| Valuation (\$m) <sup>1</sup> | 214.0                           |
| Valuation date               | Jun-21                          |
| Capitalisation rate (%)      | 6.25                            |
| Discount rate (%)            | 7.00                            |

### Property metrics

|  |  |
|--|--|
| Gross lettable area (GLA) (sqm)              | 42,692                                 |
| Number of tenants                            | 94                                     |
| Total Trade Area (000's)                     | 264                                    |
| Major tenants <sup>2</sup>                   | ALDI, Big W, Coles, Target, Woolworths |
| Car spaces                                   | 2,160                                  |
| Occupancy rate by GLA (%)                    | 97.5                                   |
| Weighted average lease expiry by GLA (years) | 3.4                                    |
| Green Star – Performance                     | 4 Stars                                |
| NABERS Energy rating                         | 4 Stars                                |
| NABERS Water rating                          | 4.5 Stars                              |

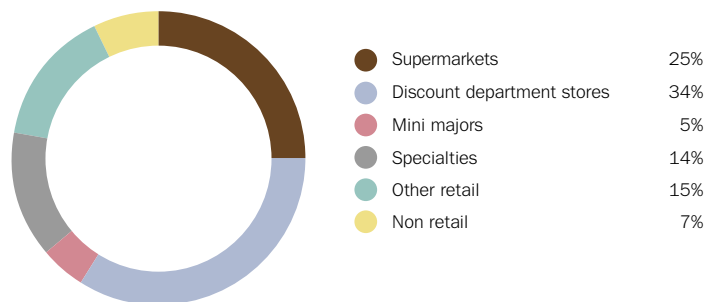
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

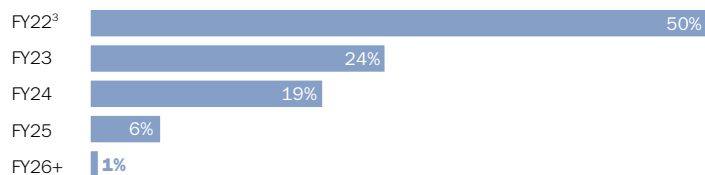
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income







## TAIGUM SQUARE

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

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | QLD          |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 1998         |
| Centre first opened          | 1982         |
| Latest redevelopment         | 2001         |
| Valuation External/Internal  | External     |
| Valuation (\$m) <sup>1</sup> | 89.0         |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 6.75         |
| Discount rate (%)            | 7.75         |

### Property metrics

|  |                   |
|--|-------------------|
| Gross lettable area (GLA) (sqm)              | 22,836            |
| Number of tenants                            | 73                |
| Total Trade Area (000's)                     | 90                |
| Major tenants <sup>2</sup>                   | Big W, Woolworths |
| Car spaces                                   | 1,054             |
| Occupancy rate by GLA (%)                    | 99.2              |
| Weighted average lease expiry by GLA (years) | 4.3               |
| Green Star – Performance                     | 4 Stars           |
| NABERS Energy rating                         | 6 Stars           |
| NABERS Water rating                          | 3.5 Stars         |

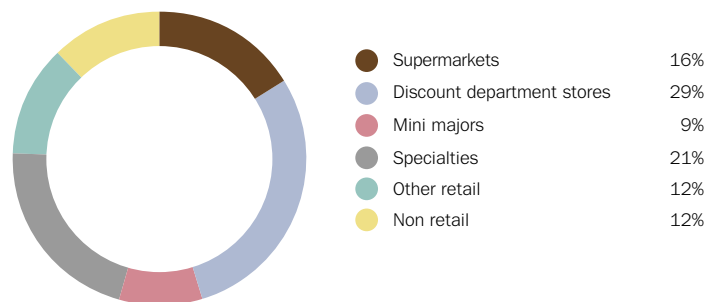
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

1 Expressed on 100% basis.

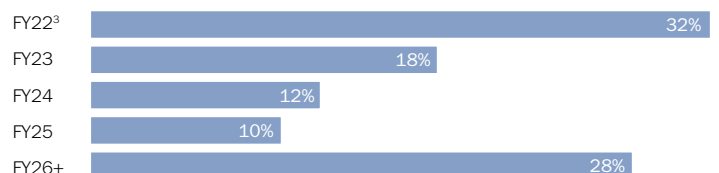
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

3 Includes holdovers.

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



### Specialty store lease expiry profile by income





## THE MYER CENTRE BRISBANE

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

The Myer Centre Brisbane is a six level City Centre located in the heart of Brisbane's CBD on Queen Street Mall. This CBD retail destination is anchored by Myer, Target, Coles Central and Event Cinemas and includes more than 120 specialty stores.

### Property overview

|                              |                       |
|------------------------------|-----------------------|
| State                        | QLD                   |
| Centre type                  | City Centre           |
| Ownership interest (%)       | Vicinity Centres – 25 |
| Co-owner (%)                 | ISPT Core Fund – 75   |
| Date acquired*               | 1998                  |
| Centre first opened          | 1988                  |
| Latest redevelopment         | 2006                  |
| Valuation External/Internal  | External              |
| Valuation (\$m) <sup>1</sup> | 475.0                 |
| Valuation date               | Jun-21                |
| Capitalisation rate (%)      | 5.75                  |
| Discount rate (%)            | 6.75                  |

### Property metrics

|  |   |
|--|---|
| Gross lettable area (GLA) (sqm)              | 63,171  |
| Number of tenants                            | 146   |
| Total Trade Area (000's)                     | 1,296   |
| Major tenants <sup>2</sup>                   | Coles Central, Event Cinemas,<br>Myer, Target |
| Car spaces                                   | 1,450   |
| Occupancy rate by GLA (%) <sup>3</sup>       | n.a.  |
| Weighted average lease expiry by GLA (years) | 5.0   |
| Green Star – Performance                     | 3 Stars                                       |
| NABERS Energy rating                         | 4 Stars                                       |
| NABERS Water rating                          | 4 Stars                                       |

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

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

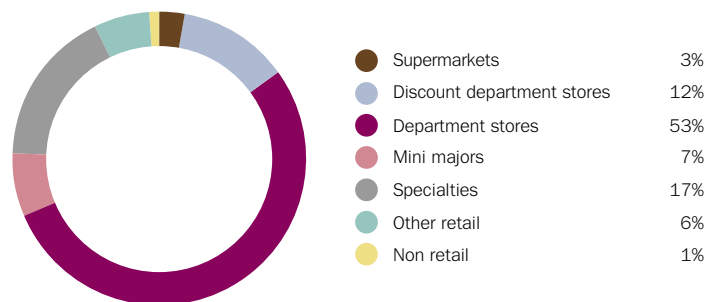
<sup>1</sup> Expressed on 100% basis.

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

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

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## WHITSUNDAY PLAZA

8 Galbraith Park Drive, Cannonvale QLD 4802  
[whitsundayplaza.com.au](http://whitsundayplaza.com.au)

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | QLD          |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 2005         |
| Centre first opened          | 2006         |
| Latest redevelopment         | n.a.         |
| Valuation External/Internal  | Internal     |
| Valuation (\$m) <sup>1</sup> | 60.5         |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 7.25         |
| Discount rate (%)            | 7.50         |

### Property metrics

|  |                                  |
|--|----------------------------------|
| Gross lettable area (GLA) (sqm)              | 22,358                           |
| Number of tenants                            | 47                               |
| Total Trade Area (000's)                     | 34                               |
| Major tenants <sup>2</sup>                   | Big W, Harvey Norman, Woolworths |
| Car spaces                                   | 1,148                            |
| Occupancy rate by GLA (%)                    | 99.7                             |
| Weighted average lease expiry by GLA (years) | 3.6                              |
| Green Star – Performance                     | 4 Stars                          |
| NABERS Energy rating                         | 5.5 Stars                        |
| NABERS Water rating                          | 5 Stars                          |

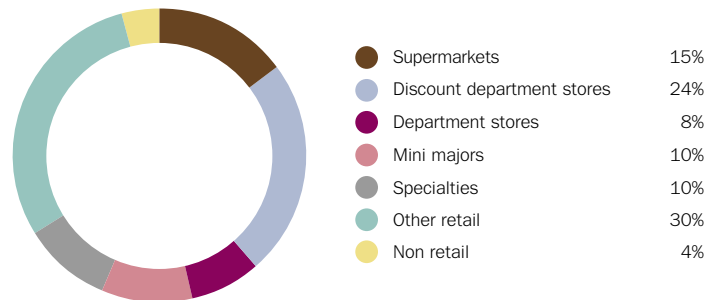
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

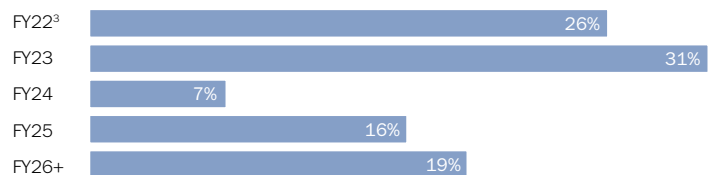
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

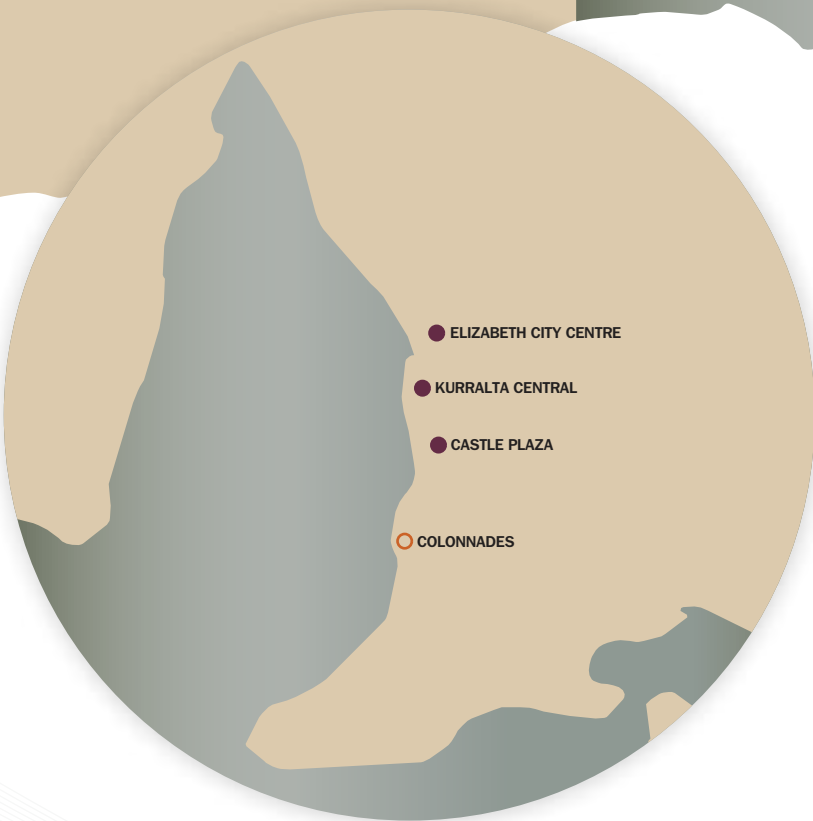
### Tenant mix by gross lettable area (GLA)



### Specialty store lease expiry profile by income



# SOUTH AUSTRALIA



ADELAIDE

- Wholly owned
- Jointly owned

## SOUTH AUSTRALIA

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



Colonnades, SA



## CASTLE PLAZA

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

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | SA           |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 2002         |
| Centre first opened          | 1987         |
| Latest redevelopment         | 2000         |
| Valuation External/Internal  | Internal     |
| Valuation (\$m) <sup>1</sup> | 142.0        |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 7.00         |
| Discount rate (%)            | 7.50         |

### Property metrics

|  |                       |
|--|-----------------------|
| Gross lettable area (GLA) (sqm)              | 22,838                |
| Number of tenants                            | 68                    |
| Total Trade Area (000's)                     | 129                   |
| Major tenants <sup>2</sup>                   | Coles, Drakes, Target |
| Car spaces                                   | 1,288                 |
| Occupancy rate by GLA (%)                    | 98.5                  |
| Weighted average lease expiry by GLA (years) | 3.0                   |
| Green Star – Performance                     | 4 Stars               |
| NABERS Energy rating                         | 5.5 Stars             |
| NABERS Water rating                          | 2 Stars               |

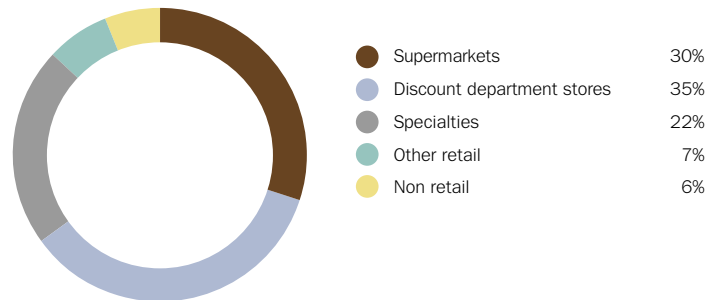
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

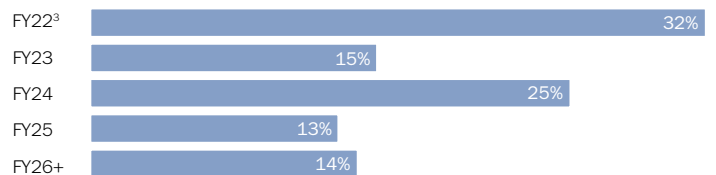
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## COLONNADES

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

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

### Property overview

|                              |                                 |
|------------------------------|---------------------------------|
| State                        | SA                              |
| Centre type                  | Regional                        |
| Ownership interest (%)       | Vicinity Centres – 50           |
| Co-owner (%)                 | Perron Investments Pty Ltd – 50 |
| Date acquired                | 2003                            |
| Centre first opened          | 1979                            |
| Latest redevelopment         | 2016                            |
| Valuation External/Internal  | Internal                        |
| Valuation (\$m) <sup>1</sup> | 226.4                           |
| Valuation date               | Jun-21                          |
| Capitalisation rate (%)      | 7.50                            |
| Discount rate (%)            | 8.00                            |

### Property metrics

|  |  |
|--|--|
| Gross lettable area (GLA) (sqm)              | 86,564   |
| Number of tenants                            | 171  |
| Total Trade Area (000's)                     | 198  |
| Major tenants <sup>2</sup>                   | ALDI, Big W, Coles, Harris Scarfe, Kmart, Woolworths |
| Car spaces                                   | 4,157  |
| Occupancy rate by GLA (%)                    | 99.0   |
| Weighted average lease expiry by GLA (years) | 5.1  |
| Green Star – Performance                     | 4 Stars  |
| NABERS Energy rating                         | 4.5 Stars  |
| NABERS Water rating                          | 4 Stars  |

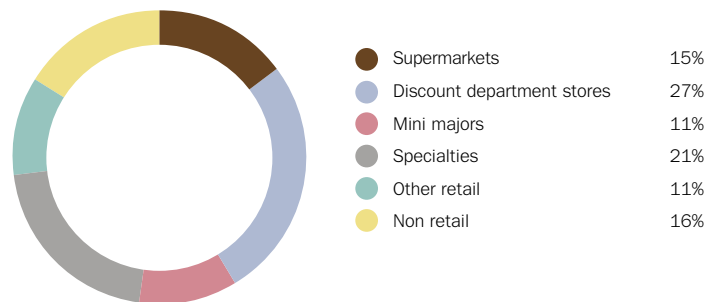
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

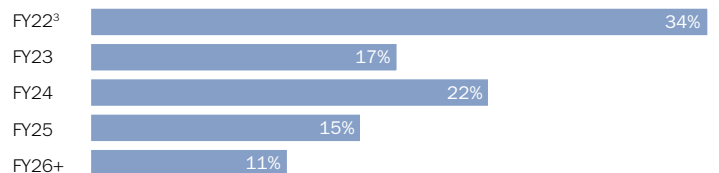
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## ELIZABETH CITY CENTRE

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

Elizabeth City Centre is a two level Regional shopping centre located approximately 26 kilometres north-east of the Adelaide CBD. Home to Australia's largest retail centre solar installation, the centre features an entertainment precinct and is anchored by Big W, Target, Harris Scarfe, Coles, Woolworths and Reading Cinemas and includes more than 135 specialty stores.

### Property overview

|                              |          |
|------------------------------|----------|
| State                        | SA       |
| Centre type                  | Regional |
| Ownership interest (%)       | 100      |
| Date acquired                | 1998     |
| Centre first opened          | 1960     |
| Latest redevelopment         | 2015     |
| Valuation External/Internal  | Internal |
| Valuation (\$m) <sup>1</sup> | 290.0    |
| Valuation date               | Jun-21   |
| Capitalisation rate (%)      | 7.50     |
| Discount rate (%)            | 8.25     |

### Property metrics

|  |  |
|--|--|
| Gross lettable area (GLA) (sqm)              | 80,495   |
| Number of tenants                            | 197  |
| Total Trade Area (000's)                     | 234  |
| Major tenants <sup>2</sup>                   | Big W, Coles, Harris Scarfe, Reading Cinemas, Target, Woolworths |
| Car spaces                                   | 3,191  |
| Occupancy rate by GLA (%)                    | 98.9   |
| Weighted average lease expiry by GLA (years) | 4.3  |
| Green Star – Performance                     | 3 Stars  |
| NABERS Energy rating                         | 6 Stars  |
| NABERS Water rating                          | 3.5 Stars  |

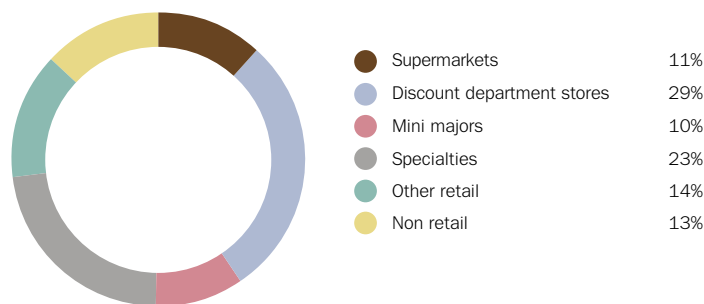
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

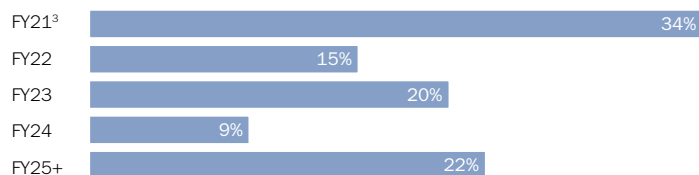
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income







## KURRALTA CENTRAL

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

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | SA           |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 2003         |
| Centre first opened          | 1969         |
| Latest redevelopment         | 2000         |
| Valuation External/Internal  | External     |
| Valuation (\$m) <sup>1</sup> | 45.5         |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 6.00         |
| Discount rate (%)            | 6.50         |

### Property metrics

|  |              |
|--|--------------|
| Gross lettable area (GLA) (sqm)              | 10,675       |
| Number of tenants                            | 14           |
| Total Trade Area (000's)                     | 56           |
| Major tenants <sup>2</sup>                   | Coles, Kmart |
| Car spaces                                   | 542          |
| Occupancy rate by GLA (%)                    | 100.0        |
| Weighted average lease expiry by GLA (years) | 9.3          |
| Green Star – Performance                     | 4 Stars      |
| NABERS Energy rating                         | 6 Stars      |
| NABERS Water rating                          | 4 Stars      |

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

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

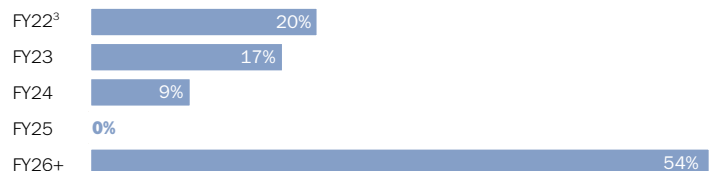
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income



# VICTORIA



- Wholly owned
- Jointly owned

## VICTORIA

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

## TASMANIA

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- 64 Eastlands
- 65 Northgate



Chadstone, VIC



## ALTONA GATE

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

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | VIC          |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 1994         |
| Centre first opened          | 1977         |
| Latest redevelopment         | 2014         |
| Valuation External/Internal  | Internal     |
| Valuation (\$m) <sup>1</sup> | 107.0        |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 6.25         |
| Discount rate (%)            | 6.50         |

### Property metrics

|  |                    |
|--|--------------------|
| Gross lettable area (GLA) (sqm)              | 26,429             |
| Number of tenants                            | 62                 |
| Total Trade Area (000's)                     | 164                |
| Major tenants <sup>2</sup>                   | ALDI, Coles, Kmart |
| Car spaces                                   | 1,622              |
| Occupancy rate by GLA (%)                    | 97.9               |
| Weighted average lease expiry by GLA (years) | 5.3                |
| Green Star – Performance                     | 4 Stars            |
| NABERS Energy rating                         | 6 Stars            |
| NABERS Water rating                          | 5 Stars            |

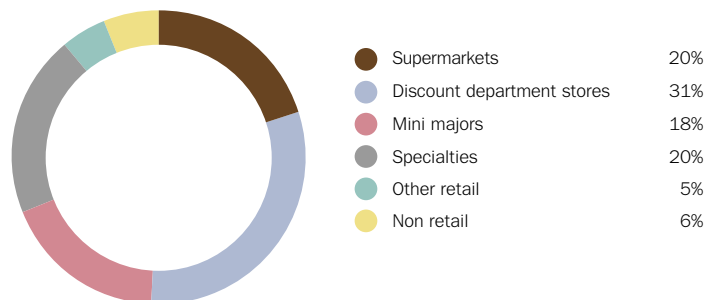
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

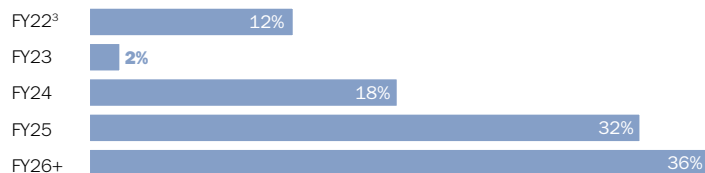
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## BAYSIDE

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

Bayside is a three level Major Regional shopping centre located in the heart of Frankston, approximately 53 kilometres south of the Melbourne CBD. It is anchored by Myer, Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas. The centre includes more than 155 specialty stores and a vibrant food and entertainment precinct.

### Property overview

|                              |                |
|------------------------------|----------------|
| State                        | VIC            |
| Centre type                  | Major Regional |
| Ownership interest (%)       | 100            |
| Date acquired                | 1994           |
| Centre first opened          | 1971           |
| Latest redevelopment         | 2011           |
| Valuation External/Internal  | Internal       |
| Valuation (\$m) <sup>1</sup> | 430.0          |
| Valuation date               | Jun-21         |
| Capitalisation rate (%)      | 6.25           |
| Discount rate (%)            | 7.00           |

### Property metrics

|  |   |
|--|---|
| Gross lettable area (GLA) (sqm)              | 89,144  |
| Number of tenants                            | 195   |
| Total Trade Area (000's)                     | 468   |
| Major tenants <sup>2</sup>                   | ALDI, Coles, HOYTS Cinemas, Kmart, Myer, Target, Woolworths |
| Car spaces                                   | 3,430   |
| Occupancy rate by GLA (%)                    | 98.0  |
| Weighted average lease expiry by GLA (years) | 4.0   |
| Green Star – Performance                     | 4 Stars   |
| NABERS Energy rating                         | n.a.  |
| NABERS Water rating                          | n.a.  |

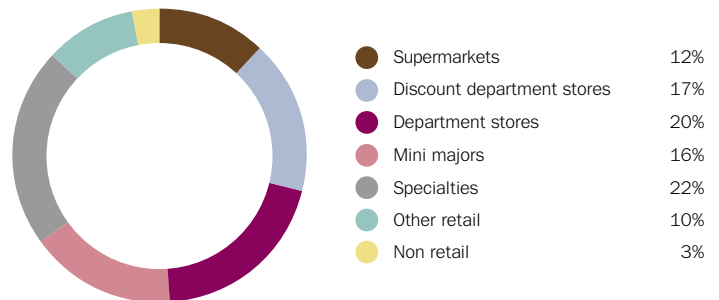
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

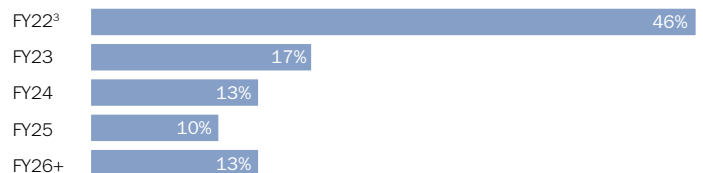
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## BOX HILL CENTRAL (NORTH PRECINCT)

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

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | VIC          |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 2001         |
| Centre first opened          | 1975         |
| Latest redevelopment         | 2007         |
| Valuation External/Internal  | External     |
| Valuation (\$m) <sup>1</sup> | 118.0        |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 6.00         |
| Discount rate (%)            | 6.50         |

### Property metrics

|  |           |
|--|-----------|
| Gross lettable area (GLA) (sqm)              | 14,639    |
| Number of tenants                            | 77        |
| Total Trade Area (000's)                     | 182       |
| Major tenants <sup>2</sup>                   | Coles     |
| Car spaces                                   | 866       |
| Occupancy rate by GLA (%)                    | 99.2      |
| Weighted average lease expiry by GLA (years) | 3.0       |
| Green Star – Performance                     | 3 Stars   |
| NABERS Energy rating                         | 1 Stars   |
| NABERS Water rating                          | 3.5 Stars |

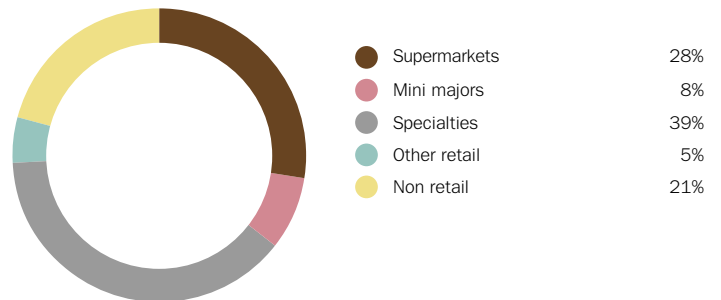
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

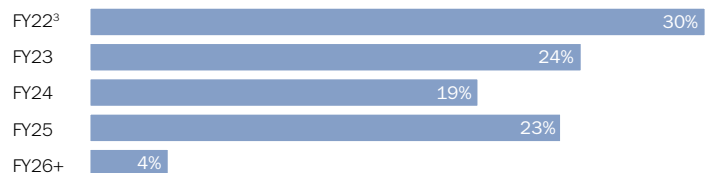
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## BOX HILL CENTRAL (SOUTH PRECINCT)

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

Box Hill Central (South Precinct) is a single level Sub Regional shopping centre located above Box Hill train station, adjacent to Box Hill Central (North Precinct), approximately 15 kilometres east of the Melbourne CBD. It is anchored by Woolworths and includes more than 90 specialty stores. Development works to revitalise the western mall of this precinct have commenced, with the aim of delivering an exciting mix of major and specialty retailers; a new entrance; new kiosks; and new ambience and presentation upgrades; in 2022.

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | VIC          |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 2000         |
| Centre first opened          | 1987         |
| Latest redevelopment         | 2010         |
| Valuation External/Internal  | Internal     |
| Valuation (\$m) <sup>1</sup> | 203.0        |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 6.00         |
| Discount rate (%)            | 7.00         |

### Property metrics

|  |            |
|--|------------|
| Gross lettable area (GLA) (sqm)              | 23,180     |
| Number of tenants                            | 105        |
| Total Trade Area (000's)                     | 182        |
| Major tenants <sup>2</sup>                   | Woolworths |
| Car spaces                                   | 1,502      |
| Occupancy rate by GLA (%)                    | 98.6       |
| Weighted average lease expiry by GLA (years) | 3.6        |
| Green Star – Performance                     | 3 Stars    |
| NABERS Energy rating                         | n.a.       |
| NABERS Water rating                          | n.a.       |

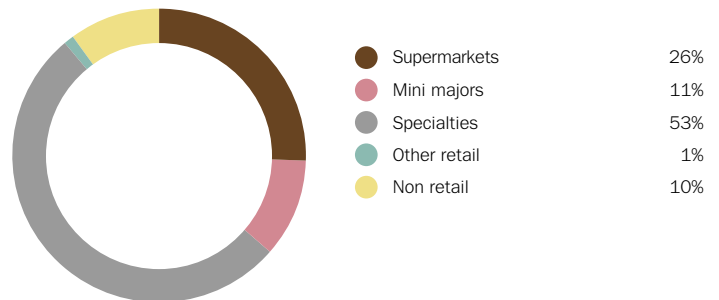
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

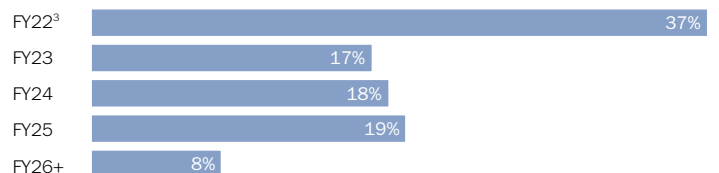
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## BROADMEADOWS CENTRAL

1099-1169 Pascoe Vale Road, Broadmeadows VIC 3047  
[broadmeadowscentral.com.au](http://broadmeadowscentral.com.au)

Broadmeadows Central is a single level Regional shopping centre with an adjacent Homemaker Centre located approximately 19 kilometres north-west of the Melbourne CBD. It is anchored by Kmart, ALDI, Coles, Woolworths and HOYTS Cinemas and includes more than 120 specialty stores. The centre features family friendly amenities such as the 'Quiet Room' and Victoria's first digital interactive playground.

### Property overview

|                              |          |
|------------------------------|----------|
| State                        | VIC      |
| Centre type                  | Regional |
| Ownership interest (%)       | 100      |
| Date acquired                | 1994     |
| Centre first opened          | 1974     |
| Latest redevelopment         | 2011     |
| Valuation External/Internal  | External |
| Valuation (\$m) <sup>1</sup> | 260.4    |
| Valuation date               | Jun-21   |
| Capitalisation rate (%)      | 6.75     |
| Discount rate (%)            | 7.50     |

### Property metrics

|  |  |
|--|--|
| Gross lettable area (GLA) (sqm)              | 61,460   |
| Number of tenants                            | 169  |
| Total Trade Area (000's)                     | 262  |
| Major tenants <sup>2</sup>                   | ALDI, Coles, HOYTS Cinemas, Kmart, Woolworths, |
| Car spaces                                   | 3,051  |
| Occupancy rate by GLA (%)                    | 100.0  |
| Weighted average lease expiry by GLA (years) | 3.7  |
| Green Star – Performance                     | 4 Stars  |
| NABERS Energy rating                         | 5.5 Stars                                      |
| NABERS Water rating                          | 5.5 Stars                                      |

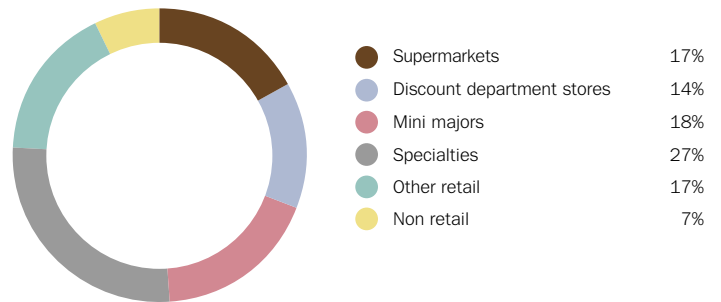
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

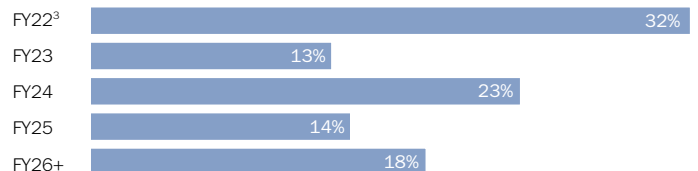
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income







## CHADSTONE

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

Chadstone is a two level Super Regional shopping centre located approximately 17 kilometres south-east of the Melbourne CBD. It is anchored by David Jones, Myer, Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas and includes more than 385 specialty stores. Chadstone hosts Australia's most expansive luxury offer, a large range of international and Australian flagship stores such as H&M, Morphe, UNIQLO and Zara, a five-star hotel, as well as a world-class food, lifestyle and entertainment precinct. Hotel Chadstone Melbourne features 250 luxury rooms, a rooftop bar, indoor swimming pool, wellness centre and extensive corporate conferencing facilities.

### Property overview

|                              |                       |
|------------------------------|-----------------------|
| State                        | VIC                   |
| Centre type                  | Super Regional        |
| Ownership interest (%)       | Vicinity Centres – 50 |
| Co-owner (%)                 | Gandel Group – 50     |
| Date acquired                | 1994                  |
| Centre first opened          | 1960                  |
| Latest redevelopment         | 2017                  |
| Valuation External/Internal  | External              |
| Valuation (\$m) <sup>1</sup> | 6,032.0               |
| Valuation date               | Jun-21                |
| Capitalisation rate (%)      | 3.88                  |
| Discount rate (%)            | 6.00                  |

### Property metrics

|  |  |
|--|--|
| Gross lettable area (GLA) (sqm)              | 233,620  |
| Number of tenants                            | 493  |
| Total Trade Area (000's)                     | 2,487  |
| Major tenants <sup>2</sup>                   | ALDI, Coles, David Jones, HOYTS Cinemas, Kmart, Myer, Target, Woolworths |
| Car spaces                                   | 10,895   |
| Occupancy rate by GLA (%)                    | 99.0   |
| Weighted average lease expiry by GLA (years) | 5.5  |
| Green Star – Performance                     | 4 Stars  |
| NABERS Energy rating                         | 5.5 Stars  |
| NABERS Water rating                          | 4 Stars  |

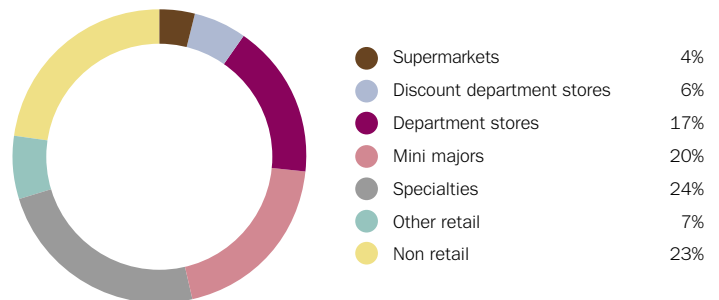
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

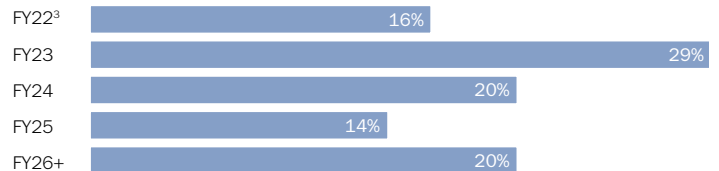
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## CRANBOURNE PARK

High Street, Cranbourne VIC 3977  
[cranbournepark.com.au](http://cranbournepark.com.au)

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

### Property overview

|                              |                       |
|------------------------------|-----------------------|
| State                        | VIC                   |
| Centre type                  | Regional              |
| Ownership interest (%)       | Vicinity Centres – 50 |
| Co-owner (%)                 | ISPT Core Fund – 50   |
| Date acquired                | 2000                  |
| Centre first opened          | 1979                  |
| Latest redevelopment         | 2015                  |
| Valuation External/Internal  | External              |
| Valuation (\$m) <sup>1</sup> | 254.0                 |
| Valuation date               | Jun-21                |
| Capitalisation rate (%)      | 6.25                  |
| Discount rate (%)            | 7.00                  |

### Property metrics

|  |  |
|--|--|
| Gross lettable area (GLA) (sqm)              | 46,932                                 |
| Number of tenants                            | 129                                    |
| Total Trade Area (000's)                     | 266                                    |
| Major tenants <sup>2</sup>                   | Coles, Harris Scarfe,<br>Kmart, Target |
| Car spaces                                   | 1,700                                  |
| Occupancy rate by GLA (%)                    | 98.6                                   |
| Weighted average lease expiry by GLA (years) | 5.7                                    |
| Green Star – Performance                     | 3 Stars                                |
| NABERS Energy rating                         | 2.5 Stars                              |
| NABERS Water rating                          | 4.5 Stars                              |

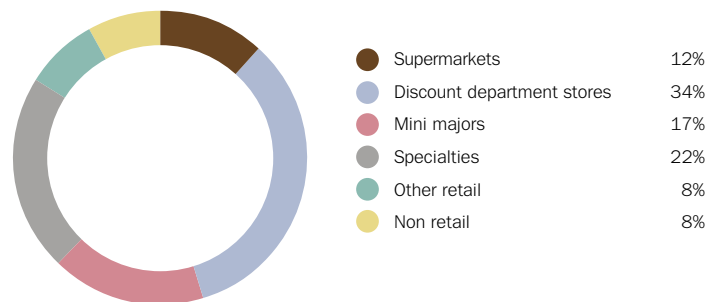
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

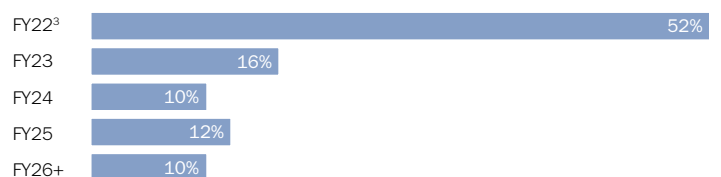
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## DFO ESSENDON

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

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

### Property overview

|                              |               |
|------------------------------|---------------|
| State                        | VIC           |
| Centre type                  | Outlet Centre |
| Ownership interest (%)       | 100           |
| Date acquired                | 2010          |
| Centre first opened          | 2005          |
| Latest redevelopment         | 2006          |
| Valuation External/Internal  | Internal      |
| Valuation (\$m) <sup>1</sup> | 165.0         |
| Valuation date               | Jun-21        |
| Capitalisation rate (%)      | 6.75          |
| Discount rate (%)            | 7.00          |

### Property metrics

|  |         |
|--|---------|
| Gross lettable area (GLA) (sqm)              | 52,489  |
| Number of tenants                            | 135     |
| Total Trade Area (000's)                     | 1,853   |
| Major tenants <sup>2</sup>                   | -       |
| Car spaces                                   | 2,075   |
| Occupancy rate by GLA (%) <sup>3</sup>       | 98.6    |
| Weighted average lease expiry by GLA (years) | 1.5     |
| Green Star – Performance                     | 4 Stars |
| NABERS Energy rating                         | 5 Stars |
| NABERS Water rating                          | 6 Stars |

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

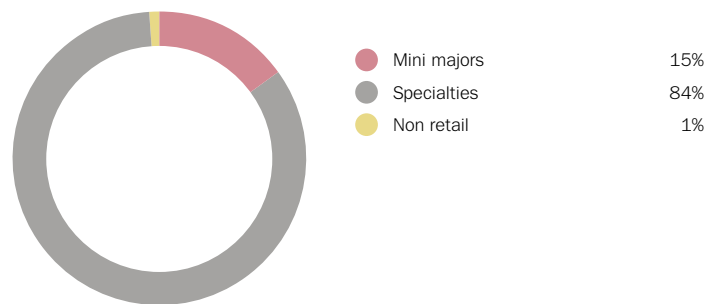
1 Expressed on 100% basis.

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

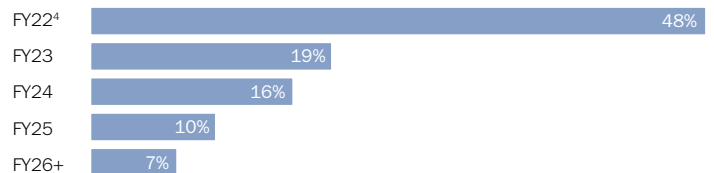
3 Occupancy data excludes Homemaker retailers.

4 Includes holdovers.

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



### Specialty store lease expiry profile by income





## DFO MOORABBIN

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

DFO Moorabbin is a single level Outlet Centre located approximately 23 kilometres south-east of the Melbourne CBD. The centre comprises more than 115 outlet retailers including Adidas, Polo Ralph Lauren, Puma, Calvin Klein, Tommy Hilfiger, Orotton and Sheridan.

### Property overview

|                              |               |
|------------------------------|---------------|
| State                        | VIC           |
| Centre type                  | Outlet Centre |
| Ownership interest (%)       | 100           |
| Date acquired                | 2010          |
| Centre first opened          | 1994          |
| Latest redevelopment         | 2007          |
| Valuation External/Internal  | External      |
| Valuation (\$m) <sup>1</sup> | 104.0         |
| Valuation date               | Jun-21        |
| Capitalisation rate (%)      | 8.00          |
| Discount rate (%)            | 9.00          |

### Property metrics

|  |           |
|--|-----------|
| Gross lettable area (GLA) (sqm)              | 24,531    |
| Number of tenants                            | 128       |
| Total Trade Area (000's)                     | 1,597     |
| Major tenants <sup>2</sup>                   | -         |
| Car spaces                                   | 1,362     |
| Occupancy rate by GLA (%)                    | 97.6      |
| Weighted average lease expiry by GLA (years) | 1.9       |
| Green Star – Performance                     | 4 Stars   |
| NABERS Energy rating                         | 5.5 Stars |
| NABERS Water rating                          | 5.5 Stars |

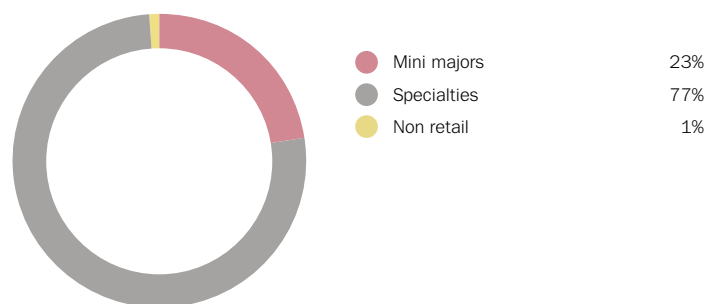
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

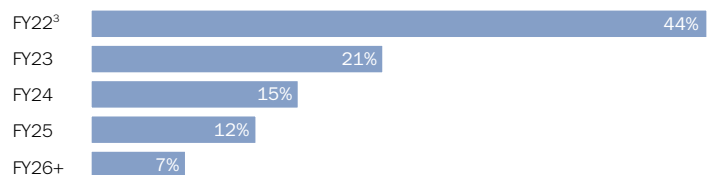
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## DFO SOUTH WHARF

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

DFO South Wharf is a multi-level Outlet Centre located on the Yarra River close to Docklands on the south-western fringe of Melbourne's CBD. The centre comprises more than 135 outlet retailers including Armani Outlet, Coach, Tommy Hilfiger and Michael Kors, as well as an exclusive collection of sporting and active apparel outlets. With the adjoining Homemaker Hub comprising more than 12 large format stores, and the South Wharf Promenade including over 15 restaurants, bars and cafes, DFO South Wharf is a retail and dining destination for Melbourne residents and tourists.

### Property overview

|                              |               |
|------------------------------|---------------|
| State                        | VIC           |
| Centre type                  | Outlet Centre |
| Ownership interest (%)       | 100           |
| Date acquired*               | 2010          |
| Centre first opened          | 2009          |
| Latest redevelopment         | 2016          |
| Valuation External/Internal  | External      |
| Valuation (\$m) <sup>1</sup> | 610.0         |
| Valuation date               | Jun-21        |
| Capitalisation rate (%)      | 5.75          |
| Discount rate (%)            | 7.00          |

### Property metrics

|  |           |
|--|-----------|
| Gross lettable area (GLA) (sqm)              | 55,747    |
| Number of tenants                            | 189       |
| Total Trade Area (000's)                     | 2,929     |
| Major tenants <sup>2</sup>                   | -         |
| Car spaces                                   | 3,104     |
| Occupancy rate by GLA (%) <sup>3</sup>       | 94.7      |
| Weighted average lease expiry by GLA (years) | 2.0       |
| Green Star – Performance                     | 3 Stars   |
| NABERS Energy rating                         | 3.5 Stars |
| NABERS Water rating                          | 4.5 Stars |

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

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

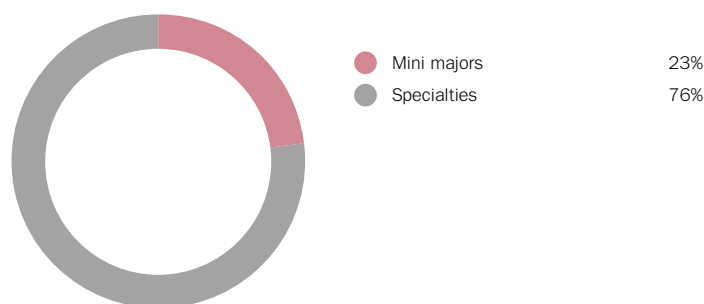
1 Expressed on 100% basis.

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

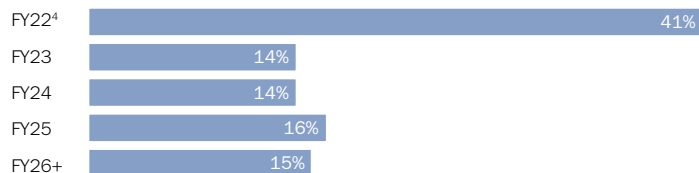
3 Occupancy data excludes Homemaker retailers.

4 Includes holdovers.

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



### Specialty store lease expiry profile by income





## DFO UNI HILL

2 Janefield Drive, Bundoora VIC 3083  
[unihill.dfo.com.au](http://unihill.dfo.com.au)

DFO Uni Hill is a single level Outlet Centre located approximately 20 kilometres north of the Melbourne CBD. The centre comprises more than 80 outlet retailers including Nike, Adidas, Polo Ralph Lauren, Country Road, Decjuba and Seed.

### Property overview

|                              |                       |
|------------------------------|-----------------------|
| State                        | VIC                   |
| Centre type                  | Outlet Centre         |
| Ownership interest (%)       | Vicinity Centres – 50 |
| Co-owner (%)                 | MAB Corporation – 50  |
| Date acquired                | 2020                  |
| Centre first opened          | 2008                  |
| Latest redevelopment         | 2014                  |
| Valuation External/Internal  | Internal              |
| Valuation (\$m) <sup>1</sup> | 124.0                 |
| Valuation date               | Jun-21                |
| Capitalisation rate (%)      | 6.75                  |
| Discount rate (%)            | 7.25                  |

### Property metrics

|  |        |
|--|--------|
| Gross lettable area (GLA) (sqm)              | 19,691 |
| Number of tenants                            | 92     |
| Total Trade Area (000's)                     | 829    |
| Major tenants <sup>2</sup>                   | –      |
| Car spaces                                   | 880    |
| Occupancy rate by GLA (%)                    | 95.5   |
| Weighted average lease expiry by GLA (years) | 1.9    |
| Green Star – Performance                     | n.a.   |
| NABERS Energy rating                         | n.a.   |
| NABERS Water rating                          | n.a.   |

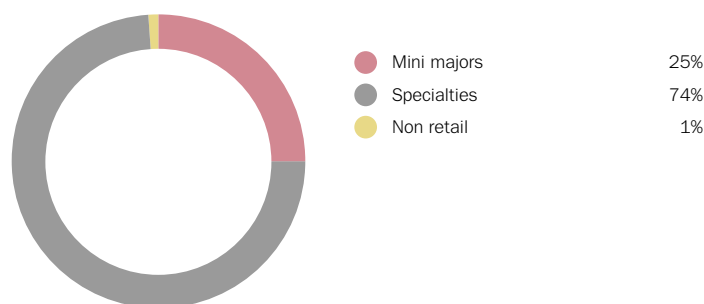
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

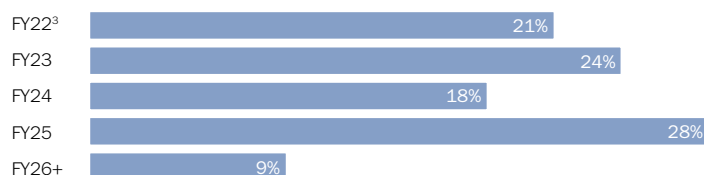
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## EMPORIUM MELBOURNE

287 Lonsdale Street, Melbourne VIC 3000  
[emporiummelbourne.com.au](http://emporiummelbourne.com.au)

Emporium Melbourne is a seven level City Centre located in the heart of Melbourne. Opened in 2014, Emporium Melbourne evolved a beautiful heritage building to the epicentre of Melbourne CBD retail. Emporium Melbourne is home to quality dining, one of the largest Australian designer precincts, more than 145 international and specialty stores, a flagship UNIQLO and FORTRESS – Australia's first E-Sports venue.

### Property overview

|                              |                       |
|------------------------------|-----------------------|
| State                        | VIC                   |
| Centre type                  | City Centre           |
| Ownership interest (%)       | Vicinity Centres – 50 |
| Co-owner (%)                 | GIC – 50              |
| Date acquired                | 2007                  |
| Centre first opened          | 2014                  |
| Latest redevelopment         | n.a.                  |
| Valuation External/Internal  | External              |
| Valuation (\$m) <sup>1</sup> | 1,040.0               |
| Valuation date               | Jun-21                |
| Capitalisation rate (%)      | 4.75                  |
| Discount rate (%)            | 6.50                  |

### Property metrics

|  |         |
|--|---------|
| Gross lettable area (GLA) (sqm)              | 44,807  |
| Number of tenants                            | 165     |
| Total Trade Area (000's)                     | 2,999   |
| Major tenants <sup>2</sup>                   | –       |
| Car spaces                                   | –       |
| Occupancy rate by GLA (%) <sup>3</sup>       | n.a.    |
| Weighted average lease expiry by GLA (years) | 3.1     |
| Green Star – Performance                     | 3 Stars |
| NABERS Energy rating                         | n.a.    |
| NABERS Water rating                          | n.a.    |

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

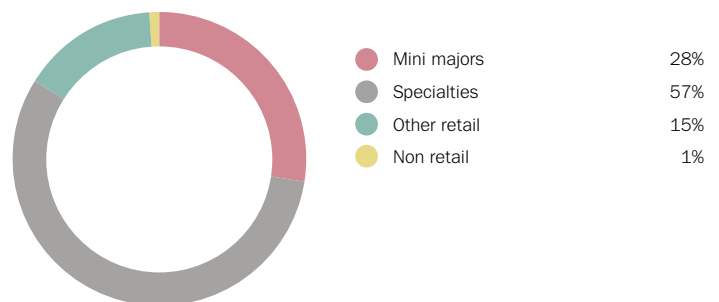
<sup>1</sup> Expressed on 100% basis.

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

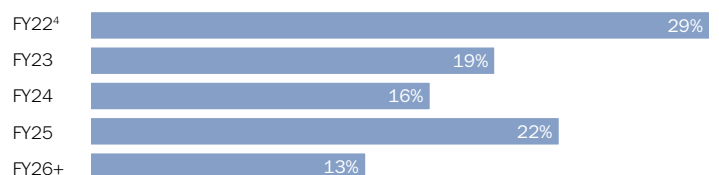
<sup>3</sup> Occupancy rate non-comparable for reporting purposes.

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## MORNINGTON CENTRAL

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

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

### Property overview

|                              |   |
|------------------------------|---|
| State                        | VIC                                       |
| Centre type                  | Sub Regional                              |
| Ownership interest (%)       | Vicinity Centres – 50                     |
| Co-owner (%)                 | ISPT Retail Australia Property Trust – 50 |
| Date acquired*               | 1999                                      |
| Centre first opened          | 2000                                      |
| Latest redevelopment         | n.a.                                      |
| Valuation External/Internal  | External                                  |
| Valuation (\$m) <sup>1</sup> | 70.0                                      |
| Valuation date               | Jun-21                                    |
| Capitalisation rate (%)      | 6.00                                      |
| Discount rate (%)            | 6.25                                      |

### Property metrics

|  |           |
|--|-----------|
| Gross lettable area (GLA) (sqm)              | 11,798    |
| Number of tenants                            | 37        |
| Total Trade Area (000's)                     | 70        |
| Major tenants <sup>2</sup>                   | Coles     |
| Car spaces                                   | 503       |
| Occupancy rate by GLA (%)                    | 100.0     |
| Weighted average lease expiry by GLA (years) | 3.1       |
| Green Star – Performance                     | 4 Stars   |
| NABERS Energy rating                         | 2.5 Stars |
| NABERS Water rating                          | 4 Stars   |

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

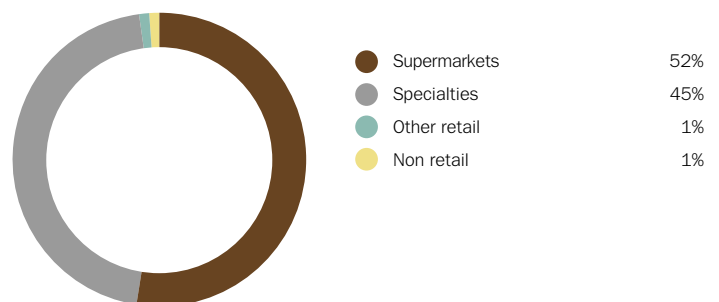
\* Acquired 100% in 1999 and divested 50% in 2016.

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

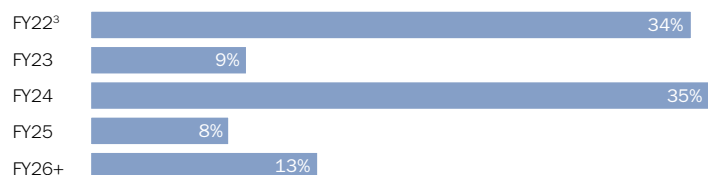
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income







## MYER BOURKE STREET

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

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

### Property overview

|                              |   |
|------------------------------|---|
| State                        | VIC   |
| Centre type                  | City Centre   |
| Ownership interest (%)       | Vicinity Centres – 33   |
| Co-owners (%)                | Abacus Funds Mgt Ltd – 33<br>Charter Hall Long Wale REIT – 33 |
| Date acquired                | 2007  |
| Centre first opened          | 1914  |
| Latest redevelopment         | 2011  |
| Valuation External/Internal  | Internal  |
| Valuation (\$m) <sup>1</sup> | 405.0   |
| Valuation date               | Jun-21  |
| Capitalisation rate (%)      | 6.00  |
| Discount rate (%)            | 7.25  |

### Property metrics

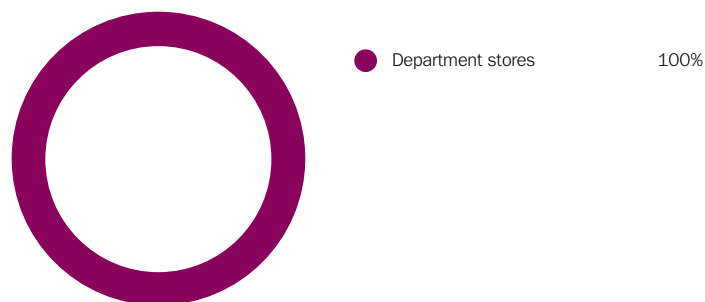
|  |        |
|--|--------|
| Gross lettable area (GLA) (sqm)              | 39,924 |
| Number of tenants                            | 1      |
| Major tenants <sup>2</sup>                   | Myer   |
| Car spaces                                   | –      |
| Occupancy rate by GLA (%)                    | 100.0  |
| Weighted average lease expiry by GLA (years) | 10.5   |
| Green Star – Performance                     | n.a.   |
| NABERS Energy rating                         | n.a.   |
| NABERS Water rating                          | n.a.   |

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

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

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

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





## NORTHLAND

2-50 Murray Road, Preston VIC 3072  
[northlandsc.com.au](http://northlandsc.com.au)

Northland is a two level Major Regional shopping centre located approximately 13 kilometres north-east of the Melbourne CBD. It is anchored by Myer, Kmart, Target, ALDI, Coles, Woolworths and HOYTS Cinemas and includes international retailers H&M, JD Sports, Sephora, UNIQLO and more than 210 specialty stores. The centre is complemented by an outdoor entertainment and dining precinct and features facilities such as a 'Quiet Room' and Changing Places 'High Care Lounge'.

### Property overview

|                              |   |
|------------------------------|---|
| State                        | VIC                                     |
| Centre type                  | Major Regional                          |
| Ownership interest (%)       | Vicinity Centres – 50                   |
| Co-owner (%)                 | GPT Wholesale Shopping Centre Fund – 50 |
| Date acquired                | 1994                                    |
| Centre first opened          | 1966                                    |
| Latest redevelopment         | 2014                                    |
| Valuation External/Internal  | External                                |
| Valuation (\$m) <sup>1</sup> | 805.0                                   |
| Valuation date               | Jun-21                                  |
| Capitalisation rate (%)      | 5.50                                    |
| Discount rate (%)            | 6.75                                    |

### Property metrics

|  |   |
|--|---|
| Gross lettable area (GLA) (sqm)              | 97,755  |
| Number of tenants                            | 253   |
| Total Trade Area (000's)                     | 499   |
| Major tenants <sup>2</sup>                   | ALDI, Coles, HOYTS Cinemas, Kmart, Myer, Target, Woolworths |
| Car spaces                                   | 4,640   |
| Occupancy rate by GLA (%)                    | 97.7  |
| Weighted average lease expiry by GLA (years) | 4.9   |
| Green Star – Performance                     | 4 Stars   |
| NABERS Energy rating                         | 4.5 Stars   |
| NABERS Water rating                          | 4 Stars   |

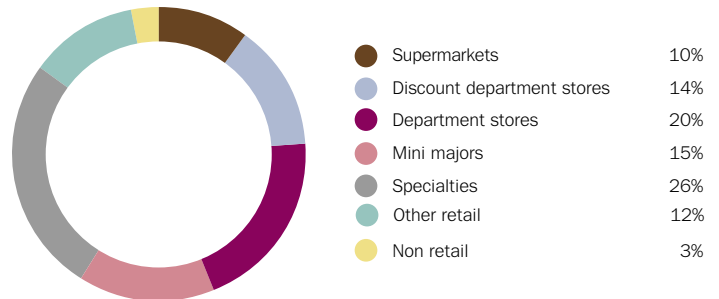
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

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

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





# OAKLEIGH CENTRAL

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

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

## Property overview

|                              |               |
|------------------------------|---------------|
| State                        | VIC           |
| Centre type                  | Neighbourhood |
| Ownership interest (%)       | 100           |
| Date acquired                | 2003          |
| Centre first opened          | 1987          |
| Latest redevelopment         | 2008          |
| Valuation External/Internal  | External      |
| Valuation (\$m) <sup>1</sup> | 80.0          |
| Valuation date               | Jun-21        |
| Capitalisation rate (%)      | 5.50          |
| Discount rate (%)            | 6.50          |

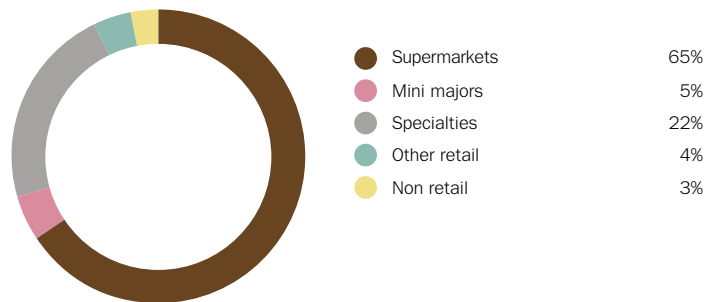
## Property metrics

|  |                   |
|--|-------------------|
| Gross lettable area (GLA) (sqm)              | 14,360            |
| Number of tenants                            | 41                |
| Total Trade Area (000's)                     | 48                |
| Major tenants <sup>2</sup>                   | Coles, Woolworths |
| Car spaces                                   | 600               |
| Occupancy rate by GLA (%)                    | 97.9              |
| Weighted average lease expiry by GLA (years) | 4.1               |
| Green Star – Performance                     | 3 Stars           |
| NABERS Energy rating                         | 4.5 Stars         |
| NABERS Water rating                          | 3 Stars           |

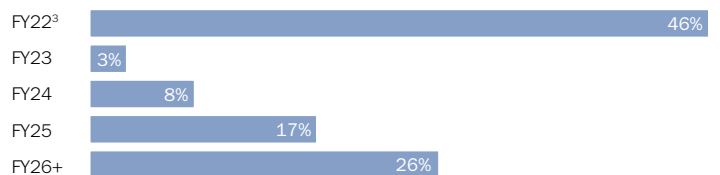
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

- 1 Expressed on 100% basis.
- 2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.
- 3 Includes holdovers.

## Tenant mix by gross lettable area (GLA)



## Specialty store lease expiry profile by income





## ROXBURGH VILLAGE

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

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | VIC          |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 1997         |
| Centre first opened          | 1999         |
| Latest redevelopment         | 2012         |
| Valuation External/Internal  | Internal     |
| Valuation (\$m) <sup>1</sup> | 93.0         |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 7.25         |
| Discount rate (%)            | 7.75         |

### Property metrics

|  |                         |
|--|-------------------------|
| Gross lettable area (GLA) (sqm)              | 24,745                  |
| Number of tenants                            | 67                      |
| Total Trade Area (000's)                     | 55                      |
| Major tenants <sup>2</sup>                   | ALDI, Coles, Woolworths |
| Car spaces                                   | 1,096                   |
| Occupancy rate by GLA (%)                    | 100.0                   |
| Weighted average lease expiry by GLA (years) | 4.4                     |
| Green Star – Performance                     | 3 Stars                 |
| NABERS Energy rating                         | 4 Stars                 |
| NABERS Water rating                          | 3 Stars                 |

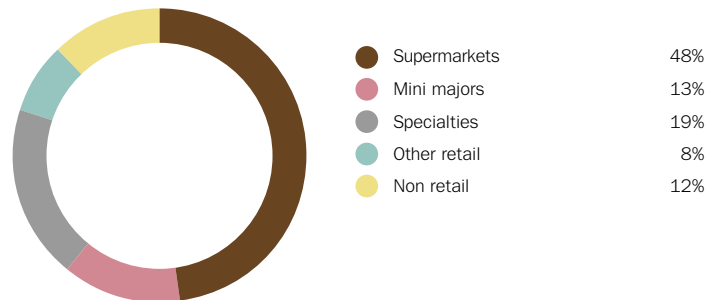
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

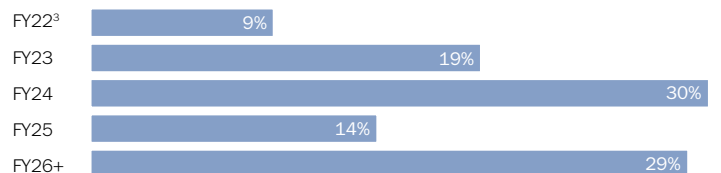
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## SUNSHINE MARKETPLACE

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

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

### Property overview

|                              |                       |
|------------------------------|-----------------------|
| State                        | VIC                   |
| Centre type                  | Sub Regional          |
| Ownership interest (%)       | Vicinity Centres – 50 |
| Co-owner (%)                 | Private investor – 50 |
| Date acquired                | 2003                  |
| Centre first opened          | 1997                  |
| Latest redevelopment         | 2004                  |
| Valuation External/Internal  | External              |
| Valuation (\$m) <sup>1</sup> | 123.0                 |
| Valuation date               | Jun-21                |
| Capitalisation rate (%)      | 6.25                  |
| Discount rate (%)            | 6.75                  |

### Property metrics

|  |                                    |
|--|------------------------------------|
| Gross lettable area (GLA) (sqm)              | 34,184                             |
| Number of tenants                            | 69                                 |
| Total Trade Area (000's)                     | 189                                |
| Major tenants <sup>2</sup>                   | Big W, Village Cinemas, Woolworths |
| Car spaces                                   | 1,741                              |
| Occupancy rate by GLA (%)                    | 97.2                               |
| Weighted average lease expiry by GLA (years) | 5.4                                |
| Green Star – Performance                     | 4 Stars                            |
| NABERS Energy rating                         | 5 Stars                            |
| NABERS Water rating                          | 5.5 Stars                          |

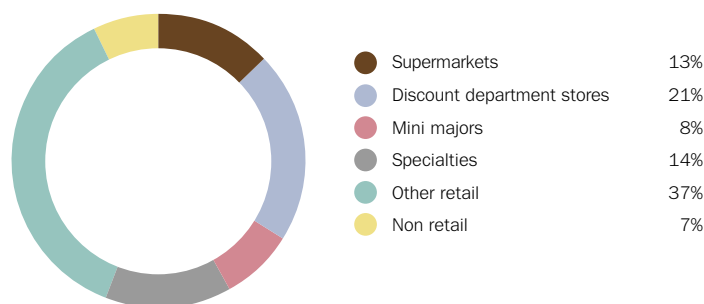
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

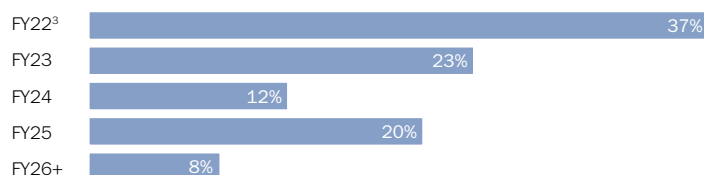
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## THE GLEN

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

The Glen is a two level Major Regional shopping centre located in Glen Waverley, approximately 26 kilometres south-east of the Melbourne CBD. It is anchored by David Jones, Target, ALDI, Coles and Woolworths and includes UNIQLO, H&M, JB Hi-Fi, Betty's Burgers & Concrete Co., more than 200 specialty stores, and a new outdoor dining precinct.

### Property overview

|                              |                                 |
|------------------------------|---------------------------------|
| State                        | VIC                             |
| Centre type                  | Major Regional                  |
| Ownership interest (%)       | Vicinity Centres – 50           |
| Co-owner (%)                 | Perron Investments Pty Ltd – 50 |
| Date acquired                | 1994                            |
| Centre first opened          | 1967                            |
| Latest redevelopment         | 2017                            |
| Valuation External/Internal  | External                        |
| Valuation (\$m) <sup>1</sup> | 655.0                           |
| Valuation date               | Jun-21                          |
| Capitalisation rate (%)      | 5.50                            |
| Discount rate (%)            | 7.00                            |

### Property metrics

|  |  |
|--|--|
| Gross lettable area (GLA) (sqm)              | 76,624                                       |
| Number of tenants                            | 249  |
| Total Trade Area (000's)                     | 292  |
| Major tenants <sup>2</sup>                   | ALDI, Coles, David Jones, Target, Woolworths |
| Car spaces                                   | 3,321  |
| Occupancy rate by GLA (%) <sup>3</sup>       | n.a.   |
| Weighted average lease expiry by GLA (years) | 6.0  |
| Green Star – Performance                     | 3 Stars                                      |
| NABERS Energy rating                         | 3.5 Stars                                    |
| NABERS Water rating                          | 1.5 Stars                                    |

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

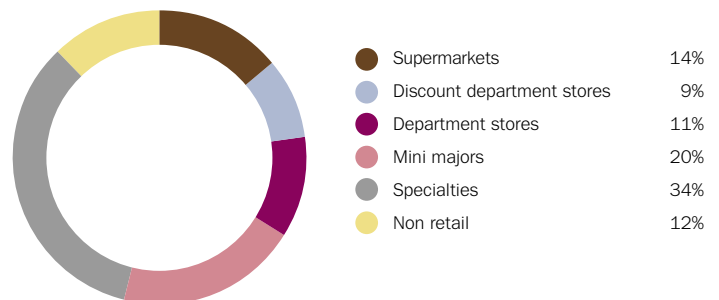
<sup>1</sup> Expressed on 100% basis.

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

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

<sup>4</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## VICTORIA GARDENS SHOPPING CENTRE

620 Victoria Street, Richmond VIC 3121  
[vicgardenssc.com.au](http://vicgardenssc.com.au)

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

### Property overview

|                              |                       |
|------------------------------|-----------------------|
| State                        | VIC                   |
| Centre type                  | Sub Regional          |
| Ownership interest (%)       | Vicinity Centres – 50 |
| Co-owner (%)                 | Salta Properties – 50 |
| Date acquired                | 2003                  |
| Centre first opened          | 2003                  |
| Latest redevelopment         | n.a.                  |
| Valuation External/Internal  | External              |
| Valuation (\$m) <sup>1</sup> | 289.6                 |
| Valuation date               | Jun-21                |
| Capitalisation rate (%)      | 6.00                  |
| Discount rate (%)            | 7.00                  |

### Property metrics

|  |                             |
|--|-----------------------------|
| Gross lettable area (GLA) (sqm)              | 37,949                      |
| Number of tenants                            | 74                          |
| Total Trade Area (000's)                     | 132                         |
| Major tenants <sup>2</sup>                   | Coles, HOYTS Cinemas, Kmart |
| Car spaces                                   | 2,127                       |
| Occupancy rate by GLA (%)                    | 99.6                        |
| Weighted average lease expiry by GLA (years) | 2.4                         |
| Green Star – Performance                     | 3 Stars                     |
| NABERS Energy rating                         | 5 Stars                     |
| NABERS Water rating                          | 5 Stars                     |

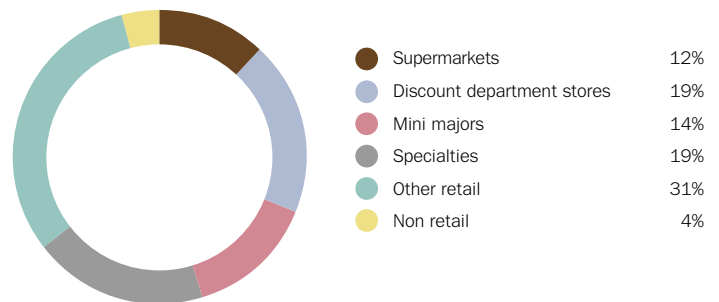
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

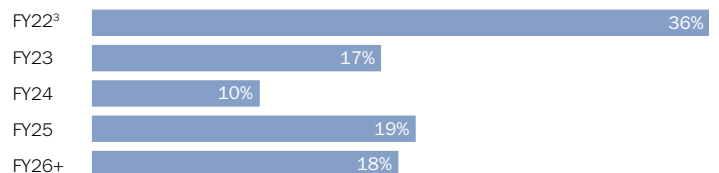
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## EASTLANDS

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

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

### Property overview

|                              |          |
|------------------------------|----------|
| State                        | TAS      |
| Centre type                  | Regional |
| Ownership interest (%)       | 100      |
| Date acquired                | 1994     |
| Centre first opened          | 1965     |
| Latest redevelopment         | 2007     |
| Valuation External/Internal  | Internal |
| Valuation (\$m) <sup>1</sup> | 163.0    |
| Valuation date               | Jun-21   |
| Capitalisation rate (%)      | 6.75     |
| Discount rate (%)            | 7.00     |

### Property metrics

|  |   |
|--|---|
| Gross lettable area (GLA) (sqm)              | 33,262  |
| Number of tenants                            | 90  |
| Total Trade Area (000's)                     | 217   |
| Major tenants <sup>2</sup>                   | Big W, Coles, Kmart, Village Cinemas, Woolworths, |
| Car spaces                                   | 1,446   |
| Occupancy rate by GLA (%)                    | 99.4  |
| Weighted average lease expiry by GLA (years) | 3.4   |
| Green Star – Performance                     | 4 Stars   |
| NABERS Energy rating                         | 6 Stars   |
| NABERS Water rating                          | 4 Stars   |

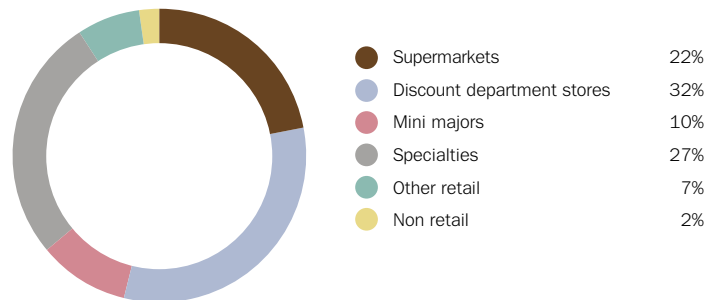
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

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

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income







## NORTHGATE

387-393 Main Road, Glenorchy TAS 7010  
[northgatesc.com.au](http://northgatesc.com.au)

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | TAS          |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 2009         |
| Centre first opened          | 1986         |
| Latest redevelopment         | 1996         |
| Valuation External/Internal  | External     |
| Valuation (\$m) <sup>1</sup> | 83.0         |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 7.50         |
| Discount rate (%)            | 7.75         |

### Property metrics

|  |               |
|--|---------------|
| Gross lettable area (GLA) (sqm)              | 19,479        |
| Number of tenants                            | 65            |
| Total Trade Area (000's)                     | 101           |
| Major tenants <sup>2</sup>                   | Coles, Target |
| Car spaces                                   | 855           |
| Occupancy rate by GLA (%)                    | 98.7          |
| Weighted average lease expiry by GLA (years) | 2.1           |
| Green Star – Performance                     | 4 Stars       |
| NABERS Energy rating                         | 5 Stars       |
| NABERS Water rating                          | 3.5 Stars     |

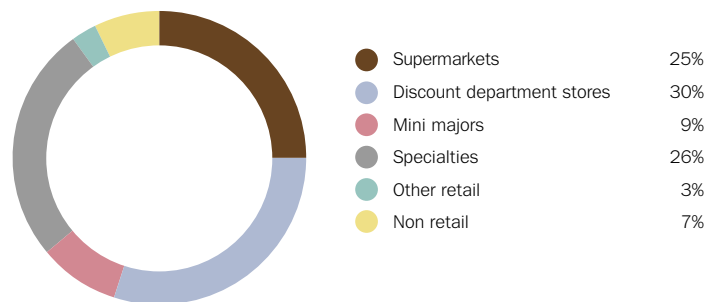
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

1 Expressed on 100% basis.

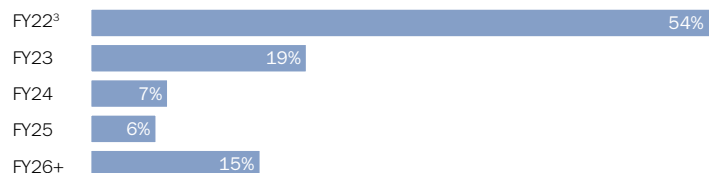
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

3 Includes holdovers.

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



### Specialty store lease expiry profile by income



# WESTERN AUSTRALIA



**PERTH**

## WESTERN AUSTRALIA

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- 77 Rockingham Centre
- 78 Victoria Park Central
- 79 Warwick Grove





## DFO PERTH

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

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

### Property overview

|                              |  |
|------------------------------|--|
| State                        | WA   |
| Centre type                  | Outlet Centre  |
| Ownership interest (%)       | Vicinity Centres – 50                                |
| Co-owner (%)                 | Perth Airport Development Group Investments P/L – 50 |
| Date acquired                | 2016   |
| Centre first opened          | 2018   |
| Latest redevelopment         | n.a.   |
| Valuation External/Internal  | Internal   |
| Valuation (\$m) <sup>1</sup> | 220.0  |
| Valuation date               | Jun-21   |
| Capitalisation rate (%)      | 6.00   |
| Discount rate (%)            | 7.25   |

### Property metrics

|  |           |
|--|-----------|
| Gross lettable area (GLA) (sqm)              | 23,837    |
| Number of tenants                            | 112       |
| Total Trade Area (000's)                     | 1,908     |
| Major tenants <sup>2</sup>                   | –         |
| Car spaces                                   | 1,621     |
| Occupancy rate by GLA (%)                    | 98.9      |
| Weighted average lease expiry by GLA (years) | 2.5       |
| Green Star – Performance                     | 3 Stars   |
| NABERS Energy rating                         | 4.5 Stars |
| NABERS Water rating                          | 2.5 Stars |

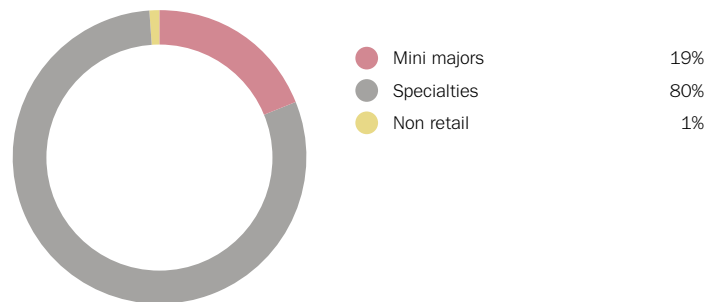
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

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

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## DIANELLA PLAZA

366 Grand Promenade, Dianella WA 6059  
[dianellaplaza.com.au](http://dianellaplaza.com.au)

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

### Property overview

|                              |               |
|------------------------------|---------------|
| State                        | WA            |
| Centre type                  | Neighbourhood |
| Ownership interest (%)       | 100           |
| Date acquired                | 2003          |
| Centre first opened          | 1968          |
| Latest redevelopment         | 2002          |
| Valuation External/Internal  | External      |
| Valuation (\$m) <sup>1</sup> | 63.0          |
| Valuation date               | Jun-21        |
| Capitalisation rate (%)      | 7.25          |
| Discount rate (%)            | 7.75          |

### Property metrics

|  |                   |
|--|-------------------|
| Gross lettable area (GLA) (sqm)              | 17,142            |
| Number of tenants                            | 53                |
| Total Trade Area (000's)                     | 53                |
| Major tenants <sup>2</sup>                   | Coles, Woolworths |
| Car spaces                                   | 925               |
| Occupancy rate by GLA (%)                    | 95.3              |
| Weighted average lease expiry by GLA (years) | 2.2               |
| Green Star – Performance                     | 4 Stars           |
| NABERS Energy rating                         | 5.5 Stars         |
| NABERS Water rating                          | 3 Stars           |

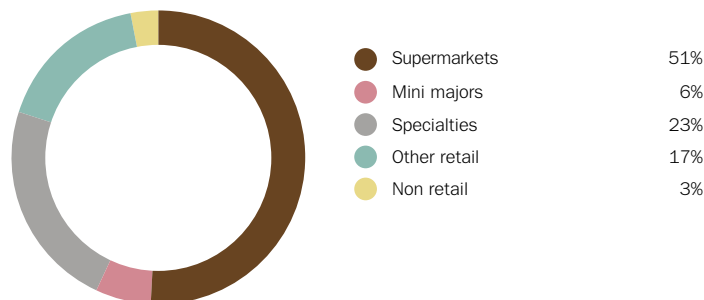
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

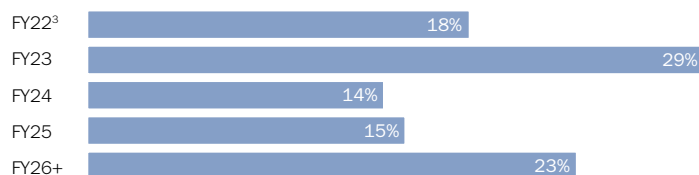
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## ELLENBROOK CENTRAL

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

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | WA           |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 2015         |
| Centre first opened          | 2004         |
| Latest redevelopment         | 2019         |
| Valuation External/Internal  | Internal     |
| Valuation (\$m) <sup>1</sup> | 250.0        |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 6.00         |
| Discount rate (%)            | 7.00         |

### Property metrics

|  |  |
|--|--|
| Gross lettable area (GLA) (sqm)              | 46,905                                   |
| Number of tenants                            | 114                                      |
| Total Trade Area (000's)                     | 64                                       |
| Major tenants <sup>2</sup>                   | ALDI, Big W, Coles,<br>Kmart, Woolworths |
| Car spaces                                   | 2,727                                    |
| Occupancy rate by GLA (%) <sup>3</sup>       | n.a.                                     |
| Weighted average lease expiry by GLA (years) | 6.0                                      |
| Green Star – Performance                     | 4 Stars                                  |
| NABERS Energy rating                         | 4.5 Stars                                |
| NABERS Water rating                          | 4 Stars                                  |

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

1 Expressed on 100% basis.

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

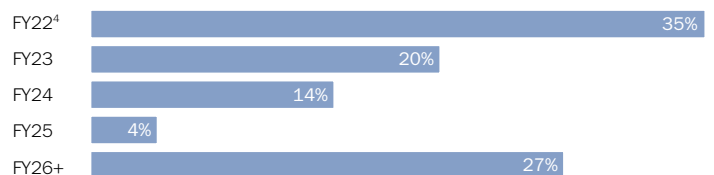
3 Occupancy rate non-comparable for reporting purposes.

4 Includes holdovers.

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



### Specialty store lease expiry profile by income





## GALLERIA

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

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

### Property overview

|                              |                                 |
|------------------------------|---------------------------------|
| State                        | WA                              |
| Centre type                  | Major Regional                  |
| Ownership interest (%)       | Vicinity Centres – 50           |
| Co-owner (%)                 | Perron Investments Pty Ltd – 50 |
| Date acquired                | 2003                            |
| Centre first opened          | 1994                            |
| Latest redevelopment         | 2008                            |
| Valuation External/Internal  | External                        |
| Valuation (\$m) <sup>1</sup> | 470.0                           |
| Valuation date               | Jun-21                          |
| Capitalisation rate (%)      | 6.00                            |
| Discount rate (%)            | 6.50                            |

### Property metrics

|  |   |
|--|---|
| Gross lettable area (GLA) (sqm)              | 81,679  |
| Number of tenants                            | 174   |
| Total Trade Area (000's)                     | 370   |
| Major tenants <sup>2</sup>                   | ALDI, Coles, Greater Union, Kmart, Myer, Target, Woolworths |
| Car spaces                                   | 3,999   |
| Occupancy rate by GLA (%)                    | 95.8  |
| Weighted average lease expiry by GLA (years) | 3.9   |
| Green Star – Performance                     | 4 Stars   |
| NABERS Energy rating                         | 4.5 Stars   |
| NABERS Water rating                          | 4.5 Stars   |

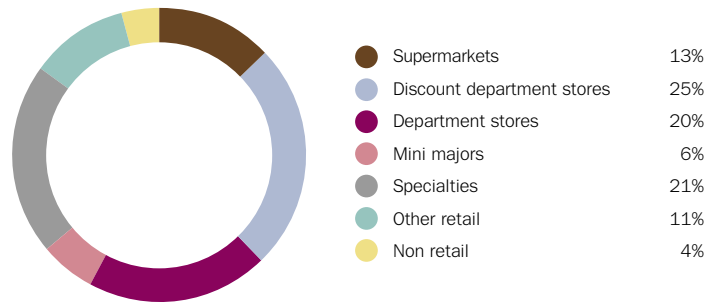
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

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

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## HALLS HEAD CENTRAL

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

Halls Head Central is a single level Sub Regional shopping centre located approximately 4 kilometres south-west of Mandurah. The centre is anchored by Kmart, ALDI and Coles as well as an enhanced fashion offer, family-friendly alfresco dining precinct and playground, and more than 35 specialty stores.

### Property overview

|                              |                       |
|------------------------------|-----------------------|
| State                        | WA                    |
| Centre type                  | Sub Regional          |
| Ownership interest (%)       | Vicinity Centres – 50 |
| Co-owner (%)                 | ISPT Core Fund – 50   |
| Date acquired                | 2001                  |
| Centre first opened          | 2001                  |
| Latest redevelopment         | 2016                  |
| Valuation External/Internal  | External              |
| Valuation (\$m) <sup>1</sup> | 76.5                  |
| Valuation date               | Jun-21                |
| Capitalisation rate (%)      | 7.00                  |
| Discount rate (%)            | 7.50                  |

### Property metrics

|  |                    |
|--|--------------------|
| Gross lettable area (GLA) (sqm)              | 19,368             |
| Number of tenants                            | 48                 |
| Total Trade Area (000's)                     | 51                 |
| Major tenants <sup>2</sup>                   | ALDI, Coles, Kmart |
| Car spaces                                   | 960                |
| Occupancy rate by GLA (%)                    | 93.1               |
| Weighted average lease expiry by GLA (years) | 5.6                |
| Green Star – Performance                     | 4 Stars            |
| NABERS Energy rating                         | 5 Stars            |
| NABERS Water rating                          | 5 Stars            |

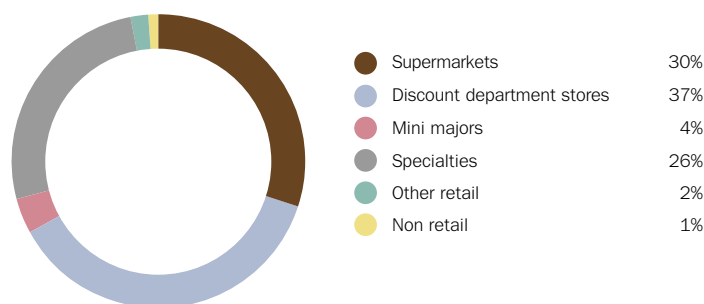
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

1 Expressed on 100% basis.

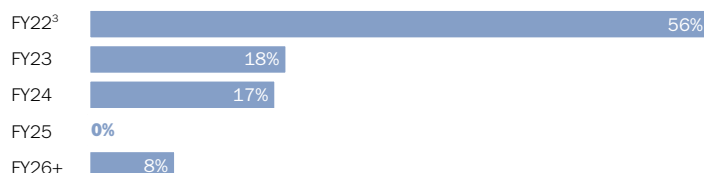
2 Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

3 Includes holdovers.

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



### Specialty store lease expiry profile by income







## KARRATHA CITY

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

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

### Property overview

|                              |                       |
|------------------------------|-----------------------|
| State                        | WA                    |
| Centre type                  | Sub Regional          |
| Ownership interest (%)       | Vicinity Centres – 50 |
| Co-owner (%)                 | Private investor – 50 |
| Date acquired                | 2003                  |
| Centre first opened          | 1986                  |
| Latest redevelopment         | 2005                  |
| Valuation External/Internal  | External              |
| Valuation (\$m) <sup>1</sup> | 90.1                  |
| Valuation date               | Jun-21                |
| Capitalisation rate (%)      | 7.75                  |
| Discount rate (%)            | 7.75                  |

### Property metrics

|  |                          |
|--|--------------------------|
| Gross lettable area (GLA) (sqm)              | 23,478                   |
| Number of tenants                            | 54                       |
| Total Trade Area (000's)                     | 23                       |
| Major tenants <sup>2</sup>                   | Coles, Kmart, Woolworths |
| Car spaces                                   | 1,275                    |
| Occupancy rate by GLA (%)                    | 97.4                     |
| Weighted average lease expiry by GLA (years) | 4.9                      |
| Green Star – Performance                     | 3 Stars                  |
| NABERS Energy rating                         | 3.5 Stars                |
| NABERS Water rating                          | 1.5 Stars                |

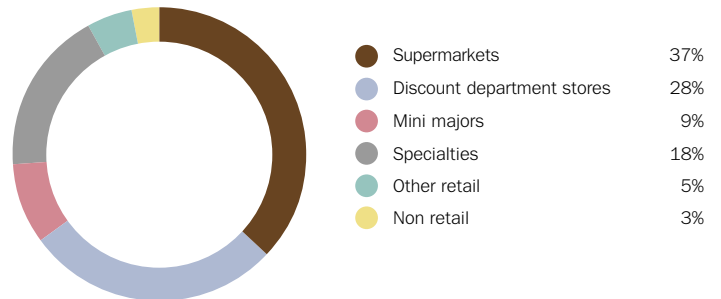
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

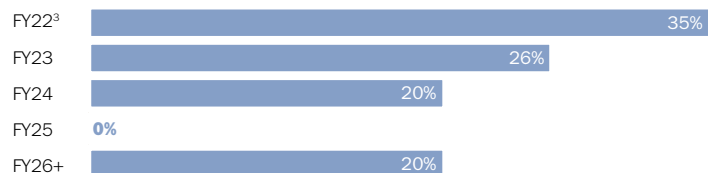
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## LIVINGSTON MARKETPLACE

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

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | WA           |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 2015         |
| Centre first opened          | 1998         |
| Latest redevelopment         | 2004         |
| Valuation External/Internal  | External     |
| Valuation (\$m) <sup>1</sup> | 79.5         |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 6.25         |
| Discount rate (%)            | 7.25         |

### Property metrics

|  |                   |
|--|-------------------|
| Gross lettable area (GLA) (sqm)              | 15,601            |
| Number of tenants                            | 48                |
| Total Trade Area (000's)                     | 103               |
| Major tenants <sup>2</sup>                   | Big W, Woolworths |
| Car spaces                                   | 1,004             |
| Occupancy rate by GLA (%)                    | 100.0             |
| Weighted average lease expiry by GLA (years) | 3.1               |
| Green Star – Performance                     | 4 Stars           |
| NABERS Energy rating                         | 4 Stars           |
| NABERS Water rating                          | 2.5 Stars         |

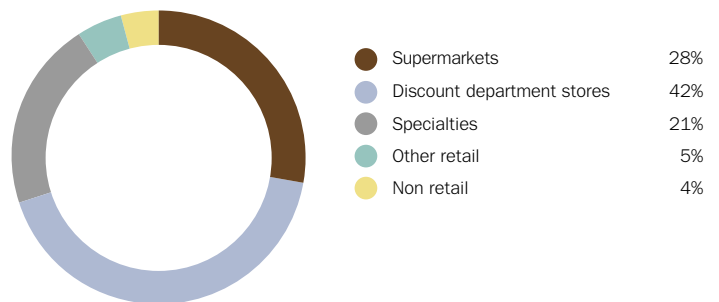
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

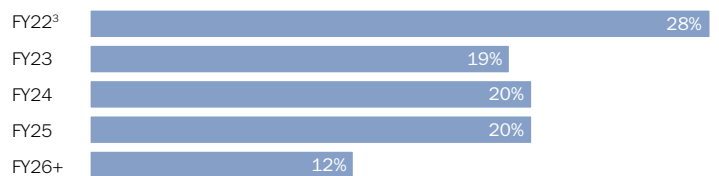
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## MADDINGTON CENTRAL

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

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | WA           |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 2002         |
| Centre first opened          | 1980         |
| Latest redevelopment         | 2004         |
| Valuation External/Internal  | Internal     |
| Valuation (\$m) <sup>1</sup> | 90.0         |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 7.75         |
| Discount rate (%)            | 8.00         |

### Property metrics

|  |                          |
|--|--------------------------|
| Gross lettable area (GLA) (sqm)              | 27,838                   |
| Number of tenants                            | 79                       |
| Total Trade Area (000's)                     | 174                      |
| Major tenants <sup>2</sup>                   | Coles, Kmart, Woolworths |
| Car spaces                                   | 2,144                    |
| Occupancy rate by GLA (%)                    | 96.7                     |
| Weighted average lease expiry by GLA (years) | 3.3                      |
| Green Star – Performance                     | 4 Stars                  |
| NABERS Energy rating                         | 3.5 Stars                |
| NABERS Water rating                          | 3.5 Stars                |

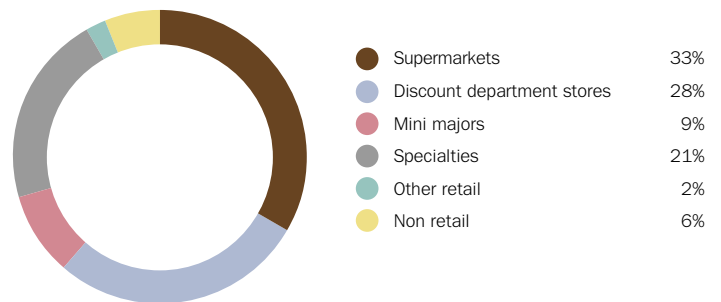
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

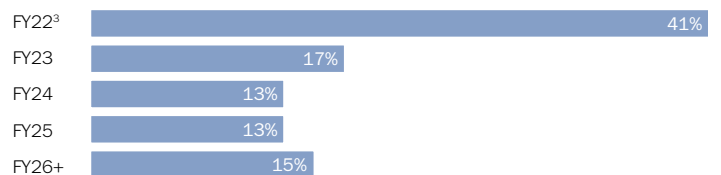
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## MANDURAH FORUM

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

Mandurah Forum is a single level Major Regional shopping centre located in the regional city of Mandurah. The centre is anchored by David Jones, Big W, Kmart, Target, Coles and Woolworths. There is a fresh food hall, large indoor/outdoor and casual alfresco dining precincts, a premium fashion mall including H&M, Seed and Mecca Maxima and more than 150 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) <sup>1</sup> | 435.0                 |
| Valuation date               | Jun-21                |
| Capitalisation rate (%)      | 6.25                  |
| Discount rate (%)            | 7.00                  |

### Property metrics

|  |  |
|--|--|
| Gross lettable area (GLA) (sqm)              | 66,020   |
| Number of tenants                            | 187  |
| Total Trade Area (000's)                     | 122  |
| Major tenants <sup>2</sup>                   | Big W, Coles, David Jones, Kmart, Target, Woolworths |
| Car spaces                                   | 3,076  |
| Occupancy rate by GLA (%)                    | 95.7   |
| Weighted average lease expiry by GLA (years) | 5.8  |
| Green Star – Performance                     | 4 Stars  |
| NABERS Energy rating                         | 4 Stars  |
| NABERS Water rating                          | 3.5 Stars  |

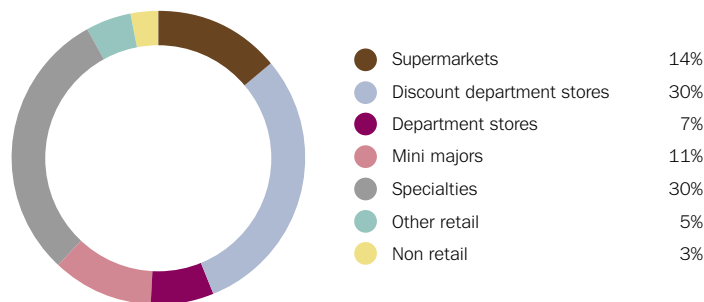
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

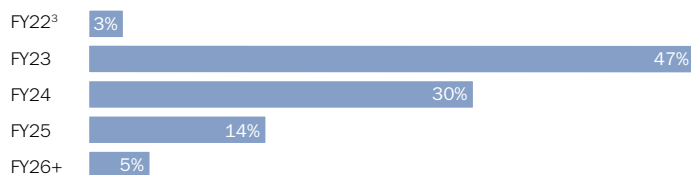
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## ROCKINGHAM CENTRE

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

Rockingham Centre is a single level Regional shopping centre located approximately 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 130 specialty stores. Rockingham Centre opens out to Syren Street, the premier alfresco dining and leisure precinct for the area.

### Property overview

|                              |                                       |
|------------------------------|---------------------------------------|
| State                        | WA                                    |
| Centre type                  | Regional                              |
| Ownership interest (%)       | Vicinity Centres – 50                 |
| Co-owner (%)                 | AMP Capital Shopping Centre Fund – 50 |
| Date acquired                | 2002                                  |
| Centre first opened          | 1971                                  |
| Latest redevelopment         | 2009                                  |
| Valuation External/Internal  | External                              |
| Valuation (\$m) <sup>1</sup> | 420.0                                 |
| Valuation date               | Jun-21                                |
| Capitalisation rate (%)      | 6.00                                  |
| Discount rate (%)            | 7.00                                  |

### Property metrics

|  |   |
|--|---|
| Gross lettable area (GLA) (sqm)              | 62,216  |
| Number of tenants                            | 184   |
| Total Trade Area (000's)                     | 219   |
| Major tenants <sup>2</sup>                   | Ace Cinemas, Coles, Kmart, Target, Woolworths |
| Car spaces                                   | 3,229   |
| Occupancy rate by GLA (%)                    | 96.2  |
| Weighted average lease expiry by GLA (years) | 4.2   |
| Green Star – Performance                     | 4 Stars                                       |
| NABERS Energy rating                         | 5 Stars                                       |
| NABERS Water rating                          | 4.5 Stars                                     |

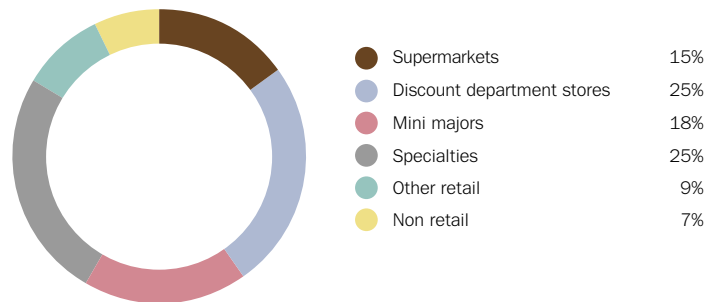
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

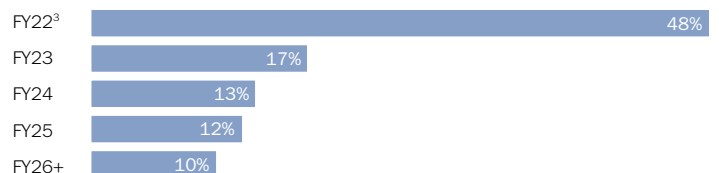
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## VICTORIA PARK CENTRAL

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

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

### Property overview

|                              |               |
|------------------------------|---------------|
| State                        | WA            |
| Centre type                  | Neighbourhood |
| Ownership interest (%)       | 100           |
| Date acquired                | 2004          |
| Centre first opened          | 2004          |
| Latest redevelopment         | n.a.          |
| Valuation External/Internal  | External      |
| Valuation (\$m) <sup>1</sup> | 24.5          |
| Valuation date               | Jun-21        |
| Capitalisation rate (%)      | 6.00          |
| Discount rate (%)            | 6.75          |

### Property metrics

|  |            |
|--|------------|
| Gross lettable area (GLA) (sqm)              | 5,775      |
| Number of tenants                            | 25         |
| Total Trade Area (000's)                     | 44         |
| Major tenants <sup>2</sup>                   | Woolworths |
| Car spaces                                   | 223        |
| Occupancy rate by GLA (%)                    | 96.7       |
| Weighted average lease expiry by GLA (years) | 3.2        |
| Green Star – Performance                     | 3 Stars    |
| NABERS Energy rating                         | 3.5 Stars  |
| NABERS Water rating                          | 1.5 Stars  |

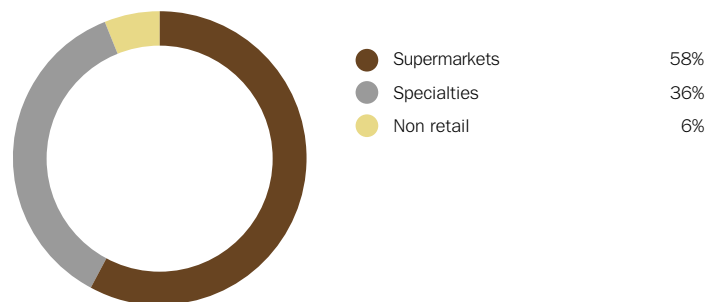
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

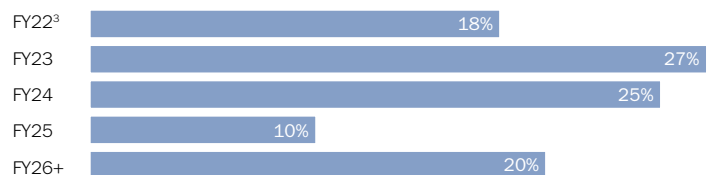
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





## WARWICK GROVE

Corner Beach and Erindale Roads, Warwick WA 6024  
[warwickgrove.com.au](http://warwickgrove.com.au)

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

### Property overview

|                              |              |
|------------------------------|--------------|
| State                        | WA           |
| Centre type                  | Sub Regional |
| Ownership interest (%)       | 100          |
| Date acquired                | 2001         |
| Centre first opened          | 1974         |
| Latest redevelopment         | 2003         |
| Valuation External/Internal  | Internal     |
| Valuation (\$m) <sup>1</sup> | 152.0        |
| Valuation date               | Jun-21       |
| Capitalisation rate (%)      | 7.25         |
| Discount rate (%)            | 8.00         |

### Property metrics

|  |   |
|--|---|
| Gross lettable area (GLA) (sqm)              | 32,113  |
| Number of tenants                            | 93  |
| Total Trade Area (000's)                     | 103   |
| Major tenants <sup>2</sup>                   | ALDI, Coles, Grand Cinemas, Kmart, Woolworths |
| Car spaces                                   | 1,547   |
| Occupancy rate by GLA (%)                    | 99.8  |
| Weighted average lease expiry by GLA (years) | 4.3   |
| Green Star – Performance                     | 4 Stars                                       |
| NABERS Energy rating                         | 4.5 Stars                                     |
| NABERS Water rating                          | 3.5 Stars                                     |

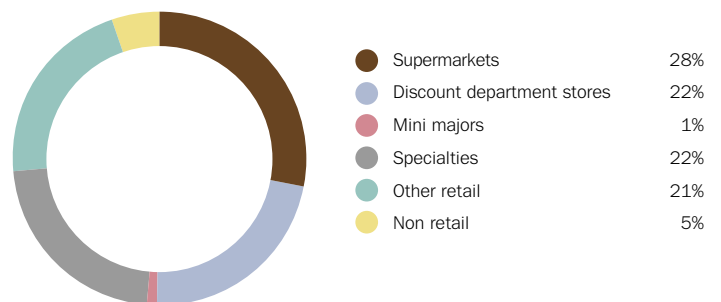
Note: Some asset metrics have not been reported this period due to COVID-19 impacts.

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

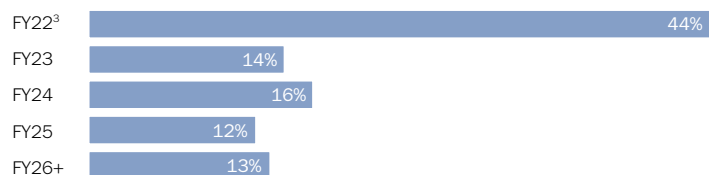
<sup>2</sup> Classified in accordance with SCCA guidelines, typically includes department stores, discount department stores, supermarkets and cinemas.

<sup>3</sup> Includes holdovers.

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



### Specialty store lease expiry profile by income





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

